

# VACANT LAND FOR SALE

SR 23 | Granger, IN 46530



## Excellent Development Opportunity in Granger

**Land:** 3 Acres  
**Zoning:** Commercial  
**List Price:** \$2,200,000

[VIEW PROPERTY ONLINE](#)

### Details:

Vacant land for sale on SR 23 in Granger, Indiana, offering an excellent development opportunity in a high-visibility location near Bittersweet Road. This 3 acre parcel is ideally situated in a thriving area, making it perfect for commercial development such as an office building or small business. With strong traffic flow and easy access to major roads, this property presents a prime chance to establish a presence in one of Granger's most desirable corridors.



# NAI Cressy

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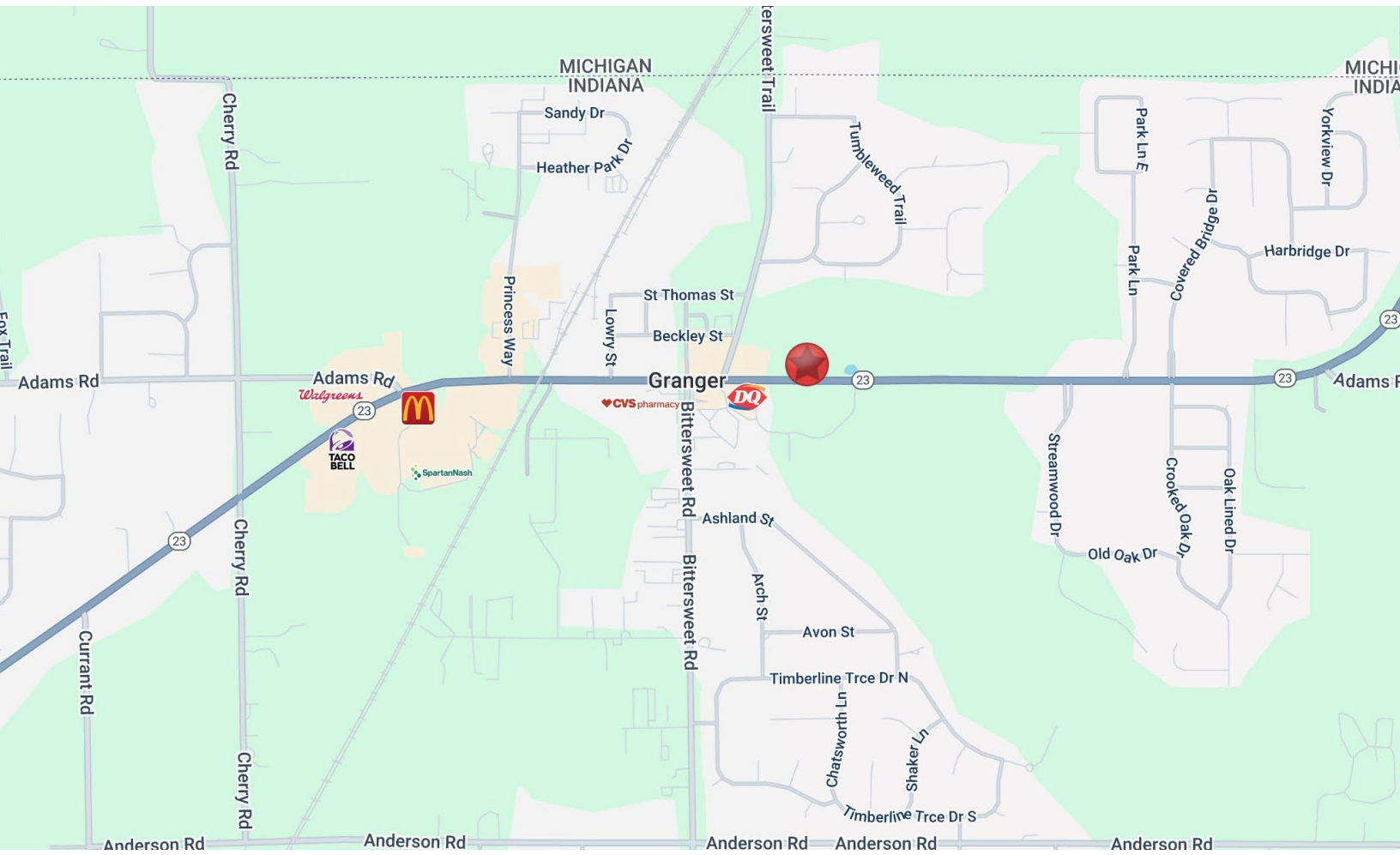




