

# LAND FOR SALE

14154 Cleveland Road  
Granger, IN 46530



18.89 Acres



For Sale: \$6,464,250

## PROPERTY DETAILS

- A myriad of opportunities available for this prime, 18.89-acre corner parcel situated at the intersection of Cleveland Road and Capital Avenue in the heart of the rapidly-expanding Capital Ave corridor.
- Ideally positioned less than a mile south of the I80/90 Toll Road Interchange, directly across Cleveland Road from the future Gurley Leep Automotive Campus and adjacent to north of the new 150-acre, Juday Creek Business Park, the availability of this desirable parcel continues the eastern expansion of the University Park Mall Retail Trade Area (second-busiest in Indiana) towards Granger and the best demos in the market.
- Home to the Mishawaka Fieldhouse, a 220k SF regional travel sports complex, the nearby Juday Creek Business Park will feature retail, multi-family, office, light medical, hotels and big box hospitality, making this a prime opportunity to be shadow-anchored by the newest regional draw for the South Bend/Mishawaka community.
- Further adding to the density in this growing corridor, Microsoft recently completed the purchase of 900 acres at nearby St. Joe Farms for a new data center.

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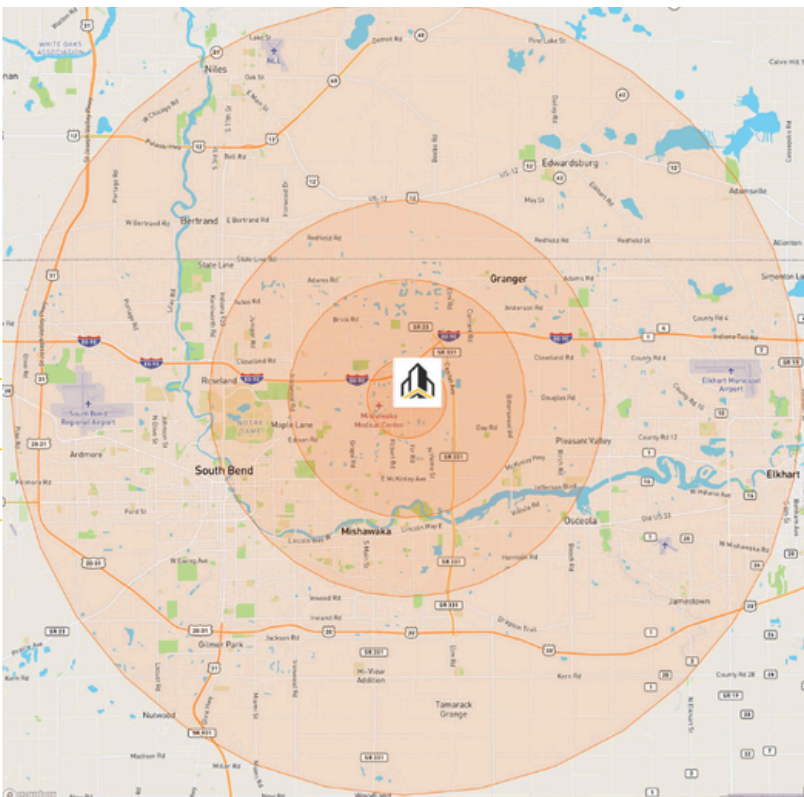
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## AREA DETAILS



	1 MILE	3 MILES	5 MILE	10 MILE
POPULATION	3,619	42,523	139,100	320,574
AVERAGE AGE	34	38	35	37
NUMBER OF HOUSEHOLDS	1,766	18,726	54,170	124,356
MEDIAN HOUSEHOLD INCOME	\$95,909	\$84,250	\$87,403	\$78,485
LABOR FORCE	3,070	34,748	111,974	252,751