

## COMMERCIAL BUILDING FOR SALE OR LEASE

12555 SR 23 | Granger, IN 46530



### Class A Medical Office Build-Out, Adaptable for Many Uses

Building Size:	8,643 SF
Land:	0.91 Acre
Zoning:	Business
Lighting:	Fluorescent
Parking:	40+ Parking Spaces
Frontage:	155' frontage on SR 23
List Price:	\$1,200,000
Lease Rate:	\$15.00 PSF NNN

#### Details:

This 2-story, masonry building is nicely landscaped and located in the heart of Granger. The building was built in 1991, features ample on-site parking and is 100% heated and air conditioned. The building showcases Class A finishes throughout including a reception area, retail area, private exam rooms, business offices, restrooms, and an adaptable floor plan.

[VIEW PROPERTY ONLINE](#)

[INTERACTIVE TOUR - 1st FLOOR](#)

[INTERACTIVE TOUR - 2nd FLOOR](#)



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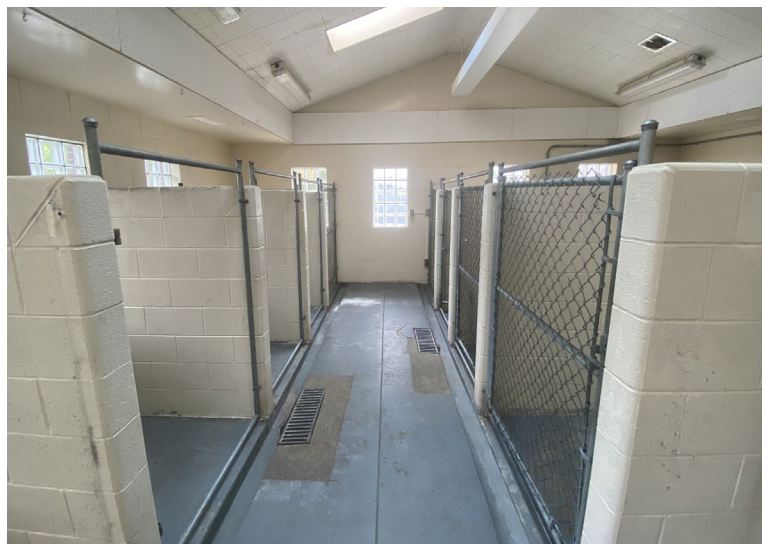
# PROPERTY PHOTOS

