

**FOR LEASE**

**RETAIL PROPERTY**



## HERITAGE SQUARE SHOPPING CENTER

7321 HERITAGE SQUARE DRIVE, GRANGER, IN 46530

### PROPERTY OVERVIEW

Heritage Square is strategically located between the fastest-growing, highest-income residential area and the Grape Road/Main Street (University Park Trade Area) retail corridor. Heritage Square has the perfect blend of grade retail, restaurants, cafés and personal services.

**LEASE RATE**

**CALL FOR PRICING**

### OFFERING SUMMARY

Lease Type:	NNN
Available SF:	1,016 - 11,559 SF
Year Built:	2005
Building Size:	235,000 SF
Market:	St. Joseph County

### PROPERTY HIGHLIGHTS

- Join a gourmet grocery-anchored retail center that includes White House/Black Market, Eddie Bauer, Starbucks, Orange Theory and more
- Located at the intersection of SR 23 and Gumwood Rd., in close proximity to the University of Notre Dame
- Open air lifestyle center strategically located between the fastest growing and highest income residential area and the Grape Road/Main Street corridor (Second largest retail corridor in the state of Indiana)
- Positioned in a densely populated area with an average household income over \$95,000 within a 1 mile radius
- Over 500 recently developed or under construction residential multi-family units located across the street

# RETAILER MAP

HERITAGE SQUARE SHOPPING CENTER | 7321 HERITAGE SQUARE DRIVE, GRANGER, IN 46530 | FOR LEASE



Map data © 2019 Imagery © 2019, IndianaMap Framework Data, Maxar Technologies, NOAA, USDA Farm Service Agency

# AVAILABLE SPACES

HERITAGE SQUARE SHOPPING CENTER | 7321 HERITAGE SQUARE DRIVE, GRANGER, IN 46530 | FOR LEASE



Suite	Tenant	SF
160	Michiana Beauty College	5,992
170	Indiana Farm Bureau Insurance	1,561
190	Heavenly Goat Brewing Co.	7,207
208	Uptown Kitchen	5,064
216	Luxury Nails	2,527
228	Mathnasium	2,400
<b>230</b>	<b>AVAILABLE</b>	<b>1,470</b>
238	Global Fine Art	1,000
<b>240</b>	<b>AVAILABLE</b>	<b>1,565</b>
<b>242</b>	<b>AVAILABLE</b>	<b>1,991</b>
<b>244</b>	<b>AVAILABLE</b>	<b>11,559</b>
260	Trek Store of Granger	3,566
290	Soho Japanese Bistro	6,040
304	Orangetheory Fitness	2,914
308	Weight Watchers	1,447
312	Edward Jones	1,001
320	Eddie Bauer	5,041
330	Ashley Rene's Prom & Pageant	5,906
350	Scotttrade	1,882
360	Subway	1,827
410	Primal Kitchen Restaurant	3,133
420	Portrait Innovations	2,102
440	Urban Swirl Frozen Yogurt	2,002
510	Sorella Boutique	2,068
515	Fannie May Candies	1,200
530	Salon Nouveau	2,983
535	Ashley Rene's Couture	1,159
<b>550</b>	<b>AVAILABLE</b>	<b>1,127</b>
560	Glance Eyewear Gallery	1,009
565	White House Black Market	3,500
1000	Van Home Jewelers	5,000
1210	Starbucks	2,275
<b>1220</b>	<b>AVAILABLE</b>	<b>1,016</b>
1230	SuperCuts	919
1250	Xfinity/Comcast Experience	4,700
1300	Store Old National Bank	PAD
1350	Mike's Car Wash	PAD
1390	Martin's Fuel Station	PAD
1400	Martin's Super Market	71,135

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)	CAM	AVAILABLE DATE
230	CALL FOR PRICING	1,470 SF	\$7.21	AVAILABLE NOW
240	CALL FOR PRICING	1,565 SF	\$7.21	AVAILABLE 9/1/2020
242	CALL FOR PRICING	1,991 SF	\$7.21	AVAILABLE NOW
244	CALL FOR PRICING	11,559 SF	\$7.21	AVAILABLE NOW
550	CALL FOR PRICING	1,127 SF	\$7.21	AVAILABLE 1/1/2020
1220	CALL FOR PRICING	1,016 SF	\$7.21	AVAILABLE NOW

# THREE SAINTS PHOTOS

HERITAGE SQUARE SHOPPING CENTER | 7321 HERITAGE SQUARE DRIVE, GRANGER, IN 46530 | FOR LEASE



MATT WETZEL  
Broker  
574.970.9006  
mwetzel@bradleyco.com

BRENDEN MCGANN  
Broker  
574.968.9276  
bmcgann@bradleyco.com

©2019 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.