1.62 Acre Redevelopment Opportunity With Flexible Building

14370 SR 23 | GRANGER, IN 46530

Located at the signalized intersection of State Road 23 and Brick Road with multiple curb cuts.

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Property Overview

The 1.62 acre site supports multiple uses from office to restaurant.

The site is located at a traffic light on the busy intersection of State Road 23 and Brick Road (combined 2025 traffic counts at the intersection are 41,328 AADT on SR 23 and 7,083 AADT on Brick Road). High income demographics exists with 1,457 households/4,776 Population/$183,319 Median Household Income located within a 1-mile radius. There are multiple existing curb cuts existing on the site leading to the likelihood of more than one curb cut being approved for the future use of the location. The site is also located within close proximity of Capital Avenue providing access to Interstate 80/90 and the US 20/31 Bypass. A buyer interested in the existing structure will find a well-designed plan with floor to ceiling windows providing considerable natural light, open sightlines, and spatial flow —well suited for studio, office, or client-oriented environments.

VIEW LISTING ONLINE

Land:
1.62 AC
Redevelopment Opportunity with Flexible Building

Zoning:
R Single Family – St. Joseph County Planning & Zoning Department will support rezoning to B Business

Utilities:
Electric, Natural Gas, Private Well, & Private Septic

Existing Building:
3,343 SF + Lower-level

Built:
1979 remodeled in 2024

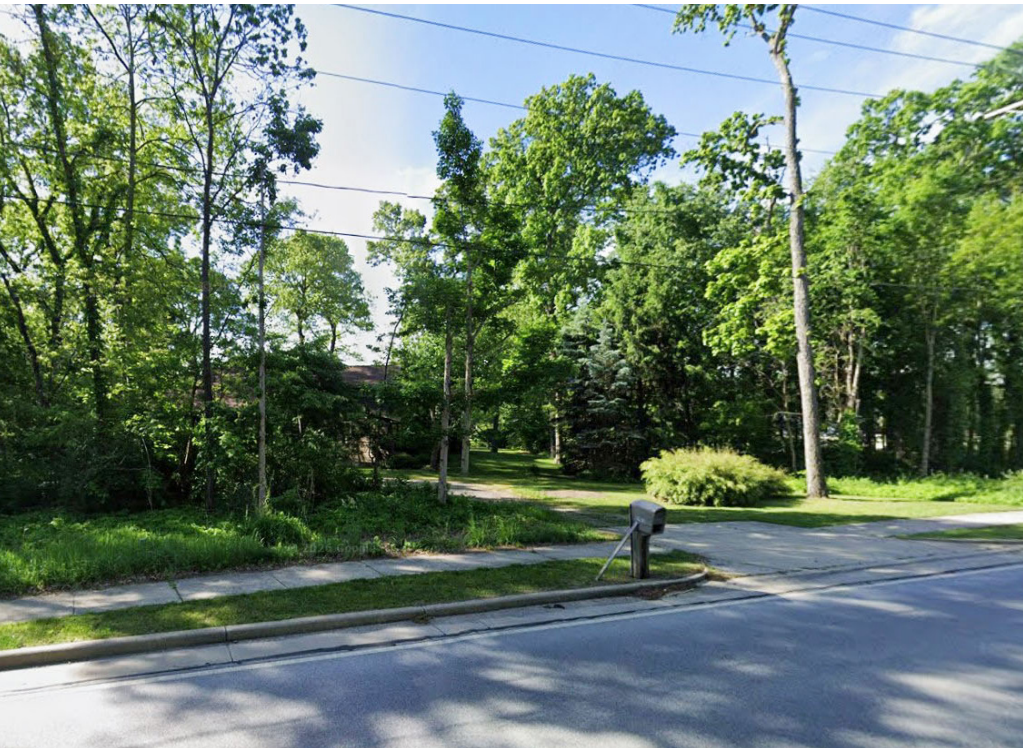
List Price:
$850,000



Property Photos

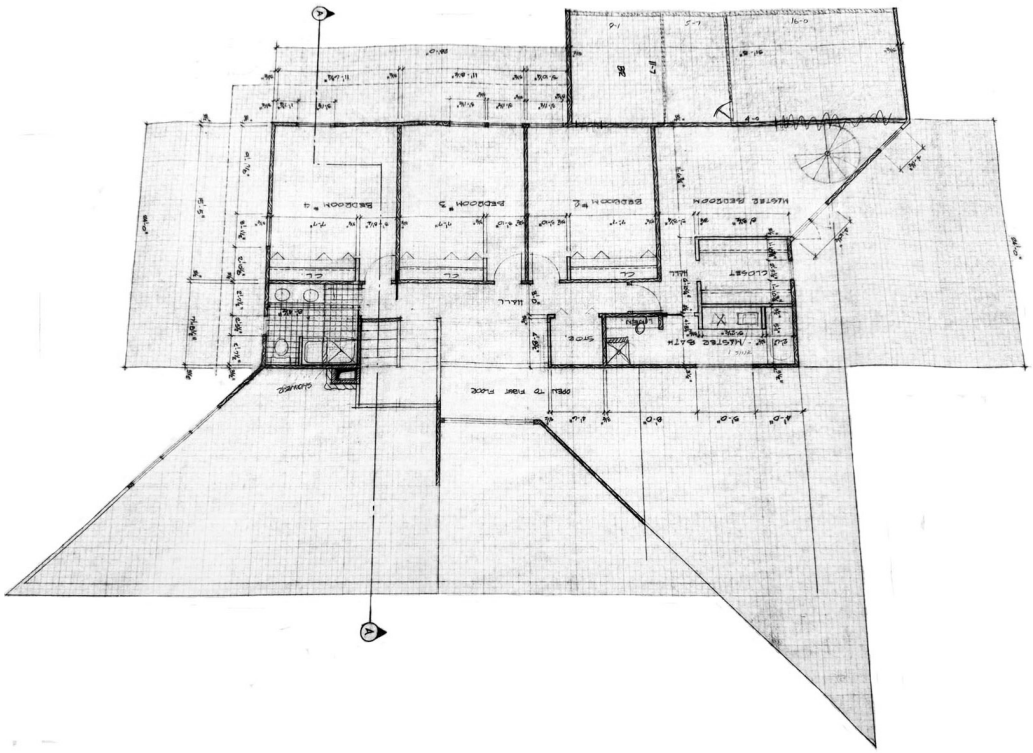


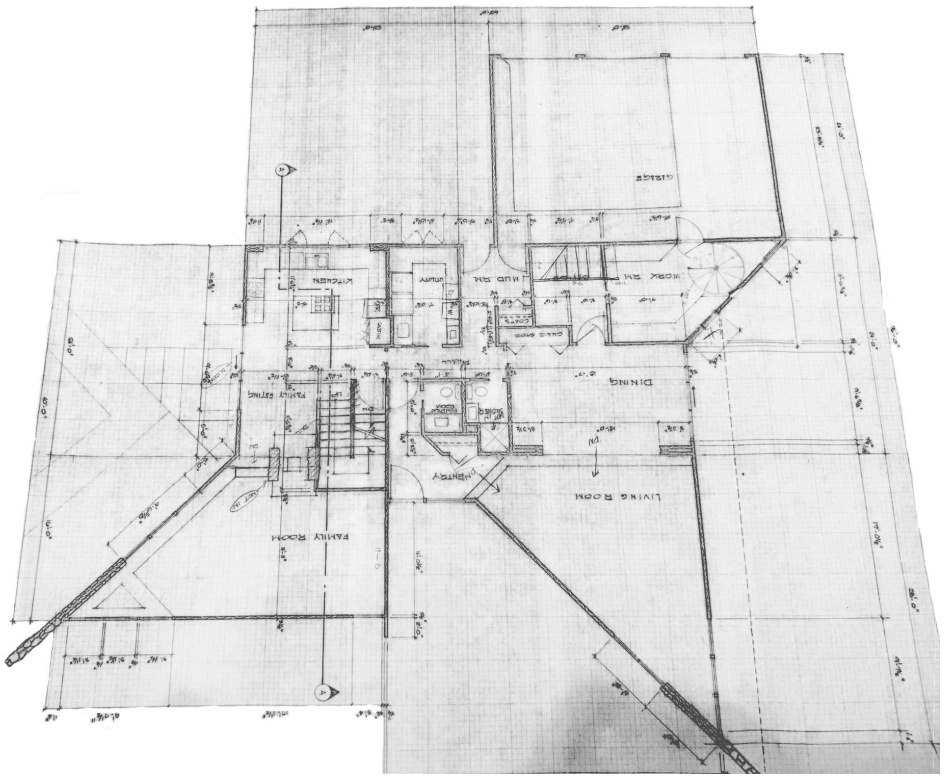






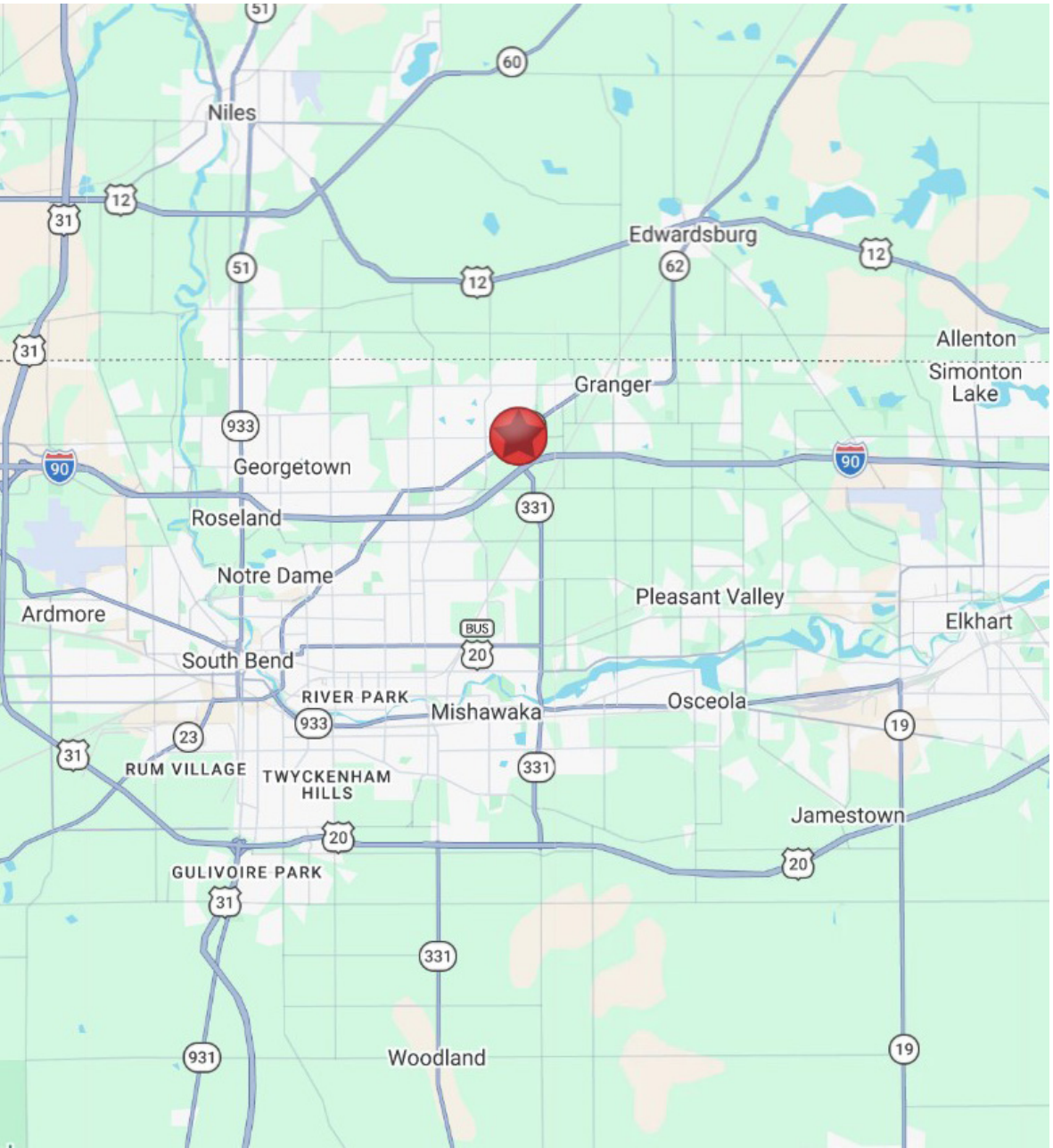
Floor Plans


BEDROOM 4
BEDROOM 3
BEDROOM 2
MASTER BEDROOM
CLOSET
MASTER BATH
HALL
SHOWER
BELL TO REAR FLOOR

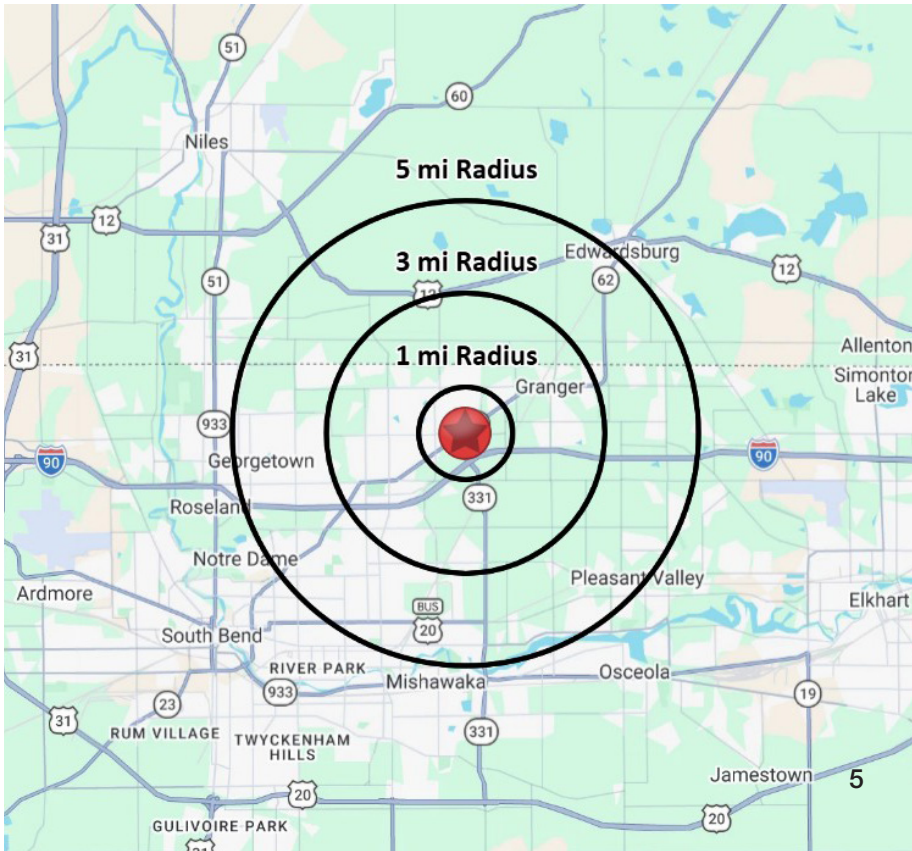

GARAGE
KITCHEN
PANTRY
LAUNDRY
MUD RM
WORK RM
DINING
FAMILY EATING
FAMILY ROOM
LIVING ROOM

Location Overview

Located on State Road 23 with dual access from SR 23 and Brick Road—combining visibility, access, and flexibility rarely found in this corridor. Sustained visibility along a primary corridor near the Indiana Toll Road and regional medical facilities. Preliminary county planning feedback indicates the property could likely be rezoned to Office (O) or Business (B) District, subject to approvals.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,776	27,346	81,955
HOUSEHOLDS	1,457	7,784	22,769
AVERAGE HOUSEHOLD INCOME	$243,495	$164,155	$123,282
MEDIAN HOME VALUE	$460,466	$366,880	$291,988



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