

OFFICE SPACE FOR LEASE

The Mirador at 23 | 15615 SR 23 | Granger, IN 46530



One Office Suite Available in The Mirador at 23

Building Size:	25,365 SF
Available:	Suite K - 1,200 SF
Land:	3.08 Acres
Zoning:	B-Business
Signage:	Monument
Year Built:	2020
Lease Rate:	\$26.00 PSF Modified Gross

[VIEW PROPERTY ONLINE](#)

Details:

NAI Cressy is proud to bring you The Mirador on 23. The Mirador is a newly constructed professional office building located on the highly trafficked State Road 23, just east of the Mishawaka city limits in Granger, IN. The Mirador current tenants include chiropractic care, leadership/business training, orthopedic medical sales lab, high-end plant sales, investment management and high-end hair extensions. Offering a superior level of sophistication and professionalism, layouts are customized to fit the unique needs of each lessee. This is a modified gross lease where Tenant is only responsible for phone/data/internet and its pro-rata share of utilities and trash removal. Landlord covers all other expenses.



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200 N. Church St., Suite 200, Mishawaka, IN 46544

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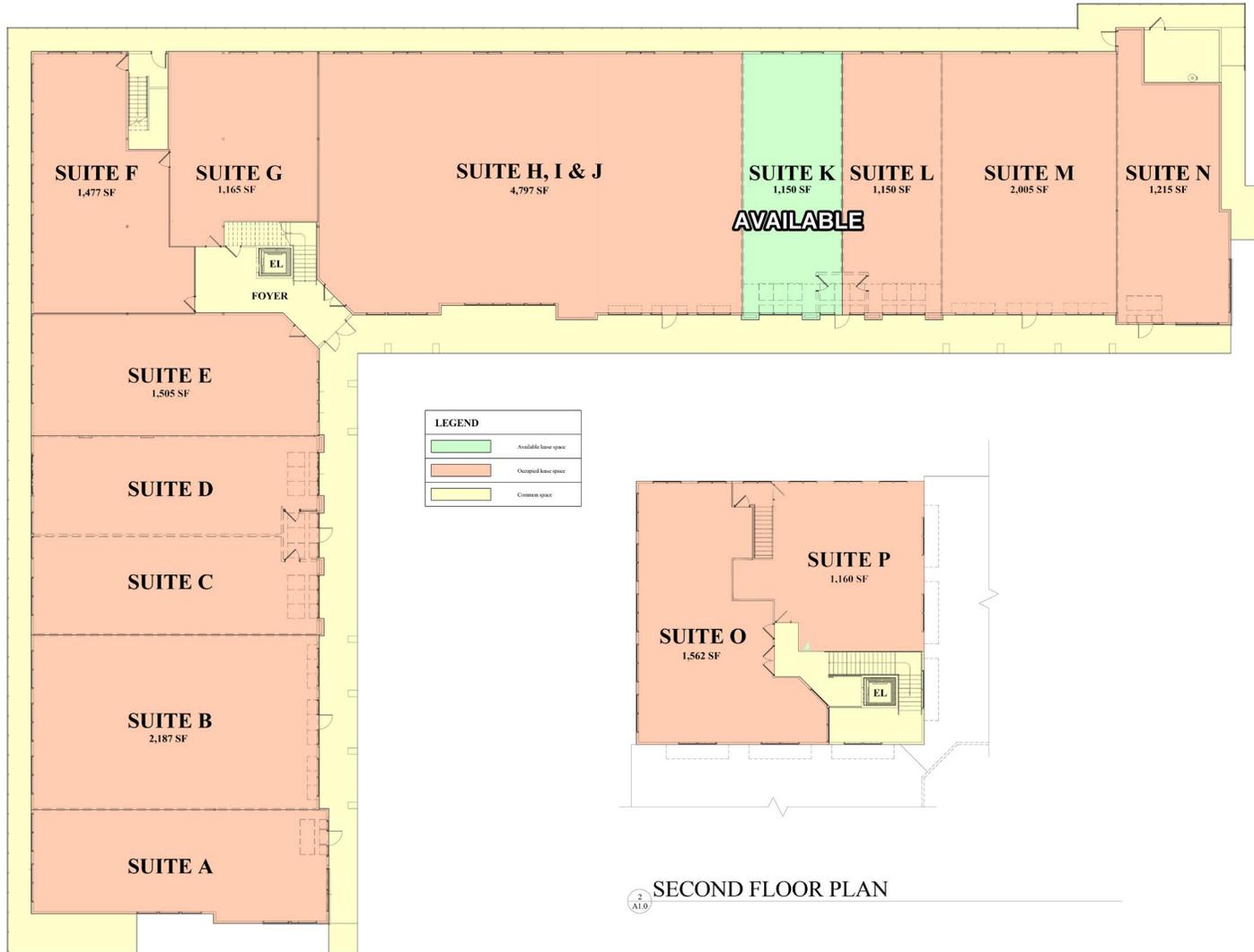
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SITE PLAN

