

TOSCANA PARK

RETAIL OPPORTUNITIES

TOSCANA BLVD. & GUMWOOD RD.
GRANGER, INDIANA

FOR LEASE
BUILD-TO-SUIT
FOR SALE



PROPERTY HIGHLIGHTS:

- Existing suites available from 2,000 SF to 4,000 SF
- Build-to-Suit/Purchase Opportunities
 - Land: 1 - 2.42-acres
 - Building: up to 20,000 SF single stores
- 12,300 cars per day on Gumwood north of SR 23
- Major thoroughfare for Granger residential neighborhoods and Edison Lakes office parks
- Great Lakes Capital project with Bradley Company third-party management
- **ASKING LEASE RATES: \$14.75 PSF NNN**

RETAIL TRADE AREA

Toscana Park is located in what is known as the University Park Trade Area, one of the most dominant retail markets in the state containing over 5 million square feet of retail, commercial office and hotel space. The area benefits greatly from nearby universities including the University of Notre Dame, Saint Mary's College, Bethel College and Indiana University South Bend.

Population:	892,734 in trade area
Average HH Income:	Over \$58,645 (within 5 minute drive time)
Households:	Over 337,729 in trade area



FOR MORE INFORMATION:

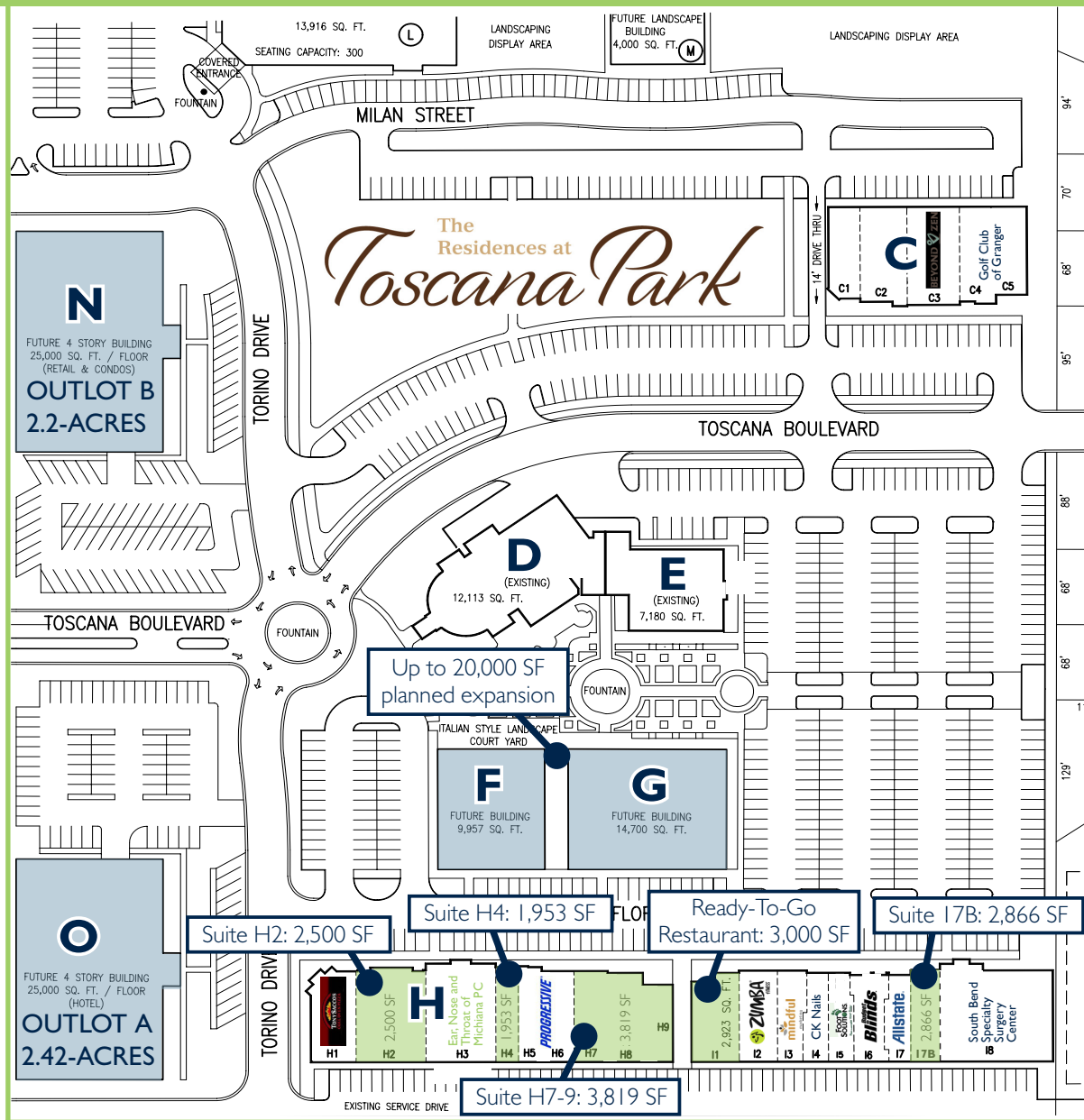
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Broker Disclosure: A real estate licensee holds a beneficial interest in this property.

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Existing Suites for Lease

Planned Expansion Space

FOR MORE INFORMATION:

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