



# 12980 SR 23 HWY

Granger, IN 46530

Lease Rate:	\$15.75 SF/yr (NNN)
Available SF:	3,000 SF
Building Size:	17,824 SF

## Property Highlights

- 3,000 SF retail space available for lease, currently configured as a fully equipped turnkey restaurant. The landlord is open to delivering the space as a white box for traditional retail uses.
- Join Martin's Supermarket, McDonald's, Jimmy John's, Verizon, Ace Hardware, Fun Tan, Iggy's Pizza, Dunkin Donuts and ATI Physical Therapy at the epicenter of Granger's expanding SR 23 corridor.
- Excellent ingress/egress with access to a pair of signalized intersections on heavily-trafficked SR 23 with 24,000+ cars per day.
- One, three and five-mile radius includes an abundance of high-income rooftops among the best demographics in the Michiana area.



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