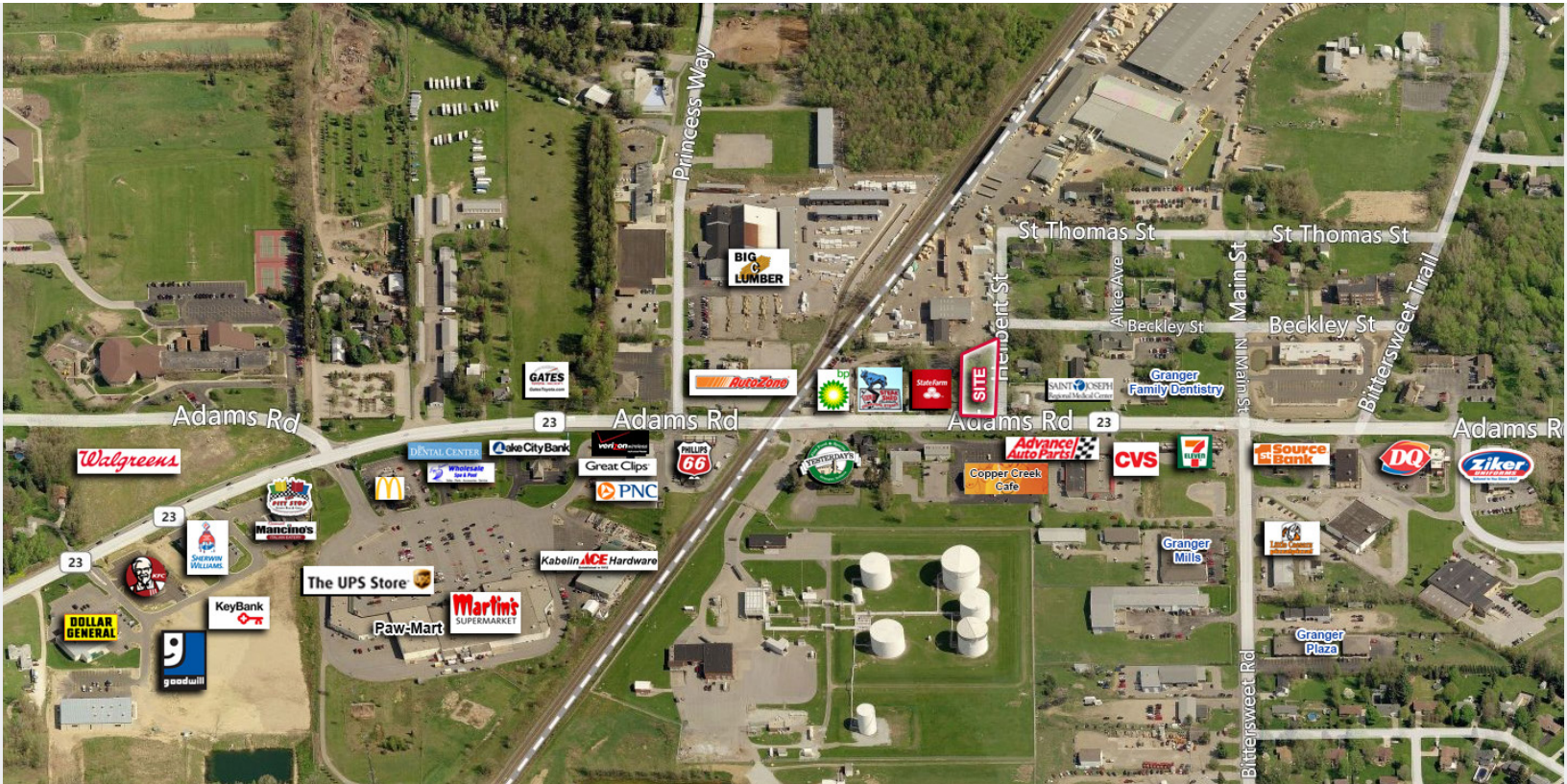


Land For Sale

Vacant Land On SR 23 & Herbert Street  
Granger, Indiana

**NAI**Cressy  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## Development Opportunity | High Traffic Commercial Location



### Snapshot

Land: .54 Acres  
Terrain: Flat, Wooded  
Frontage: 92' (On SR 23)  
Zoning: B-Business  
Utilities: Municipal  
Price Reduced: **\$150,000** (~~\$225,000~~)

### Property Details

Excellent development opportunity for .54 acre parcel zoned B-Business and located on a commercial corner at the intersection of Adams Road and Herbert Street in the heart of Granger, Indiana. The property enjoys 92' of frontage on SR 23 (Adams Road) and water and sewer hook-ups are available. The property is surrounded by successful businesses and retailers including Martin's Super Market, Advance Auto, Gates Chevy dealership, Eddie's Steak Shed, Kryder Veterinary clinic, CVS, Goodwill, Lake City Bank and many others. The site is relatively flat and wooded.

