

# LAND/DEVELOPMENT OPPORTUNITY

## SR-23, GRANGER, IN. 46530



**1.88 - 6.83 ACRES**



**For Sale: \$1,222,000 - \$4,439,500**

### Property Details:

- Prime development opportunity adjacent to and shadow anchored by Heritage Square, Toscana Park and GrandView lifestyle centers in Mishawaka/Granger's rapidly expanding UP Mall retail trade area.
- Lots can be combined for a total of 6.83 acres.
- Lot A: \$1,222,000 (\$650K/Acre)  
Lot B: \$1,969,500 (\$650K/Acre)  
Lot C: \$1,248,000 (\$650K/Acre)
- 25,002 ADT on SR 23 and in excess of 47,000 ADT at the nearby intersection of SR 23 and Gumwood.



**Andy Knapick, MS**  
Senior Broker  
574.383.8896  
AKnapick@PinnProp.Com

**Ryan White, CCIM**  
Managing Broker  
574.315.9615  
RWhite@PinnProp.Com



**Pinnacle Properties**  
418 S. Main Street  
Elkhart, IN 46514

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