



117 Perspective Dr

Granger, IN 46530

Property Highlights

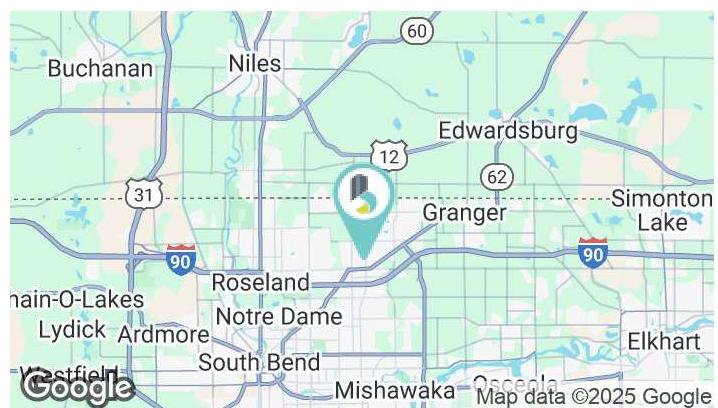
- Class A professional office space in the Grandview mixed-use development
- Surrounded by 300+ luxury apartment units and the nation's top-performing Bar Louie
- High visibility with building signage available along heavily trafficked Gumwood Road
- Layout includes reception/waiting area, multiple private offices, conference room, and break room
- Located near upscale Granger neighborhoods with strong demographics
- Walkable to numerous restaurants and retail options; more within a short drive
- Ample free on-site parking for tenants and visitors

LEASE RATE

\$19.50 SF/YR (NNN)

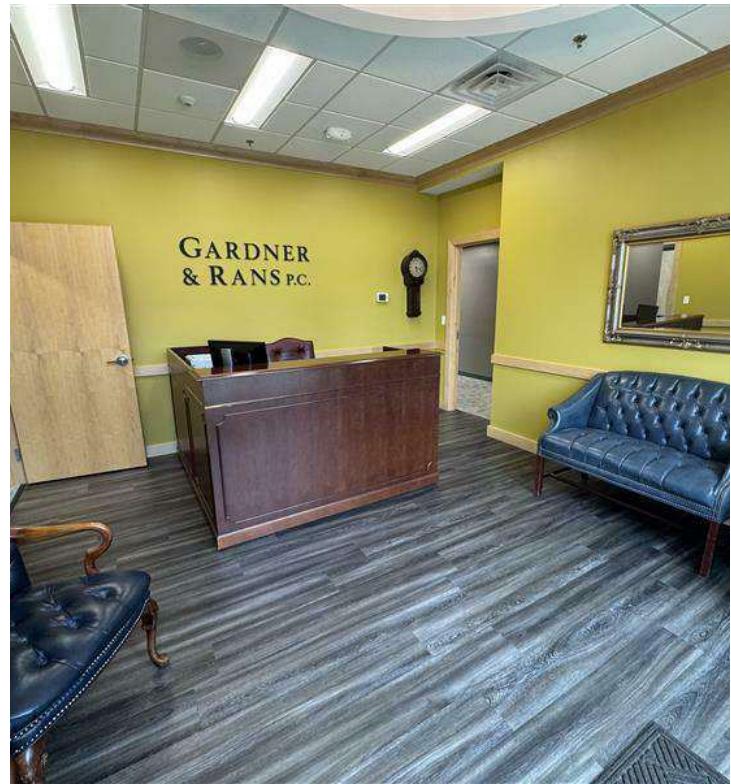
Available SF:

