



# 12657 SR 23 Hwy

Granger, IN 46530

## Property Highlights

- Prime Granger retail/office space available for lease with a Q4 2023 delivery
- Customizable spaces ranging from 1,030 to 2,820 SF delivered as a white box with additional tenant improvement dollars available
- Excellent visibility with signage options along SR 23 where traffic counts exceed 24,000 vehicles per day
- Join State Farm and HealthMarkets as the new tenants in this center
- Centrally located between South Bend/Mishawaka and Elkhart with close proximity to the University of Notre Dame

Lease Rate:	\$16.00 - 22.00 SF/yr (MG)
Available SF:	1,030 - 2,820 SF
Lot Size:	0.56 Acres
Building Size:	10,064 SF

- Abundant on-site surface parking for tenants and visitors
- Additional 1,200 SF turnkey office space available in the existing building at a lower asking rate
- Landlord pays for CAM, Taxes, and Insurance. Tenant pays base rent and utilities.

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### Gage Hudak, CCIM

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### Legend

Available 



### Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,030 - 2,820 SF	Lease Rate:	\$16.00 - \$22.00 SF/yr

### Available Spaces

Suite	Tenant	Size	Type	Rate
Suite 1	Available	1,030 SF	Modified Gross	\$22.00 SF/yr
Suite 2	Available	2,820 SF	Modified Gross	\$22.00 SF/yr
Suite 3	Available	1,818 SF	Modified Gross	\$21.00 SF/yr
Suite 12657	Available	1,200 SF	Modified Gross	\$16.00 SF/yr