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FIRST FLOOR PLAN

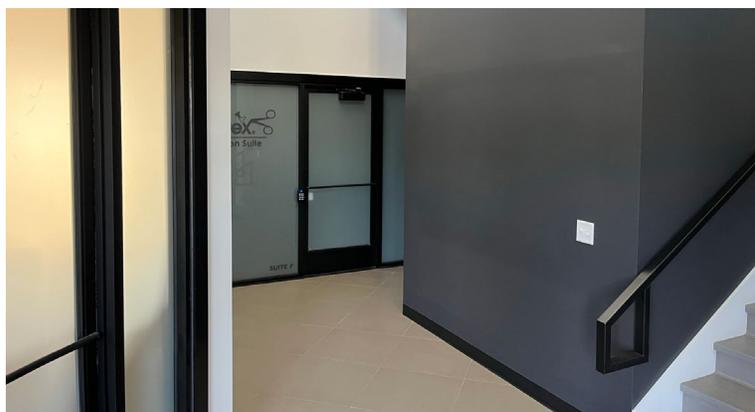
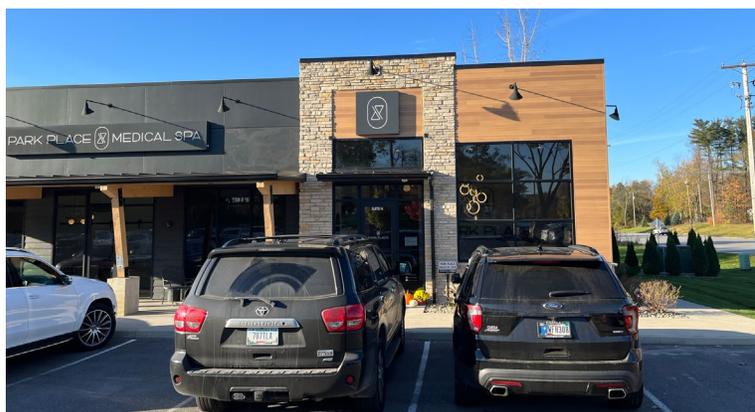
SECOND FLOOR PLAN



PROPERTY PHOTOS

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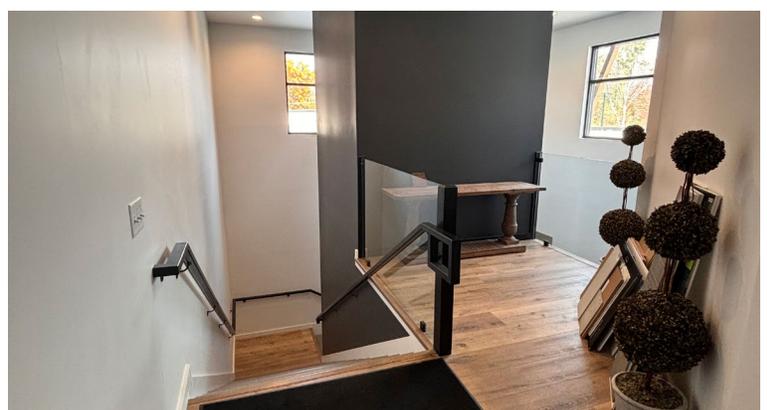
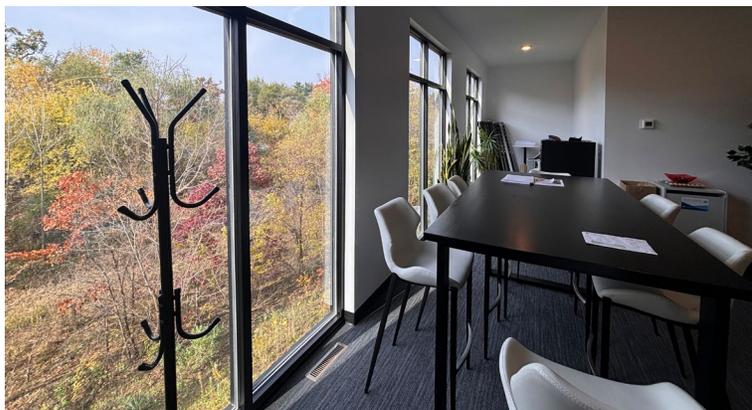
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PROPERTY PHOTOS

