

BUILDING FOR SALE

7207 Grape Rd. | Granger, IN 46545



Exceptional Opportunity for Potential Investors or Developers

Building Size:	41,452 SF
Land:	7.31 Acre
Zoning:	PUD
Built:	1984
Parking:	213,030 SF Paved
List Price:	\$4,600,000

[VIEW PROPERTY ONLINE](#)

[VIEW VIDEO ONLINE](#)

Details:

The former J.C. Penney Home Store occupies an expansive 7.31 acres of land, offering a substantial retail footprint of 36,652 SF alongside an additional 4,800 SF of office space, totaling 41,452 SF.

This highly visible development opportunity, which has not been publicly marketed for sale in over 30 years, is strategically positioned between the thriving University Park Trade Area and the sought-after residential neighborhoods in Granger to the north. Its prime location presents an exceptional opportunity for potential investors or developers looking to capitalize on the area's growth and demand for retail and office space.



NAI Cressy

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EXTERIOR PHOTOS

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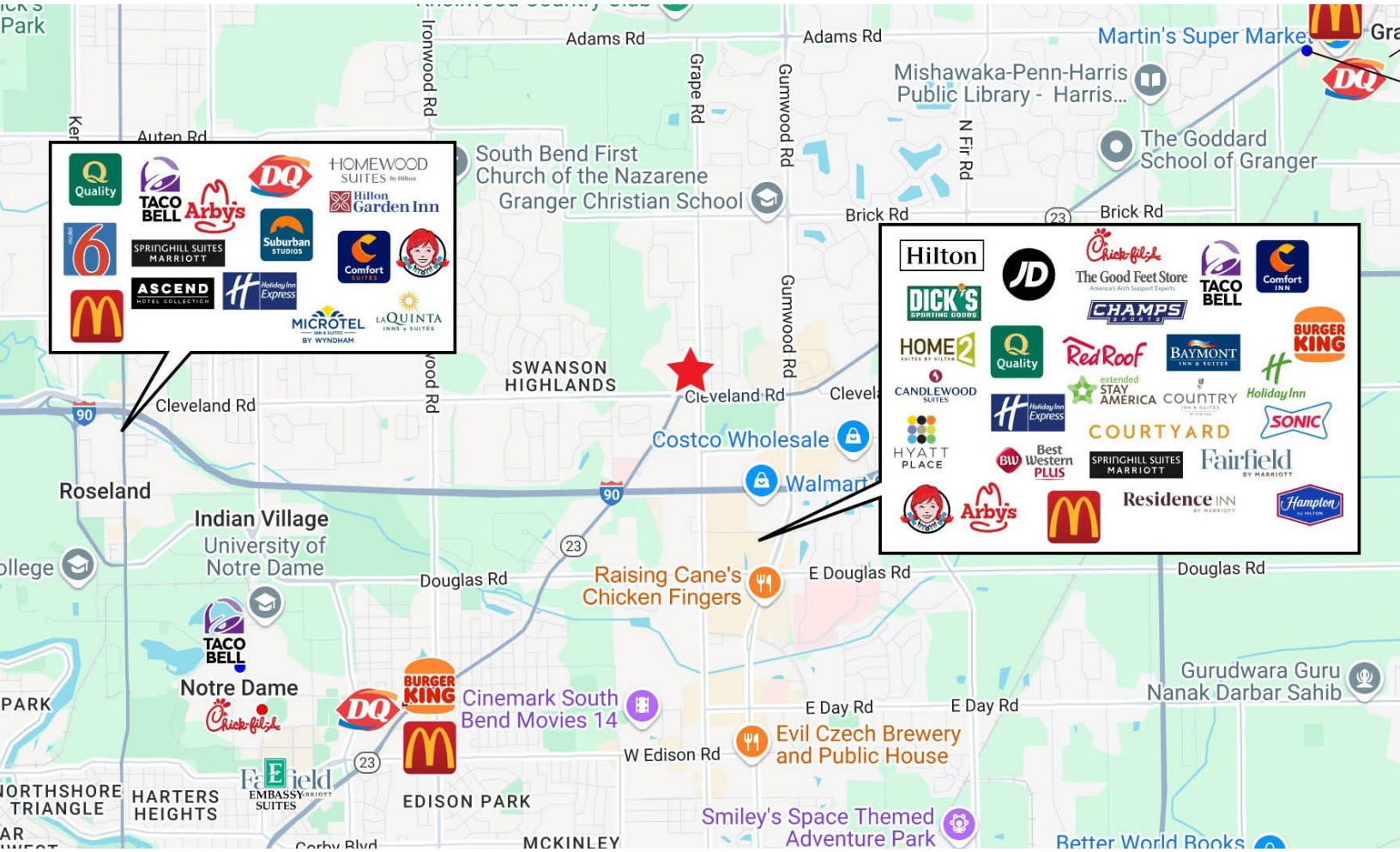
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LOCATION OVERVIEW