3,879 SF

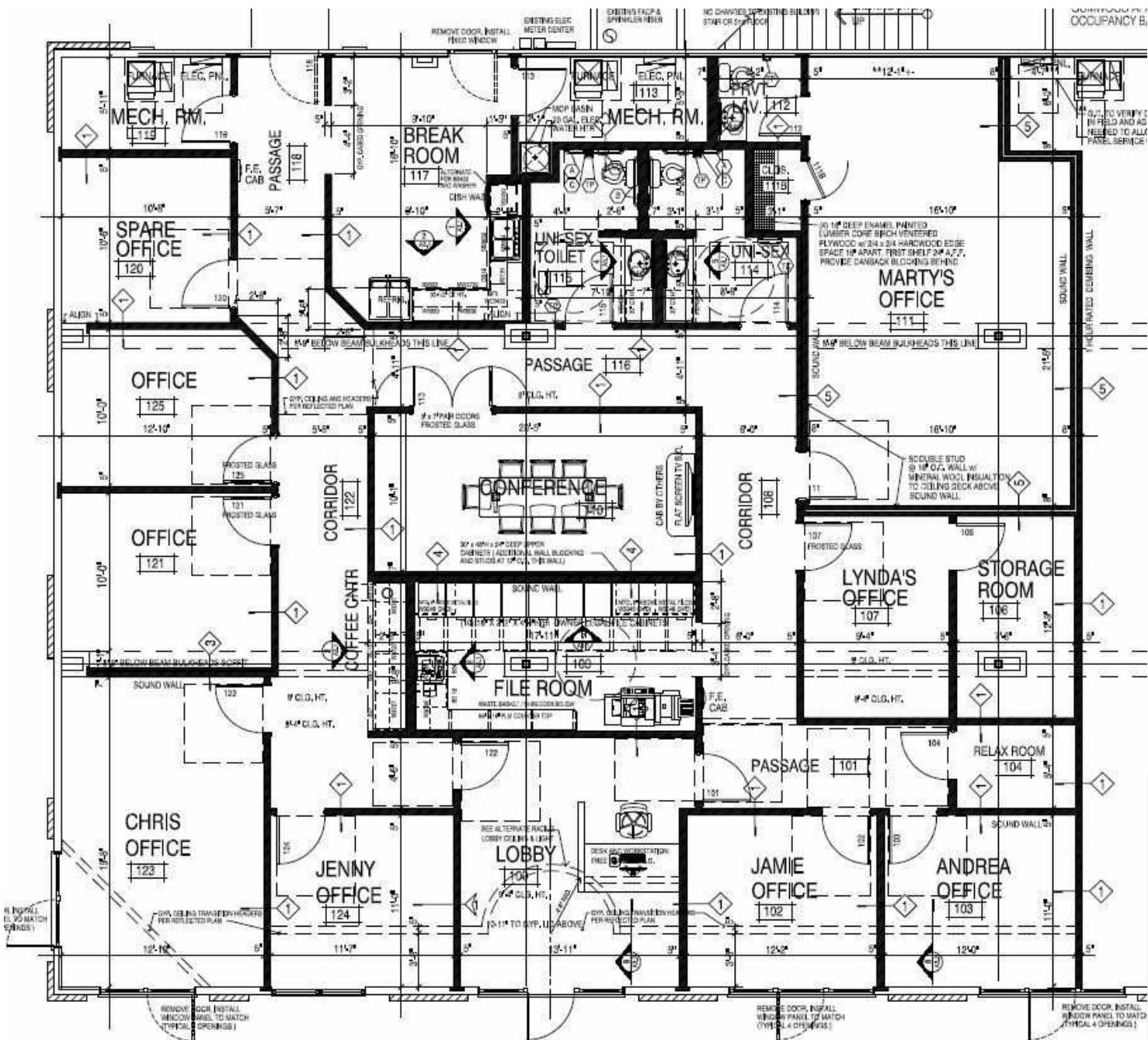


John Jessen
Managing Director
jjessen@bradleyco.com
574.968.9270

Gage Hudak, CCIM
Senior Vice President
ghudak@bradleyco.com
574.855.5706







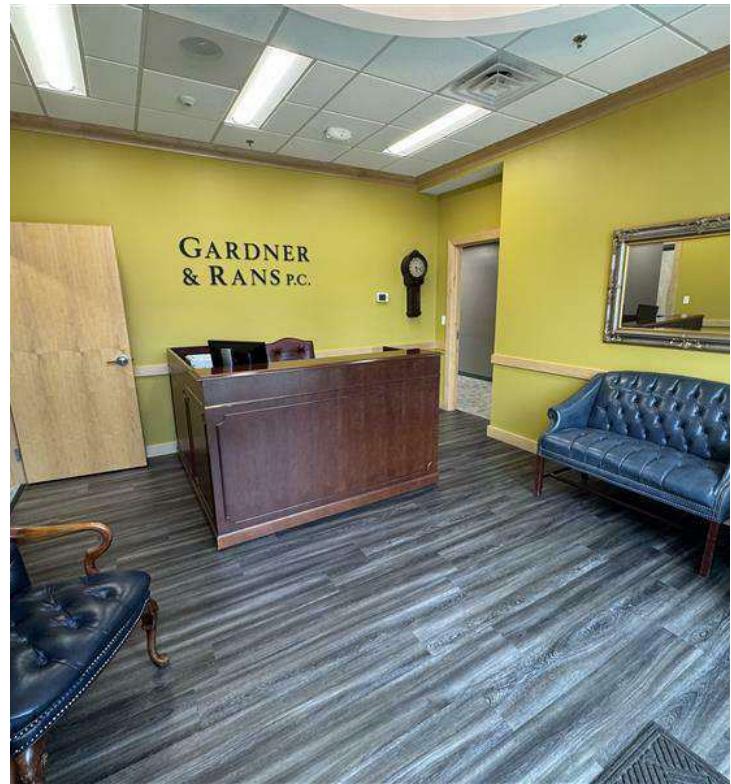



The map displays several shopping centers and their store directories:

