



### Neighborhood

- 188,000 sf Regional Center
- Join a gourmet grocery-anchored retail center that includes Charming Charlies, White House/Black Market, Eddie Bauer, Starbucks, Orange Theory and Uptown Kitchen
- At the intersection of SR 23 and Main Street in Granger, Indiana
- Close proximity to Notre Dame University and 3 other colleges
- Open air lifestyle center strategically located between the fastest growing and highest income residential area on the Grape Road/Main Street corridor

### Quality Tenant Mix

- Extremely strong tenant sales

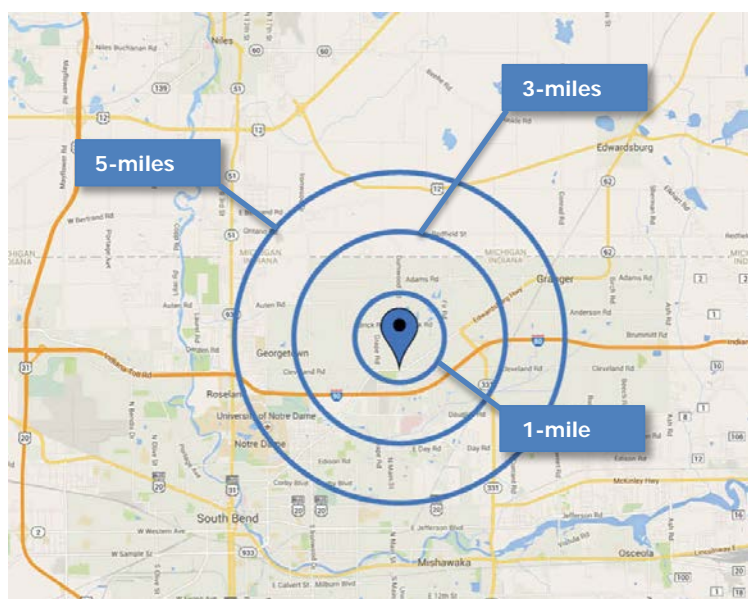
### Powerful Draw

- Located in a densely populated area, with stable population growth, and high income
- Traffic Counts: 22,000 vehicles per day
- New 99-room hotel with a 90% pre-book rate directly on the Property provides significant visitor traffic and spending to the center
- 280 new residential housing units being constructed directly across from the center

### NOW LEASING:

1,483 – 3,563 SF of office space  
1,561 – 6,000 SF of retail space

Demographics (2018 Estimates)	1-mile radius	3-mile radius	5-mile radius
Population	5,201	47,472	121,129
Average HH Income	\$95,232	\$87,406	\$75,551



# Heritage Square

State Road 23 (Edwardsburg Hwy) & Gumwood Road  
Granger, Indiana 46530

Site Plan



Suite	Tenant	SF
160	Michiana Beauty College	5,992
170	Indiana Farm Bureau Insurance	1,561
190	Heavenly Goat Brewing Co.	7,207
208	Uptown Kitchen	5,064
216	Luxury Nails	2,527
228	Mathnasium	2,400
230	Edible Arrangements	1,470
238	Global Fine Art	1,000
240	Two Dogs and a Cat	1,565
242	Three Saints Powersports	1,991
<b>244A</b>	<b>Available</b>	<b>6,000</b>
244	Charming Charlie	5,559
260	Trek Store of Granger	3,566
290	Soho Japanese Bistro	6,040
304	Orangetheory Fitness	2,914
308	Weight Watchers	1,447
312	Edward Jones	1,001
320	Eddie Bauer	5,041
<b>330</b>	<b>Available</b>	<b>5,906</b>
350	Scottrade	1,882
360	Subway	1,827
410	Primal Kitchen Restaurant	3,133
420	Portrait Innovations	2,102
440	Urban Swirl Frozen Yogurt	2,002
510	Sorella Boutique	2,068
515	Fannie May Candies	1,200
530	Salon Noveau	2,983
<b>535</b>	<b>Available</b>	<b>1,159</b>
550	Unity Boutique	1,127
560	Glance Eyewear Gallery	1,009
565	White House Black Market	3,500
1000	Van Horne Jewelers	5,000
1210	Starbucks	2,275
1220	All-Star Nutrition	1,016
1230	SuperCuts	919
1250	Xfinity/Comcast Experience Store	4,700
1300	Old National Bank	PAD
1350	Mike's Car Wash	PAD
1390	Martin's Fuel Station	PAD
1400	Martin's Super Market	71,135
<b>Building 100 2nd Floor</b>		
		<b>2100 Available 2,080</b>
		<b>2110 Available 1,483</b>
		2120 Exaktime 4,673
		2140 Easy Access 4,950
		2150 Real Clear Holdings 1,230

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For Leasing Information:

Ashley Allen

aallen@broadreachretail.com

O 800.307.3130

F 410.729.8799

www.broadreachretail.com





© 2016 Aerials Express  
© TeleAtlas,  
First American Flood Hazard Certification LLC

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For Leasing Information:  
Ashley Allen  
aallen@broadreachretail.com

O 800.307.3130  
F 410.878.2871

www.broadreachretail.com