



7320 Aspect Drive

Granger, IN 46530

Property Highlights

- Frontage, signage, and visibility on Gumwood, just North of the SR 23 intersection.
- Walkable, pedestrian-friendly lifestyle destination center - unlike anything in the area.
- Abundant natural light with floor to ceiling windows and 22' ceilings. Users may elect to include Mezzanine-level offices, increasing the available square footage of the suite.
- Vanilla box delivery and tenant improvement allowance available.
- Home to one of the nation's most successful Bar Louie locations.

Lease Rate: \$19.50 SF/yr (NNN)

Available SF: 1,800 - 4,278 SF

Property Overview

The initial two phases of GrandView feature more than 375 luxury apartments and 36,000 square feet of retail, dining, and office space, spanning 22 acres of an upcoming 60-acre master-planned mixed-use development. Phase III is now under development and will include a hotel, townhouses, and additional apartments. Located in Indiana's second-largest retail corridor, GrandView sits at the dynamic core of a high-income, high-traffic area with a rapidly growing population.

John Jessen

Managing Director

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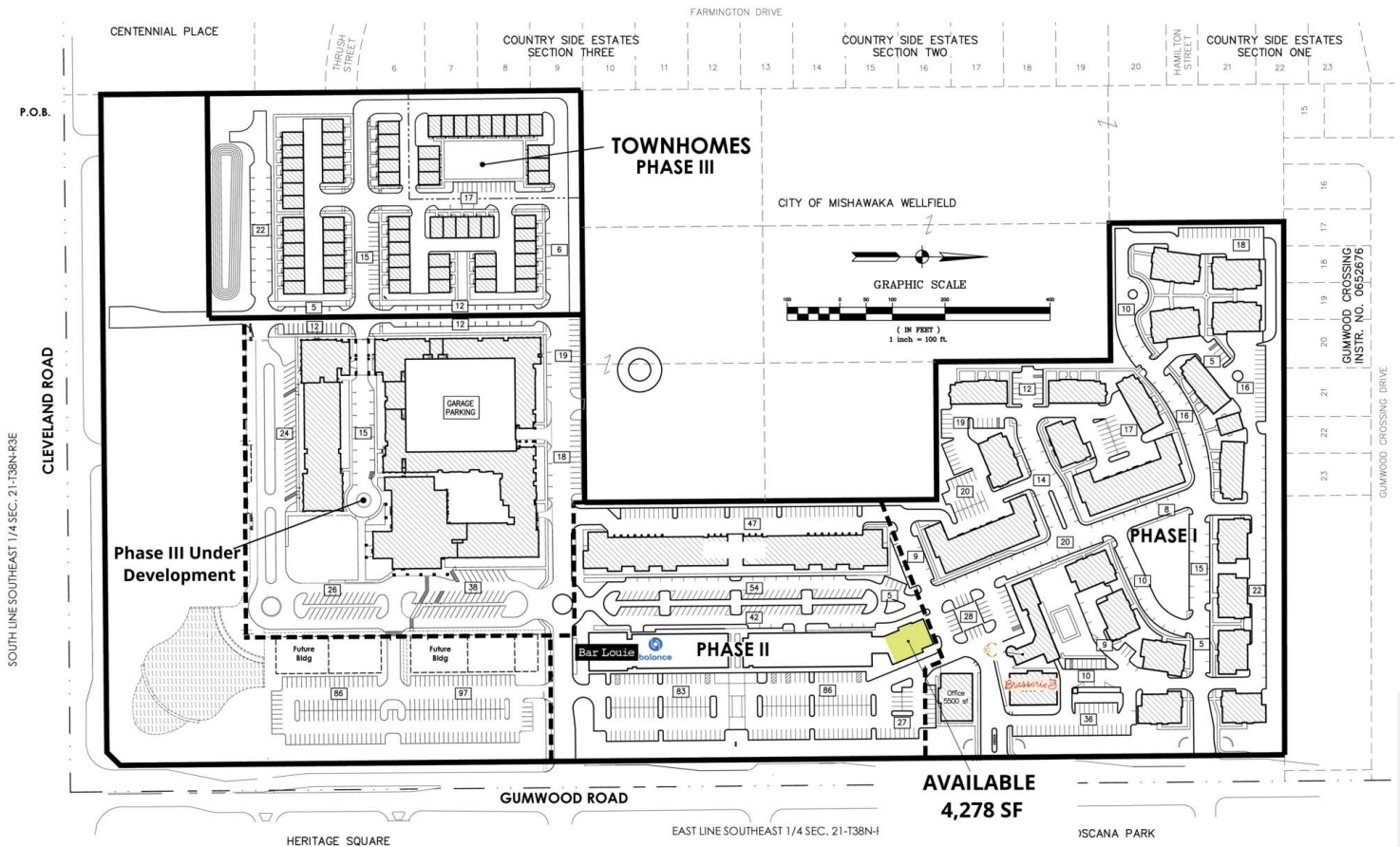
574.968.9270