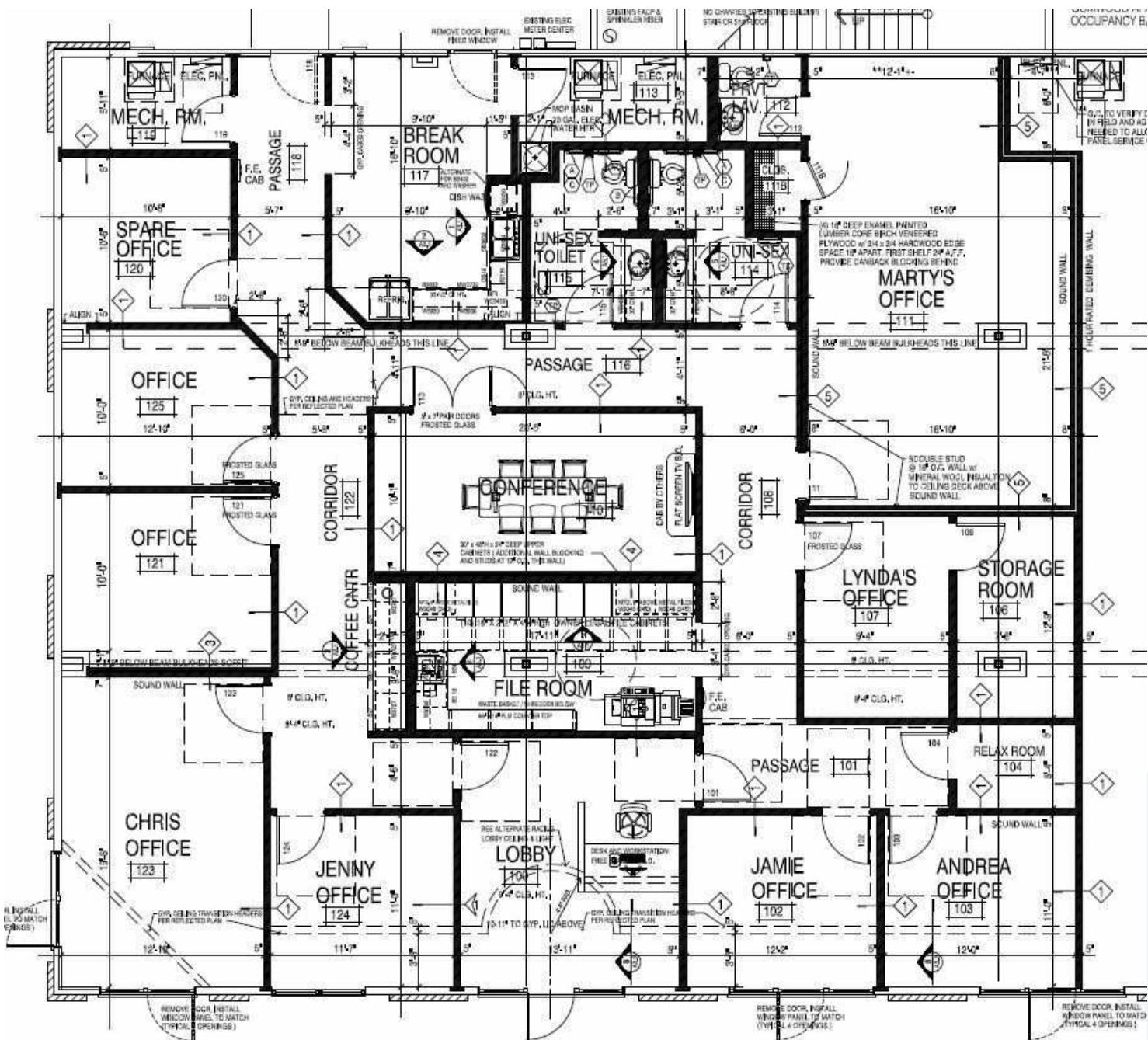
- University Park Mall:** Features Macy's, Barnes & Noble, JCPenney, Simon, Costco, Olive Garden, Target, Menards, Ruth's Chris Steak House, Petco, Best Buy, and Starbucks.
- North Main Street:** Features Beyond Zen, Villa Macri, Bin 23 Bistro, Orange Theory Fitness, Bar Louie, Martini's, Pappadeaux, Starbucks, GrandView, Vanilla Bean Creamery, Soba Japanese Bistro, and Biggby Coffee.
- South Main Street:** Features Ulta Beauty, Half Price Books, Chick-fil-A, The Home Depot, Walmart, Hobby Lobby, Culver's, Hacienda Mexican Restaurant, Gordon Food Service, Krispy Kreme, Sam's Club, and Aldi.
- East Main Street:** Features Whole Foods Market, Kohl's, Old Navy, Outback Steakhouse, Lowe's, Starbucks, Portillo's, Crumbl Cookies, Cane's, Meijer, Dick's Sporting Goods, PetSmart, IHOP, Honda, Zolman's Bestone, Coil Czech Brewery, Buffalo Wild Wings, and Anytime Fitness.
- West Main Street:** Features Cinemark, Hyatt, Cold Stone Creamery, Kung Fu Tea, Bonefish Grill, Warehouse Comics, Cards & Games, and Cordance.

Demographics:

	1 Mile	3 Miles	5 Miles
Total Households	2,596	20,031	48,343
Total Population	5,966	47,380	121,999
Average HH Income	\$120,097	\$123,884	\$99,923










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