## COMMERCIAL BUILDING FOR SALE OR LEASE

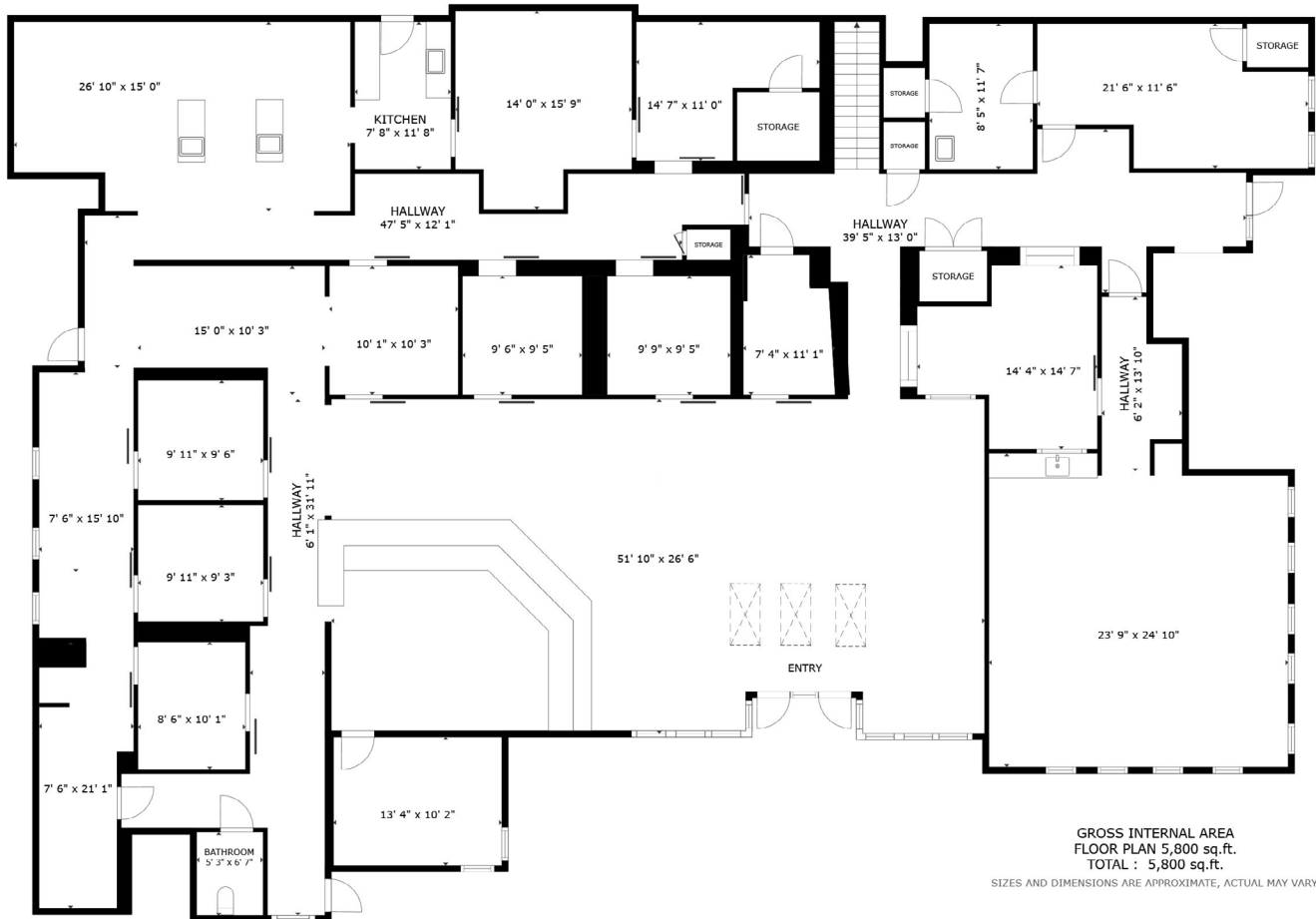
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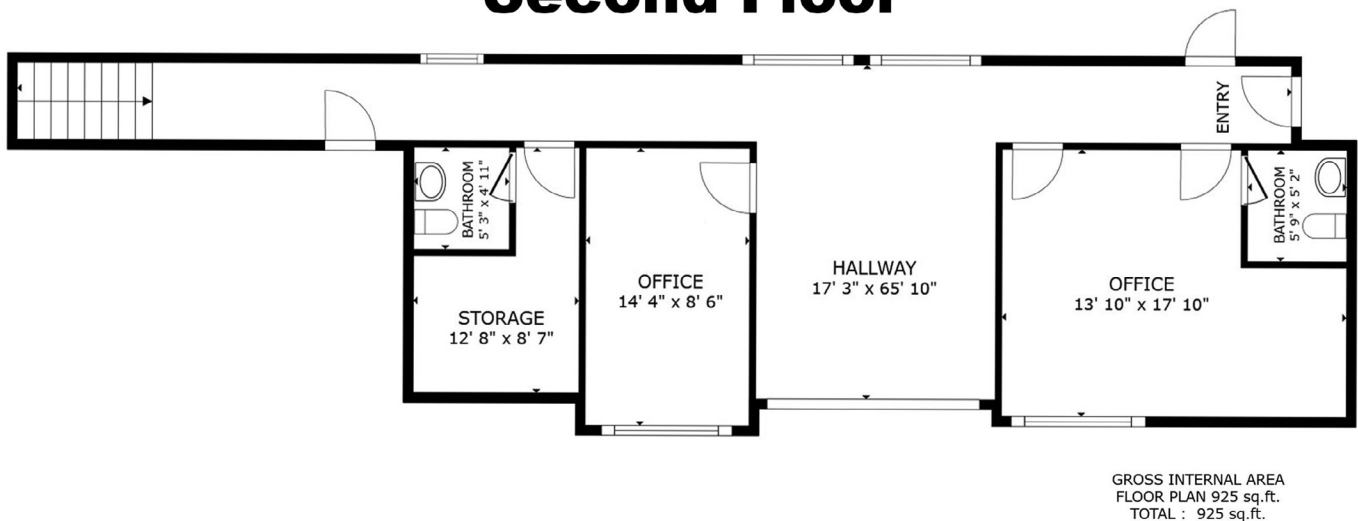




### First Floor



### Second Floor





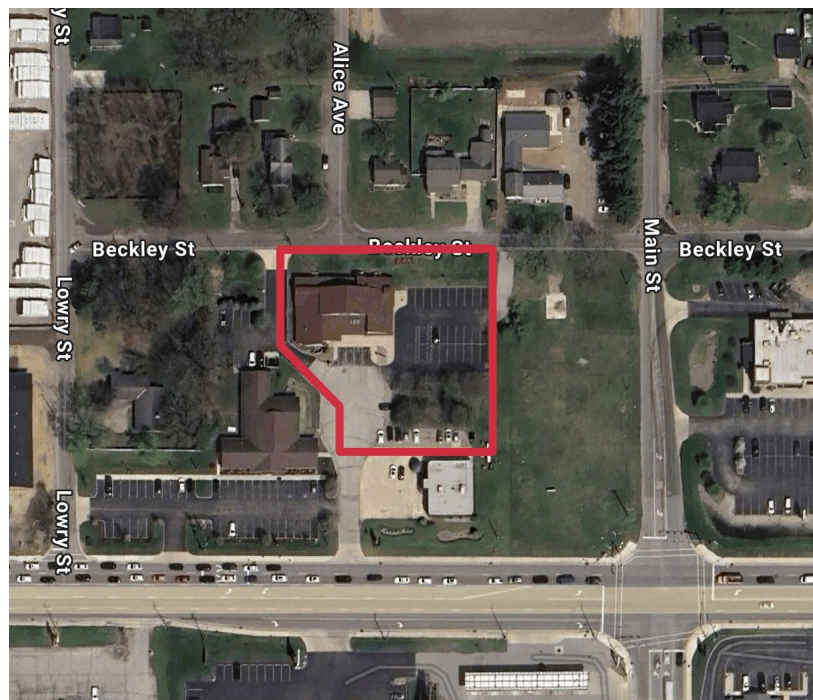
# LOCATION OVERVIEW

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- Located on the northeast side of St. Joseph County in one of the highest demographic strong trade areas.
- Excellent location with easy access to the surrounding community.
- Surrounded by national and local retailers and residential neighborhoods.
- Minutes to Michigan, I 80/90 Toll Road and Capital Avenue extension.
- Average daily traffic count of 15,608 on SR 23.

