

# Retail For Lease



## 12645 SR 23 Hwy

Granger, IN 46530

### Property Highlights

- Prime Granger retail/office space available for lease
- Customizable space, delivered as a white-box with additional tenant improvement dollars available
- Additional 1,200 SF turnkey office space available in the existing building at a lower asking rate.
- Centrally located between South Bend/Mishawaka and Elkhart with close proximity to the University of Notre Dame and high visibility along SR-23
- Abundant on-site surface parking for tenants and visitors
- Landlord pays for CAM, Taxes, and Insurance. Tenant pays base rent and utilities.

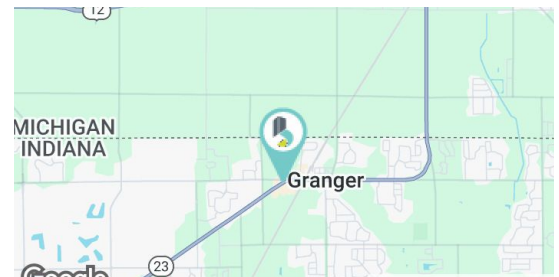
|            |                      |
|------------|----------------------|
| Lease Rate | \$16.00 - 26.00 (MG) |
|------------|----------------------|

|          |                |
|----------|----------------|
| Leasable | 970 - 2,820 SF |
|----------|----------------|

|                    |          |
|--------------------|----------|
| Building Size (SF) | 6,620 SF |
|--------------------|----------|

|          |            |
|----------|------------|
| Lot Size | 0.56 Acres |
|----------|------------|

|               |                    |
|---------------|--------------------|
| Traffic Count | ADT 20,460 (SR 23) |
|---------------|--------------------|



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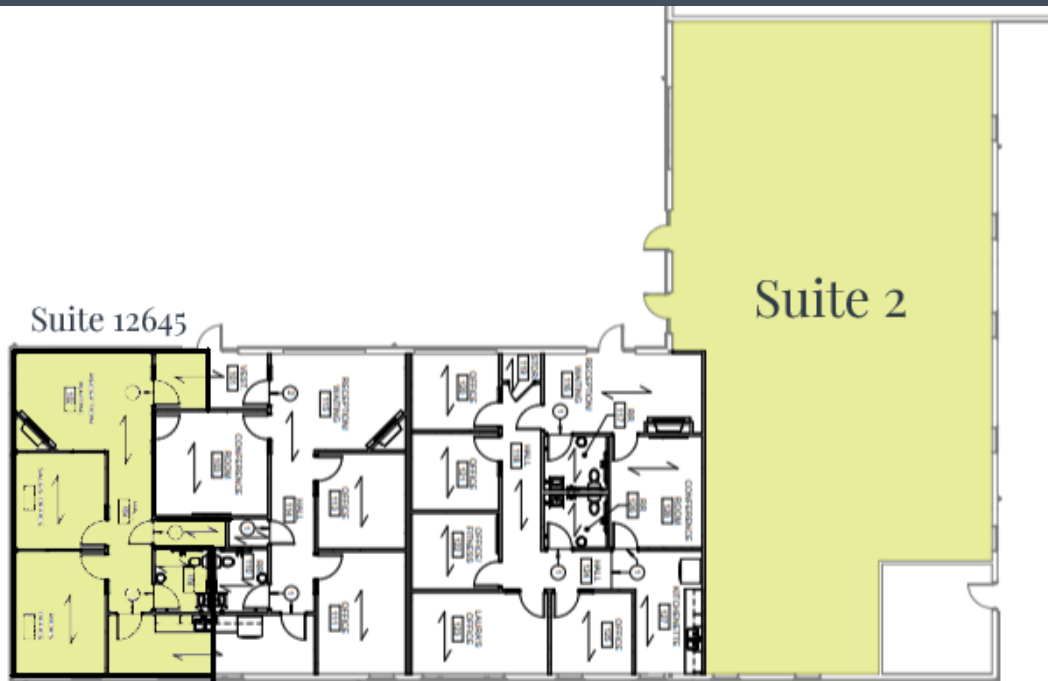
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# Floor Plan

12645 SR 23 Hwy Granger, IN 46530



| Spaces      | Lease Rate   | Space Size | Lease Type |
|-------------|--------------|------------|------------|
| Suite 12645 | \$26/SF/Year | 970 sqft   | MG         |
| Suite 2     | \$22/SF/Year | 2,820 sqft | MG         |
| Suite 12657 | \$16/SF/Year | 1,200 sqft | MG         |



# Available Suite Photos

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# Retailer Map