Gage Hudak, CCIM

Vice President

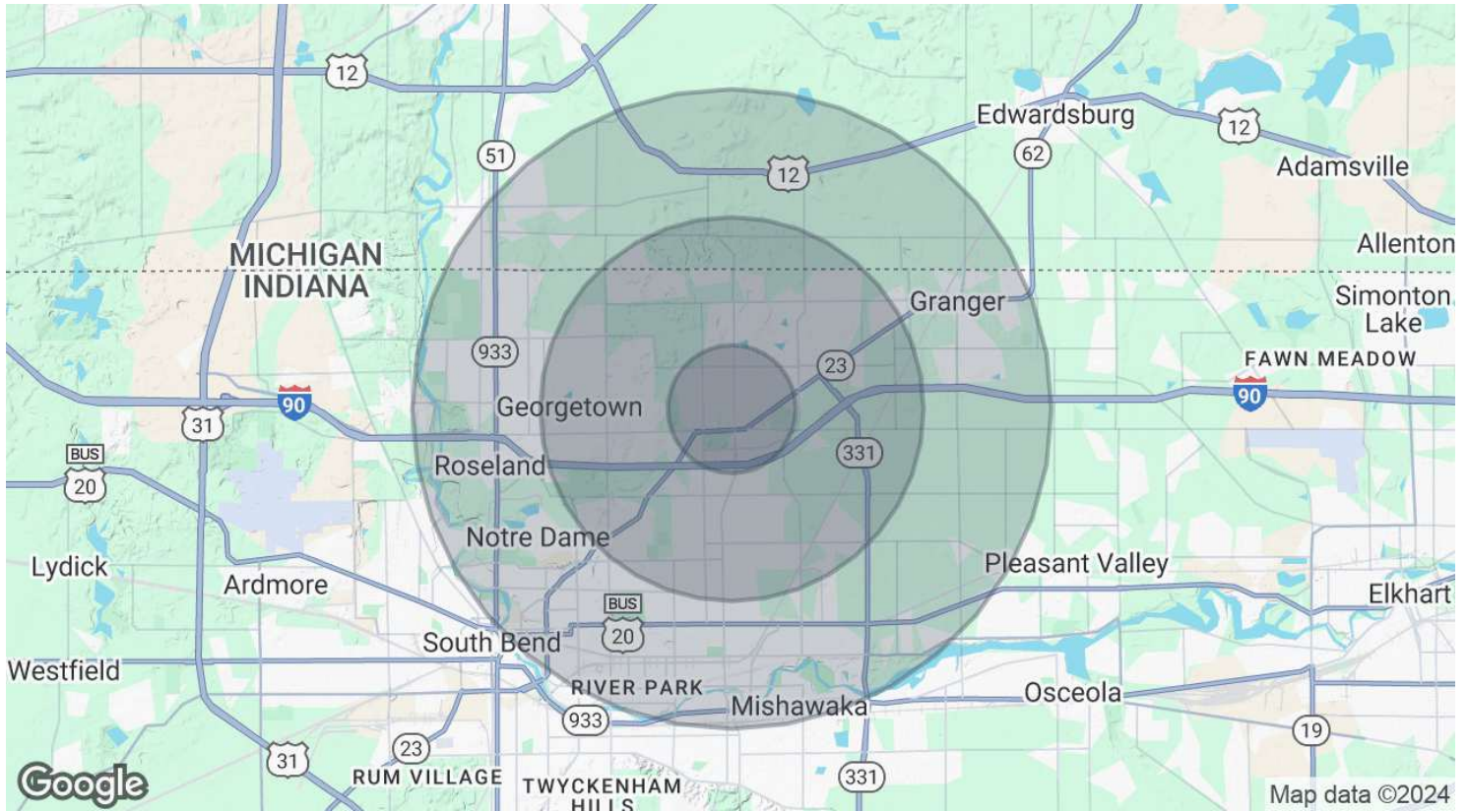
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EDISON PARK
Google



Population	1 Mile	3 Miles	5 Miles
Total Population	12,312	157,112	273,183
Average Age	41.5	37.1	38.9
Average Age (Male)	41.7	38.1	35.4
Average Age (Female)	44.7	39.5	37.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,106	61,133	104,942
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$109,182	\$72,356	\$67,518
Average House Value	\$281,577	\$236,110	\$179,494

Traffic Counts	
Gumwood	15,981/day

2020 American Community Survey (ACS)



Year-round experiences

- 250,000 SF of innovative retail, restaurant, hotel and office space
- Vibrate restaurant & retail shopping corridor
- ±375 upscale apartment homes

