

Retail Space for Lease

INOVA Federal Credit Union Building
605 E. University Dr.
Granger, Indiana



First Generation Retail Space | Located in Costco Outlot



Snapshot

Building Size: 5,550 SF
Available: 1,850 SF
Land: 1.03 AC
Zoning: Commercial
Lease Rate: \$27.00 PSF/Year NNN

Property Details

The INOVA Federal Credit Union building is a 5,550 SF prime retail space located in the heart of the University Trade Area. With 1,850 SF of available space, this first generation space is ready for tenant improvements. The first floor is open for easy water and utility installation. The space has ample visibility and signage, as well as easy access from major roads.

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Property Photos



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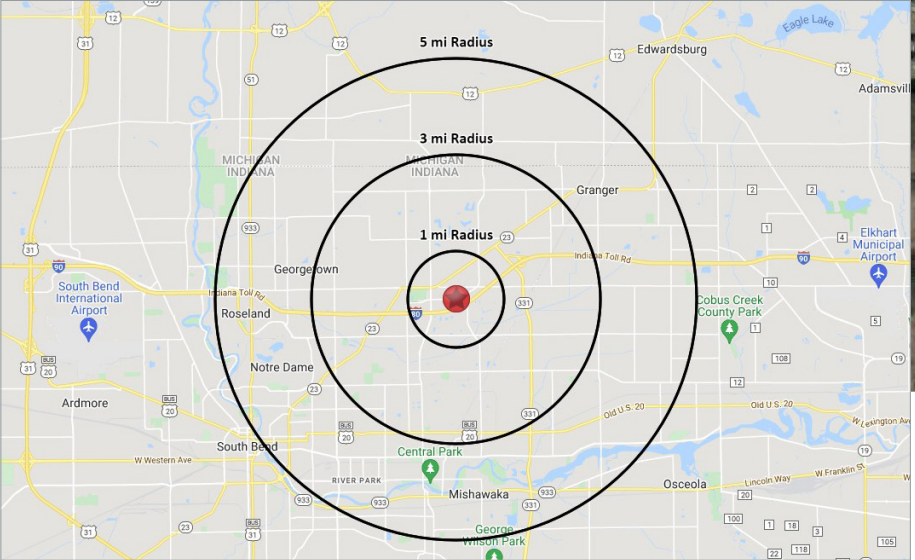
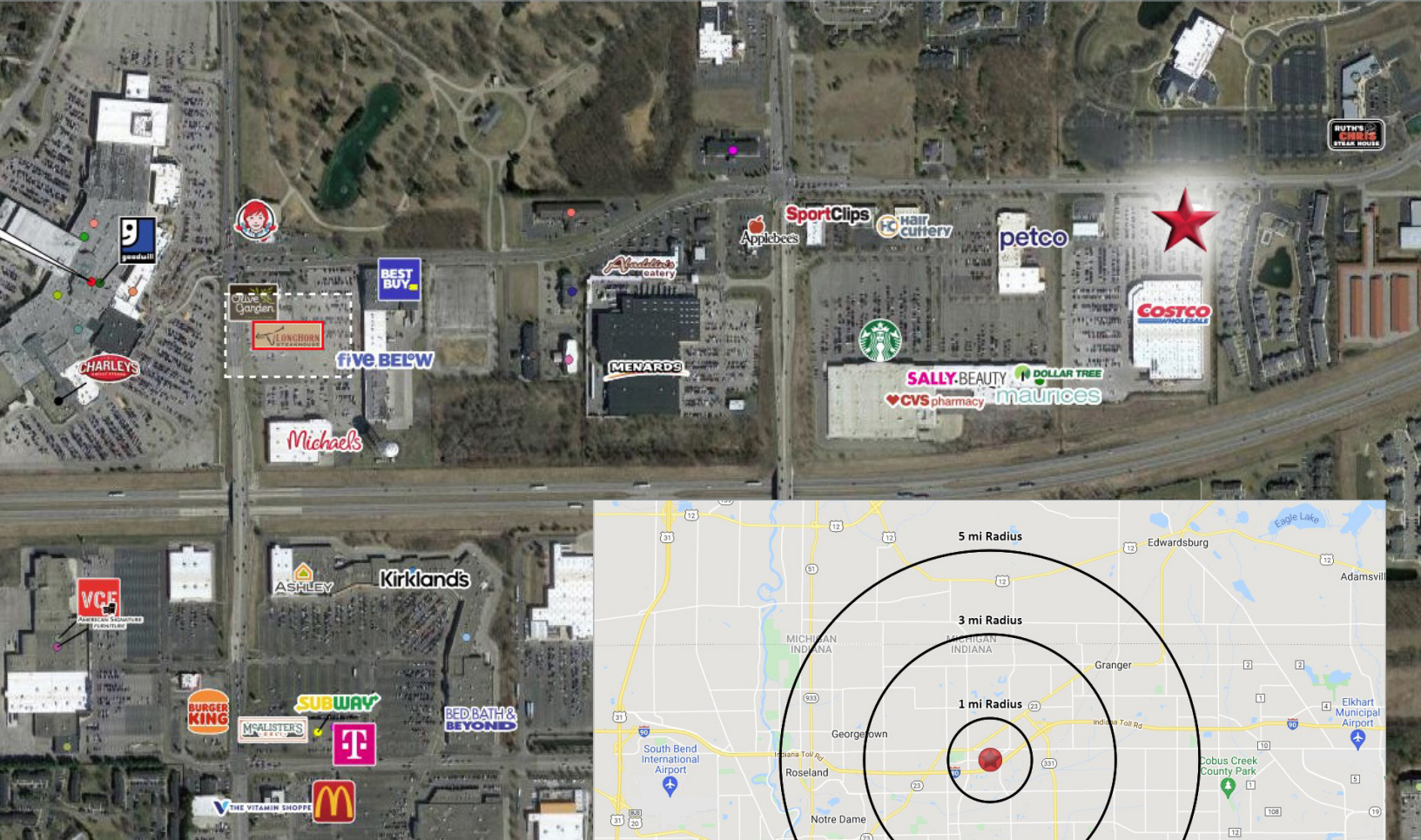
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35,075 Average Daily Traffic Count on Grape Rd. and University Dr.



Location

The property is located on the heavily trafficked University Drive, in the Costco outlet. It sits just east of the Mishawaka Super Target and south of the I 80/90 Toll Road. The property is minutes from the University of Notre Dame, St. Joe Regional Medical Center, and the 700 acre mixed-use Edison Lakes Parkway. The retail area includes the highest income demographics locally, with major adjacent retailers made up of Costco, Ruth’s Chris Steakhouse, Target, Marshalls and others.

| 2021 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|----------|
| POPULATION | 5,102 | 46,646 | 132,066 |
| NUMBER OF HOUSEHOLDS | 2,446 | 19,782 | 51,751 |
| AVERAGE HOUSEHOLD INCOME | \$57,282 | \$92,897 | \$83,670 |

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