4100 Edison Lakes Parkway, Suite 350  
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574.271.4060  
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A Global Brokerage Division of Cressy Commercial Real Estate

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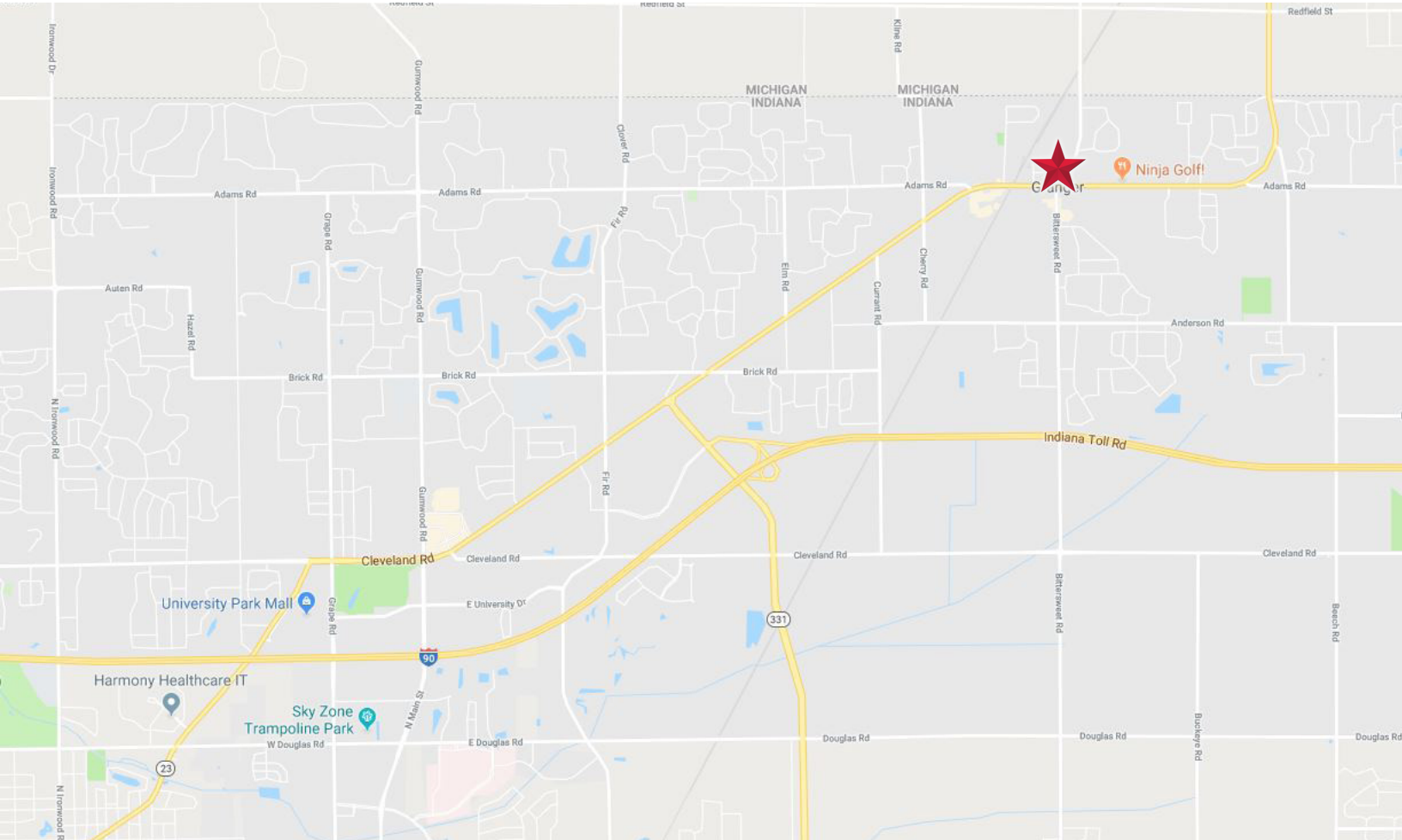
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Land For Sale

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Granger, Indiana



**Ideal Location for Retail, Commercial, Medical & Professional Office Uses**



2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,007	19,850	50,947
NUMBER OF HOUSEHOLDS	1,023	6,708	19,094
AVERAGE HOUSEHOLD INCOME	\$95,249	\$101,792	\$85,237
AVERAGE DAILY TRAFFIC COUNTS	20,552 SR 23 east of Adams Road		

**Location**

The property is located on the northwest corner of SR 23 (Adams Road) and Herbert Street in the heart of Granger, Indiana. The property is approximately 2.5 miles from the Capital Avenue Extension (SR 331) and I-80/90 Indiana Toll Road. Quality site for professional office, medical, clinic and/or financial/credit union use. SR 23 has been recently widened to four lanes which has dramatically increased traffic counts on this highly traveled corridor. This is an excellent opportunity to position your development in a prime, growing area of our marketplace.

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