

LEASE



RETAIL/OFFICE

408 W CLEVELAND RD

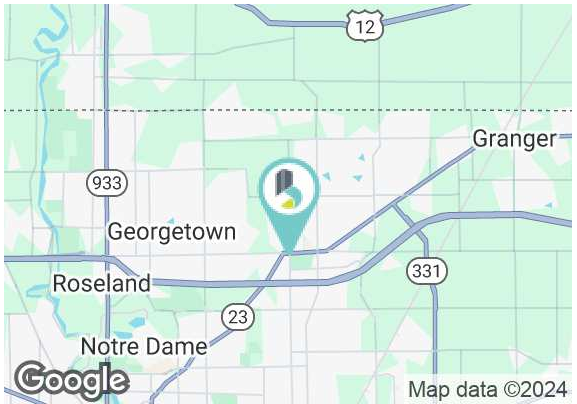


408 W CLEVELAND RD, GRANGER, IN 46530

PROPERTY HIGHLIGHTS

- Estimated operating expenses \$4.77/SF
- Multi-tenant retail space with a variety of space layouts suitable for office or retail use
- Prominent center with good visibility right off of Cleveland Rd.
- Façade and two-way Monument signage available
- Suite 416 is turnkey office space; Suite 408 is shell former restaurant space that can be converted into a variety of retail uses.

SPACES	LEASE RATE	SPACE SIZE
408	\$15.00 - 21.00 SF/yr	3,000 SF
416	\$15.00 - 21.00 SF/yr	1,033 SF



LEASE RATE \$15.00 - 21.00 SF/YR (NNN)

Number of Units:	5
Available SF:	1,033 - 3,000 SF
Building Size:	9,101 SF
Traffic Counts:	37,570 AADT (Grape Rd & Cleveland Rd)

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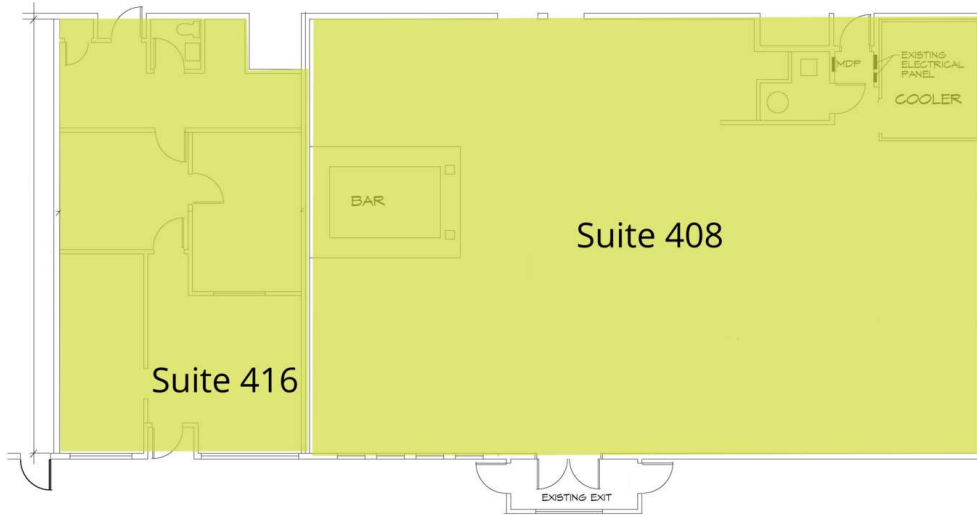
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RETAIL



LEGEND

Available

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,033 - 3,000 SF	Lease Rate:	\$15.00 - \$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
408	Available	3,000 SF	NNN	\$15.00 - 21.00 SF/yr	-
416	Available	1,033 SF	NNN	\$15.00 - 21.00 SF/yr	-

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AREA AMENITIES

408 W CLEVELAND RD, GRANGER, IN 46530

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