# LOCATION OVERVIEW

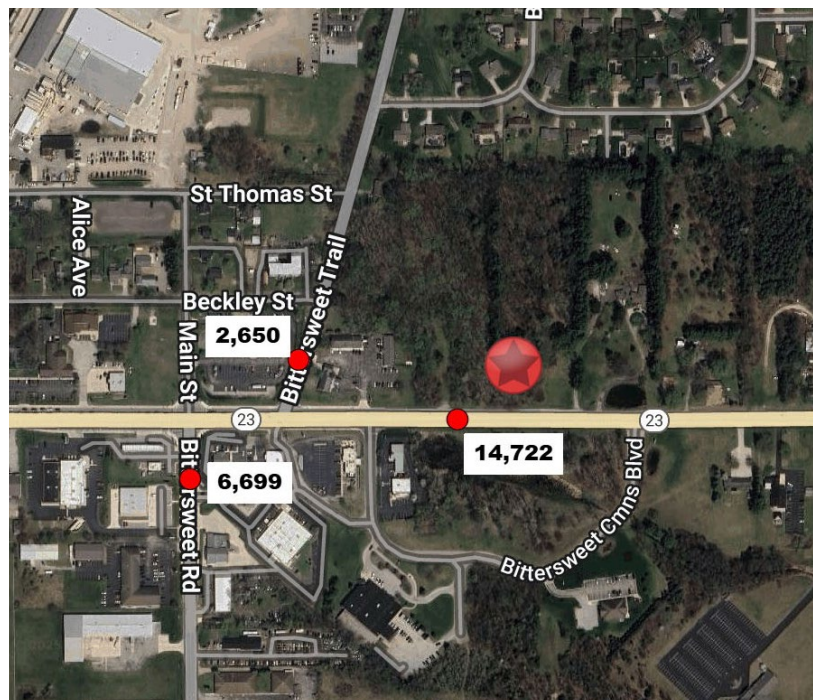
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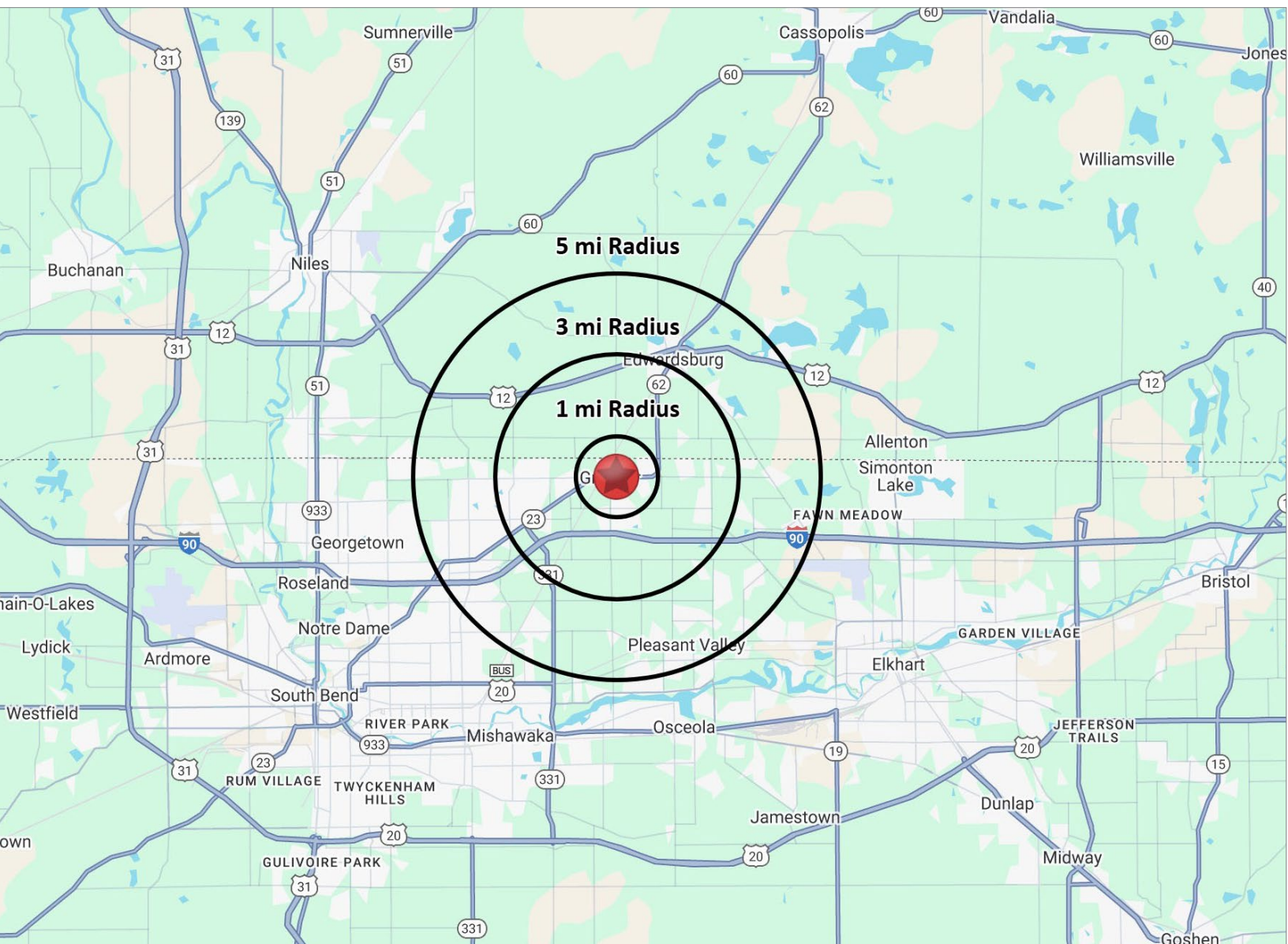
State Road 23 is a north-south state route that runs northeast through Granger and ultimately reaches the Michigan state line. At the intersection with Bittersweet Road, it forms a busy commercial junction within a vibrant suburban corridor.

Traffic here is notably heavy—the intersection sees over 14,000 vehicles per day.



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## POPULATION

1 MILE	3,080
3 MILE	17,113
5 MILE	50,289



## NUMBER OF HOUSEHOLDS

1 MILE	1,042
3 MILE	5,430
5 MILE	15,210



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$133,213
3 MILE	\$171,171
5 MILE	\$143,901



## MEDIAN HOME VALUE

1 MILE	\$294,915
3 MILE	\$336,973
5 MILE	\$299,921