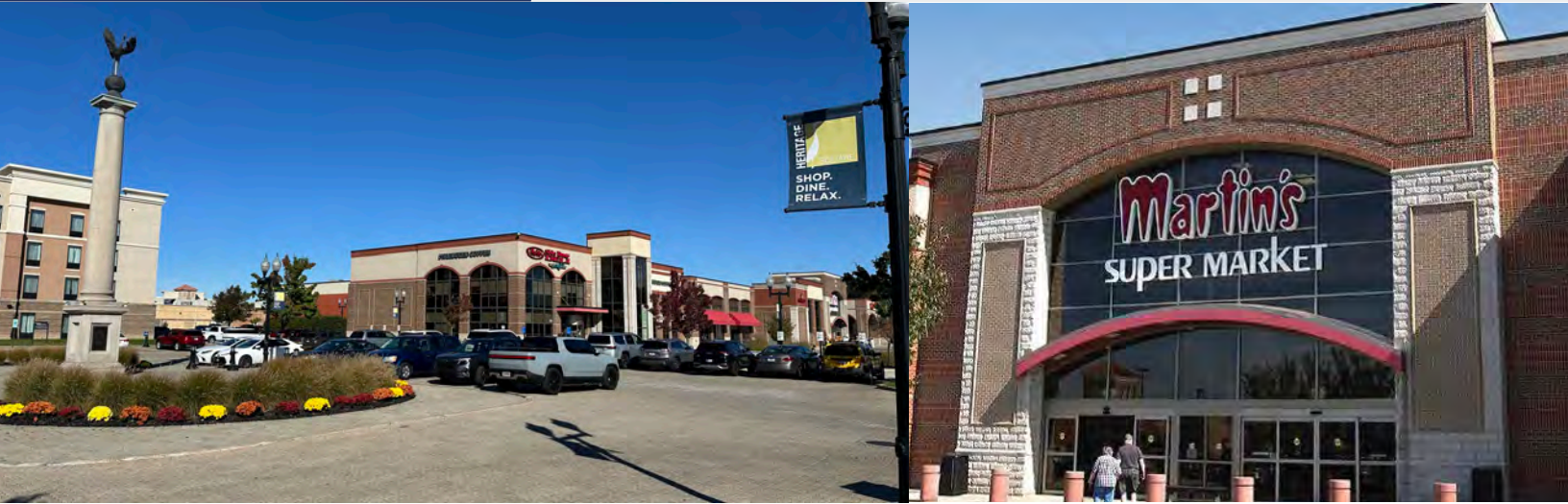


Heritage Square Shopping Center

7321 Heritage Square Drive
Granger, Indiana 46530



Property Features

- 188,000 SF Lifestyle Center
- Sits at the intersection of SR 23 (25,002 AADT) and Gumwood Road (22,150 AADT)
- Close proximity to Notre Dame University and 3 other colleges
- Stable population growth and high income
- 99-room hotel with a 90% pre-book rate, provides significant visitor traffic and spending
- 280 new housing units being constructed directly across the street.

NOW LEASING:

1,000 - 2,063 SF of retail space

Demographics (2023 Estimates)

	1-mile radius	3-mile radius	5-mile radius
Population	5,941	49,071	124,427
Average HH Income	\$109,095	\$111,807	\$99,350

JOIN THESE RETAILERS



WATCH PROPERTY VIDEO

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For leasing information, please contact:

Johnathan Ortner

jortner@broadreachretail.com | 443.813.2514

www.broadreachretail.com

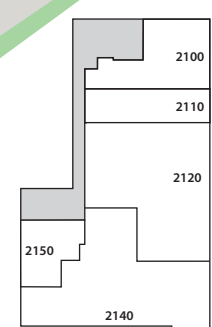
Heritage Square

State Road 23 (Edwardsburg Hwy) & Gumwood Road
Granger, Indiana 46530

Site Plan



Suite	Tenant	SF
160	Michiana Beauty College	5,992
170	Michiana Beauty	1,516
190	Royal Crab	8,303
208	Uptown Kitchen	5,064
216	Luxury Nails	2,527
228	Mathnasium	2,400
230	Available	1,470
238	Available	1,000
240	Pur Aesthetics & Wellness	1,823
242	Bev's Boutique	1,991
244	J. Jill	3,965
245	Available	1,900
250	Fiesta Tapatia	5,677
260	Trek Store of Granger	3,566
290	Soho Japanese Bistro	6,040
304	Orangetheory Fitness	2,914
308	Stretchlab	1,447
312	Edward Jones	1,001
320	Eddie Bauer	5,041
330	Ashley Rene's Prom & Pageant	5,906
350	Sports Memorabilia	1,882
360	Subway	1,827
410	Peri Peri	3,133
420	Hybridge Center	2,102
440	Urban Swirl Frozen Yogurt	2,002
510	Available	2,063
515	Fannie May Candies	1,200
530	Salon Noveau	2,983
535	Ashley Rene's Couture	1,159
550	Savanna Tailoring	1,127
560	Glance Eyewear Gallery	1,009
565	White House Black Market	3,500
1000	Van Horne Jewelers	5,000
1210	Starbucks	2,275
1220	The Joint	1,002
1230	SuperCuts	919
1250	Xfinity/Comcast Experience Store	4,700
1300	Old National Bank	PAD
1350	Mike's Car Wash	PAD
1390	Martin's Fuel Station	PAD
1400	Martin's Super Market	71,135
2100		
2110	Michiana Beauty College	2,080
2120	Extract Consultants	1,483
2120	Available	4,673
2140	Easy Access	4,950
2150	Burkey Real Estate	1,230



**Building 100
2nd Floor**

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