OFFICE SPACE FOR LEASE

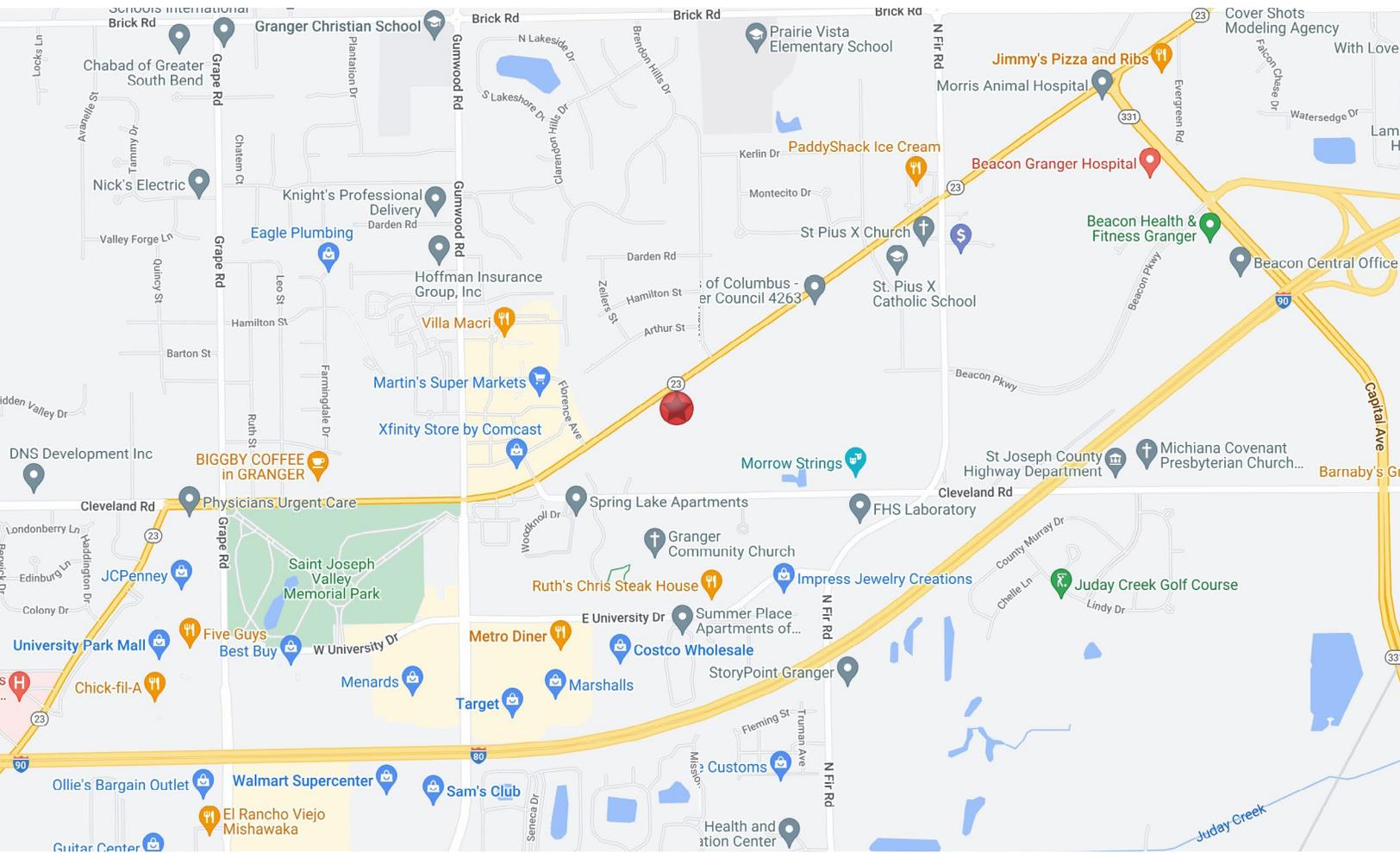
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LOCATION OVERVIEW

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- Located east of North Main Street on the south side of SR 23, just east of the Mishawaka city limits and .5 mile east of Martin's Super Market.
- Excellent location, visibility, onsite parking, monument signage.
- High traffic commercial corridor with average daily traffic counts exceeding 17,000.