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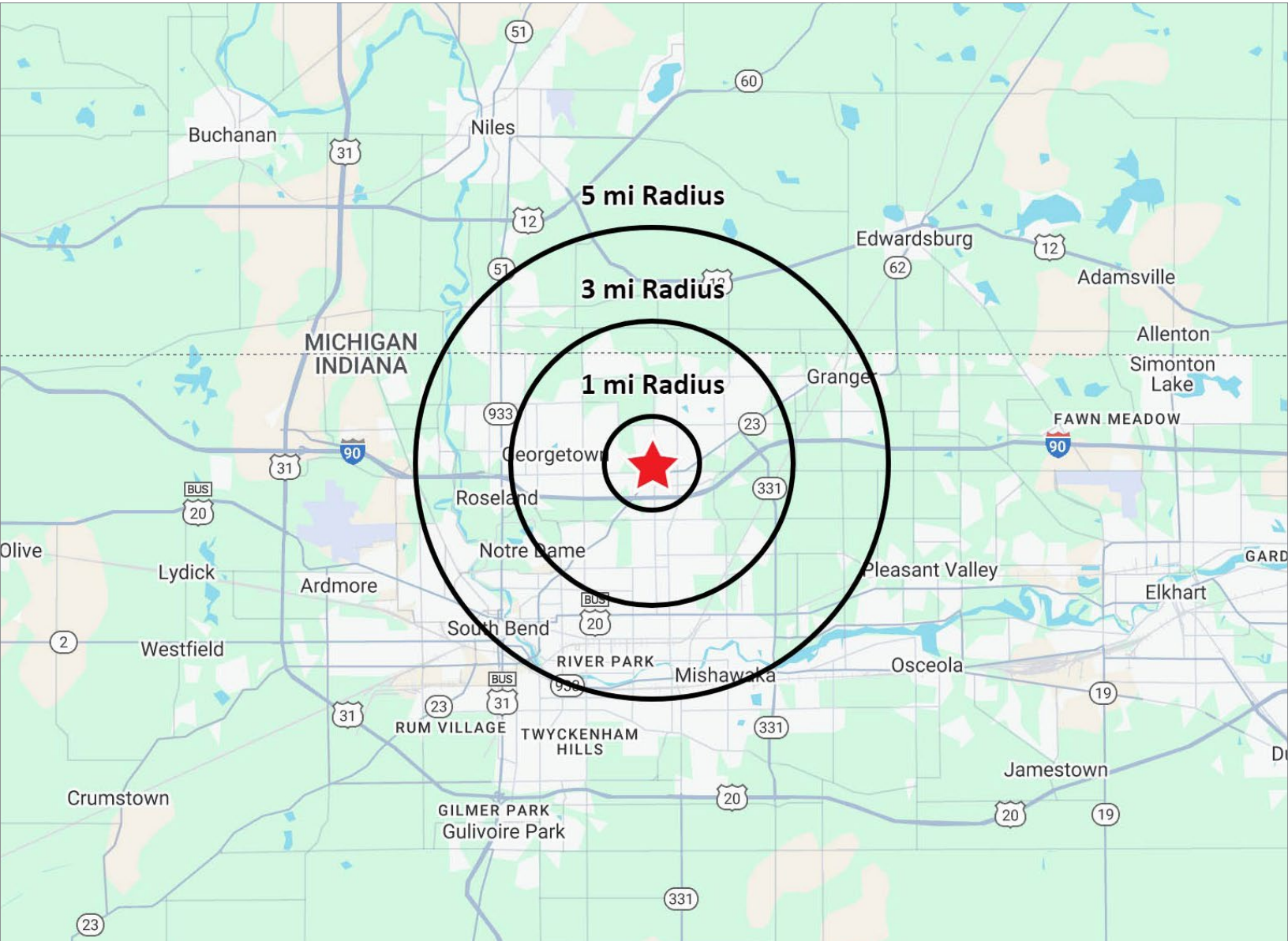
Located near the corner of SR 23 and Grape Road. Part of The University Park Trade Area (UPTA), which is one of the most dominant retail markets in northern Indiana, and southwestern Michigan. Situated across the street from the 1 million square foot University Park Mall. Property also surrounded within 3 square miles by nearly 3 million square feet of other successful ancillary retail space, which generated from the construction of UP mall in 1979, and continues to grow presently. Nearly 4 million square feet of retail makes the UPTA the second largest retail trade area in all of Indiana.



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POPULATION

1 MILE	5,228
3 MILE	54,273
5 MILE	135,600



NUMBER OF HOUSEHOLDS

1 MILE	1,561
3 MILE	13,545
5 MILE	33,256



AVERAGE HOUSEHOLD INCOME

1 MILE	\$109,392
3 MILE	\$110,495
5 MILE	\$101,001



MEDIAN HOME VALUE

1 MILE	\$256,736
3 MILE	\$256,148
5 MILE	\$213,613