

Land Ready for Development

15793 E. UNIVERSITY DRIVE | GRANGER, IN 46530

Excellent Opportunity to Develop Along Heavily Traveled Corridor Near Major Retailers

NAI Cressy
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Property Overview

Prime 5.23-acre development opportunity located along E. University Drive, a heavily traveled corridor connecting the I-80/90 Toll Road to University Park Mall. Situated within the University Park Trade Area, one of the strongest demographic trade areas in St. Joseph County, the property offers excellent visibility and convenient access to major regional retail destinations.

The site benefits from its proximity to strong retail magnets including Super Target and Costco, creating significant traffic and consumer exposure. An existing curb cut on the southeast corner provides convenient site access. The property is potentially divisible into parcels of approximately 1 acre, offering flexibility for a variety of development opportunities.

An exceptional location for retail, commercial or other development uses seeking a high-traffic corridor with strong demographics and proximity to established national retailers.



[VIEW LISTING ONLINE](#)



Land:
5.23 AC



Zoning:
Commercial

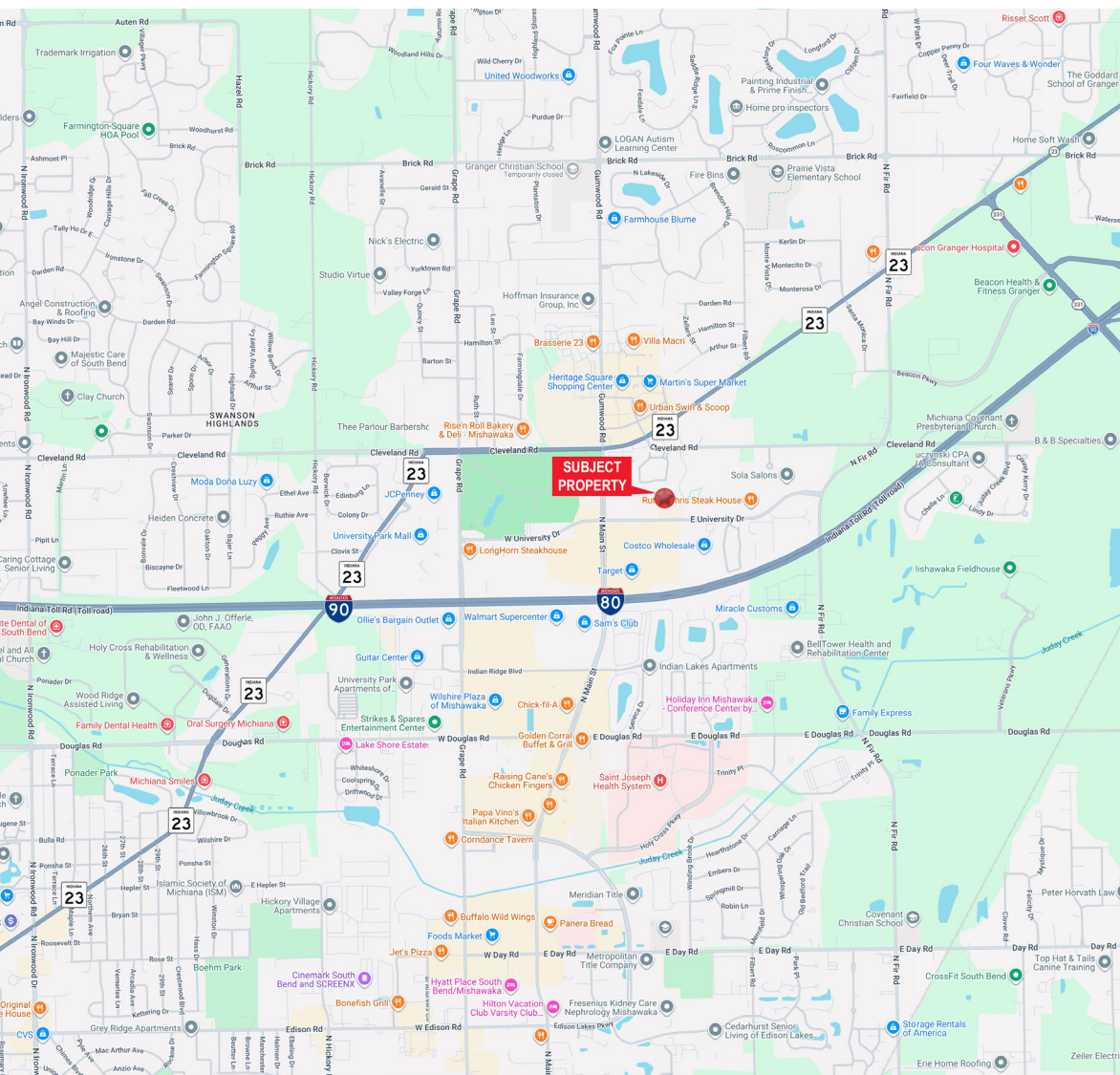


List Price:
\$2,475,000

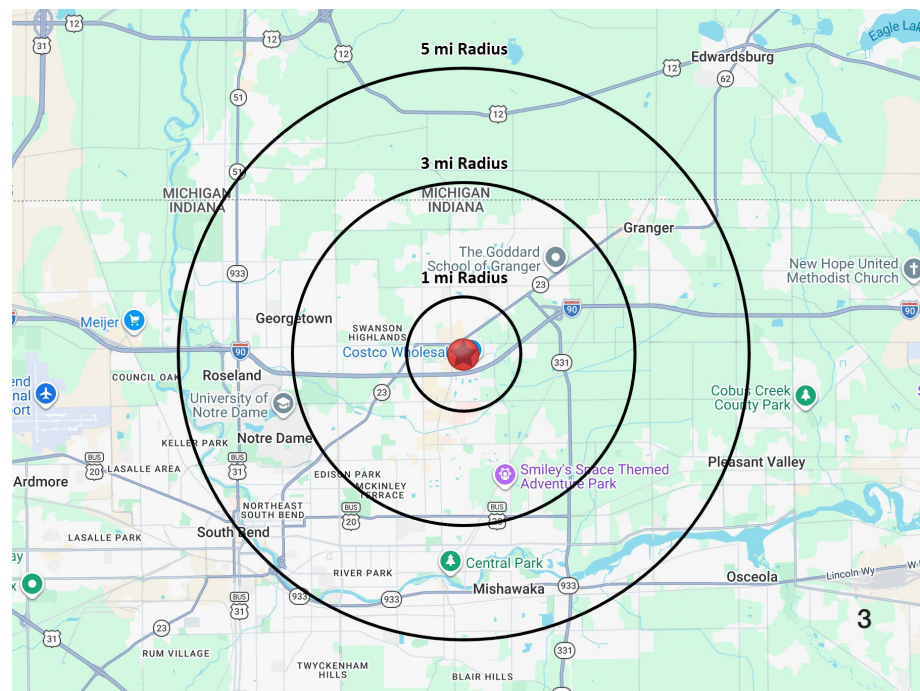


Location Overview

This property is an excellent opportunity for commercial investment, strategically located in a highly sought-after area of the Michiana region. Granger is a growing suburban community that provides easy access to key roadways such as U.S. Route 31, making it a prime location for businesses looking to attract both local and regional traffic. This property is in close proximity to South Bend, while also benefiting from the higher-end residential and commercial developments in the surrounding area. The location is particularly advantageous for businesses seeking visibility and access to a well-established, affluent customer base. With its proximity to the University of Notre Dame and other institutions, the area is home to a strong and educated workforce, presenting potential for businesses that cater to students, faculty, and local professionals. In addition, Granger offers a blend of suburban tranquility and commercial growth, with retail centers, restaurants, and service-oriented businesses all nearby. This makes this a versatile and appealing location for a wide range of commercial ventures, from office spaces to retail establishments or service providers.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,606	48,740	133,976
HOUSEHOLDS	3,391	21,571	54,705
AVERAGE HOUSEHOLD INCOME	\$112,674	\$118,585	\$108,709
MEDIAN HOME VALUE	\$283,673	\$300,735	\$253,737



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