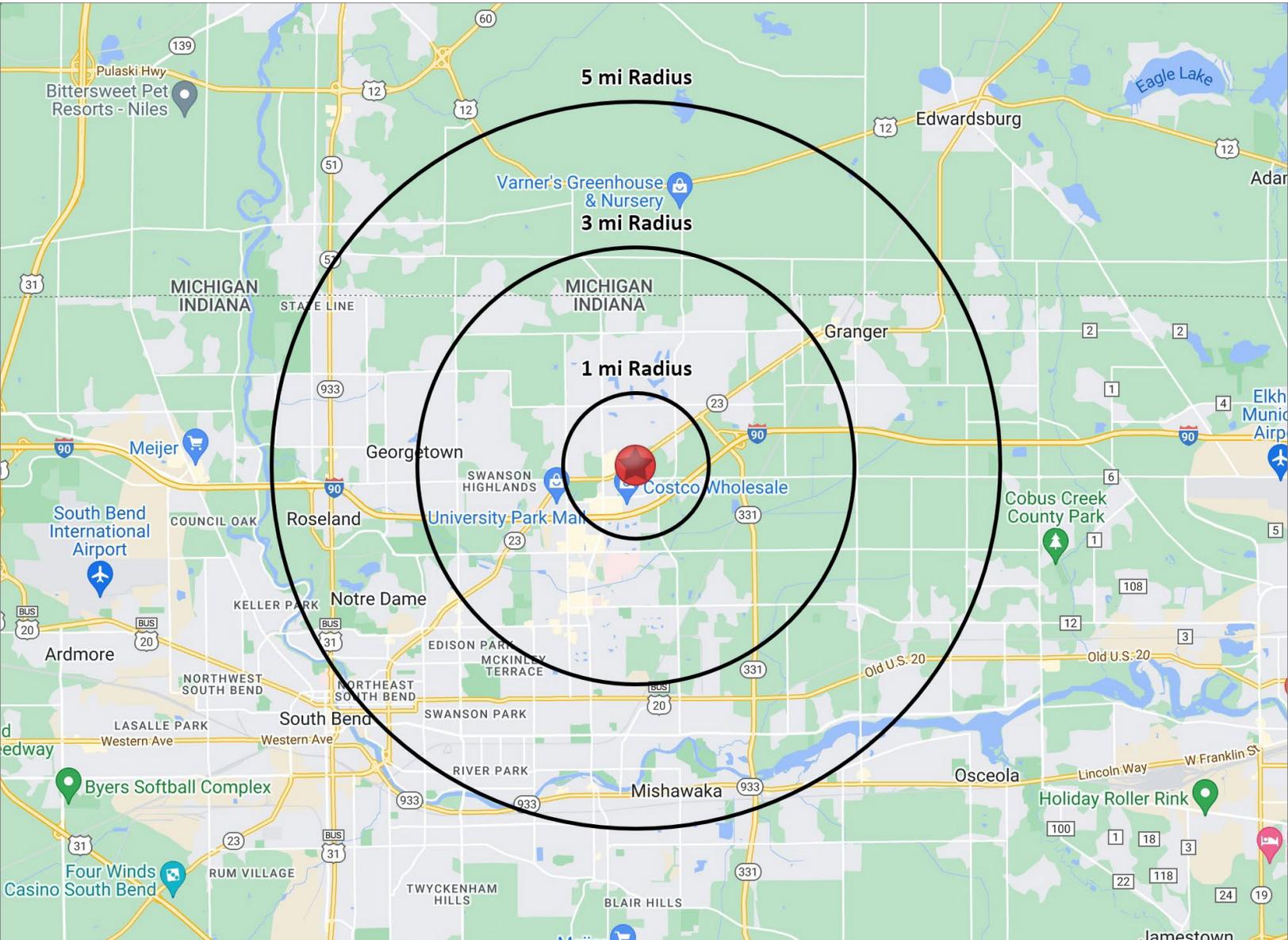
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2024 DEMOGRAPHICS

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POPULATION

1 MILE	5,539
3 MILE	318,427
5 MILE	523,162



NUMBER OF HOUSEHOLDS

1 MILE	1,149
3 MILE	83,020
5 MILE	138,884



AVERAGE HOUSEHOLD INCOME

1 MILE	\$100,330
3 MILE	\$92,616
5 MILE	\$92,729



MEDIAN HOME VALUE

1 MILE	\$322,469
3 MILE	\$193,226
5 MILE	\$198,784