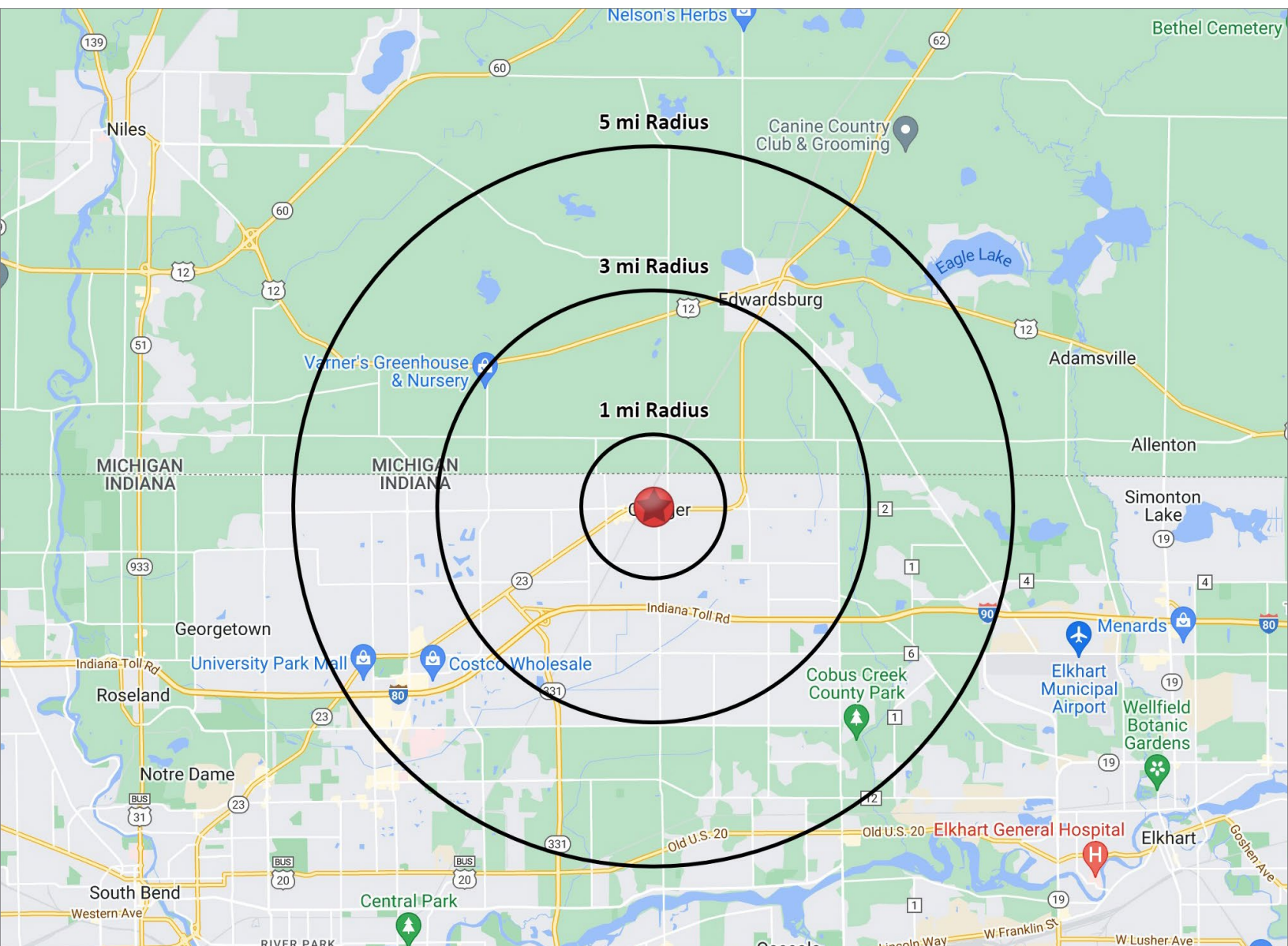




# 2023 DEMOGRAPHICS

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### POPULATION

1 MILE	3,096
3 MILE	19,397
5 MILE	51,683



### NUMBER OF HOUSEHOLDS

1 MILE	1,030
3 MILE	6,414
5 MILE	19,142



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$127,642
3 MILE	\$143,925
5 MILE	\$117,679



### MEDIAN HOME VALUE

1 MILE	\$229,268
3 MILE	\$262,357
5 MILE	\$241,873



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