

Heritage Square



7321 Heritage Square Drive
Granger, Indiana 46530
broadreachretail.com



Property Features

- Gourmet grocery-anchored lifestyle center
- Strong traffic counts (47,000+ cars/day)
- Close proximity to Notre Dame University & 3 other colleges
- Located on the Grape Road/Main Street corridor, between the fastest growing & highest income residential area

Join these Retailers

Martin's



EDDIE BAUER

J.Jill

Fannie May

**WHITE
HOUSE**

**BLACK
MARKET**

Orangetheory®

TREK

Retail Spaces for Lease

Suite	Size	Available
230	1,470 sf	NOW
242	1,991 sf	NOW
245	1,900 sf	NOW
510	2,063 sf	NOW

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.

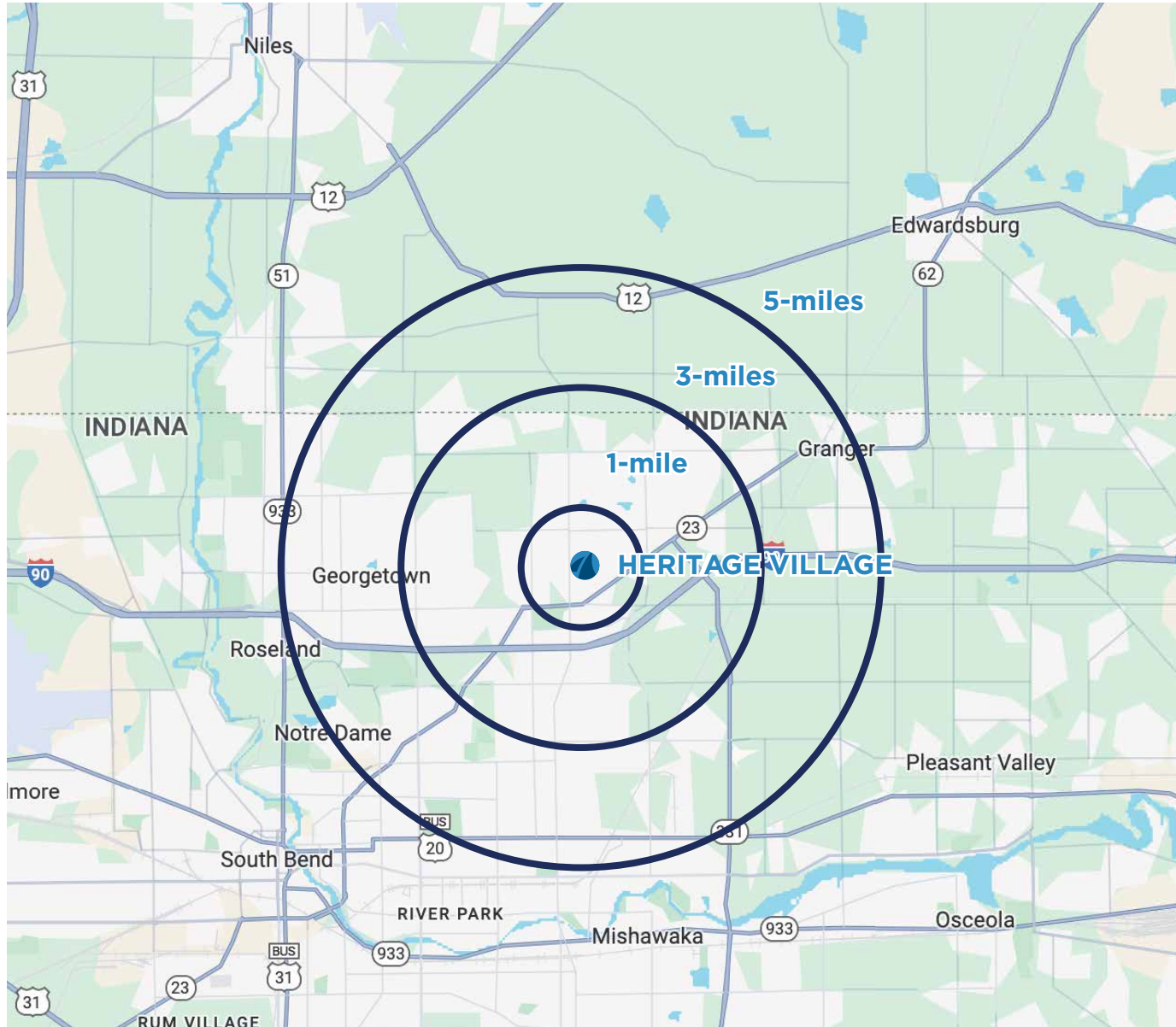
For Leasing Information, contact: Gary Block
gblock@broadreachretail.com 443.890.1538

 **Broad Reach**
RETAIL PARTNERS LLC

Location



Heritage Square Shopping Center
7321 Heritage Square Drive
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Demographics (2023 Estimates)

- 1-Mile Radius
 - Population: 5,941
 - Average Household Income: \$109,095
- 3-Mile Radius
 - Population: 49,071
 - Average Household Income: \$111,807
- 5-Mile Radius
 - Population: 124,427
 - Average Household Income: \$99,350

Property Highlights

- 188,000 square foot shopping center
- Located at intersection of SR 23 & Gumwood Road
- High income area with a dense and stable population growth
- Extremely strong tenant sales

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Site Plan



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Suite	Tenant	SF
160	Michiana Beauty College	5,992
170	Michiana Beauty College	1,516
190	Royal Crab	8,303
208	Uptown Kitchen	5,064
216	Luxury Nails	2,527
228	Mathnasium	2,400
230	Available	1,470
238	Global Fine Art	1,000
240	Pur Aesthetics & Wellness	1,823
242	Available	1,991
244	J. Jill	3,965
245	Available	1,900
250	Fiesta Tapatia	5,677
260	Trek Store of Granger	3,566
290	Soho Japanese Bistro	6,040
304	Orangetheory Fitness	2,914
308	Stretchlab	1,447
312	Edward Jones	1,001
320	Eddie Bauer	5,041
330	Ashley Rene's Prom & Pageant	5,906
350	Sports I.C. Cards	1,882
360	Subway	1,827
410	Peri Peri	3,133
420	Hybridge Center	2,102
440	Urban Swirl Frozen Yogurt	2,002
510	Available	2,063
515	Fannie May Candies	1,200
530	Salon Nouveau	2,983
535	Ashley Rene's Couture	1,159
550	Savanna Tailoring	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	The Joint	1,002
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
2100	Michiana Beauty College	2,080
2110	Extract Consultants	1,483
2120	Luminary Hospice	4,673
2140	Easy Access	4,950
2150	Burkey Real Estate	1,230

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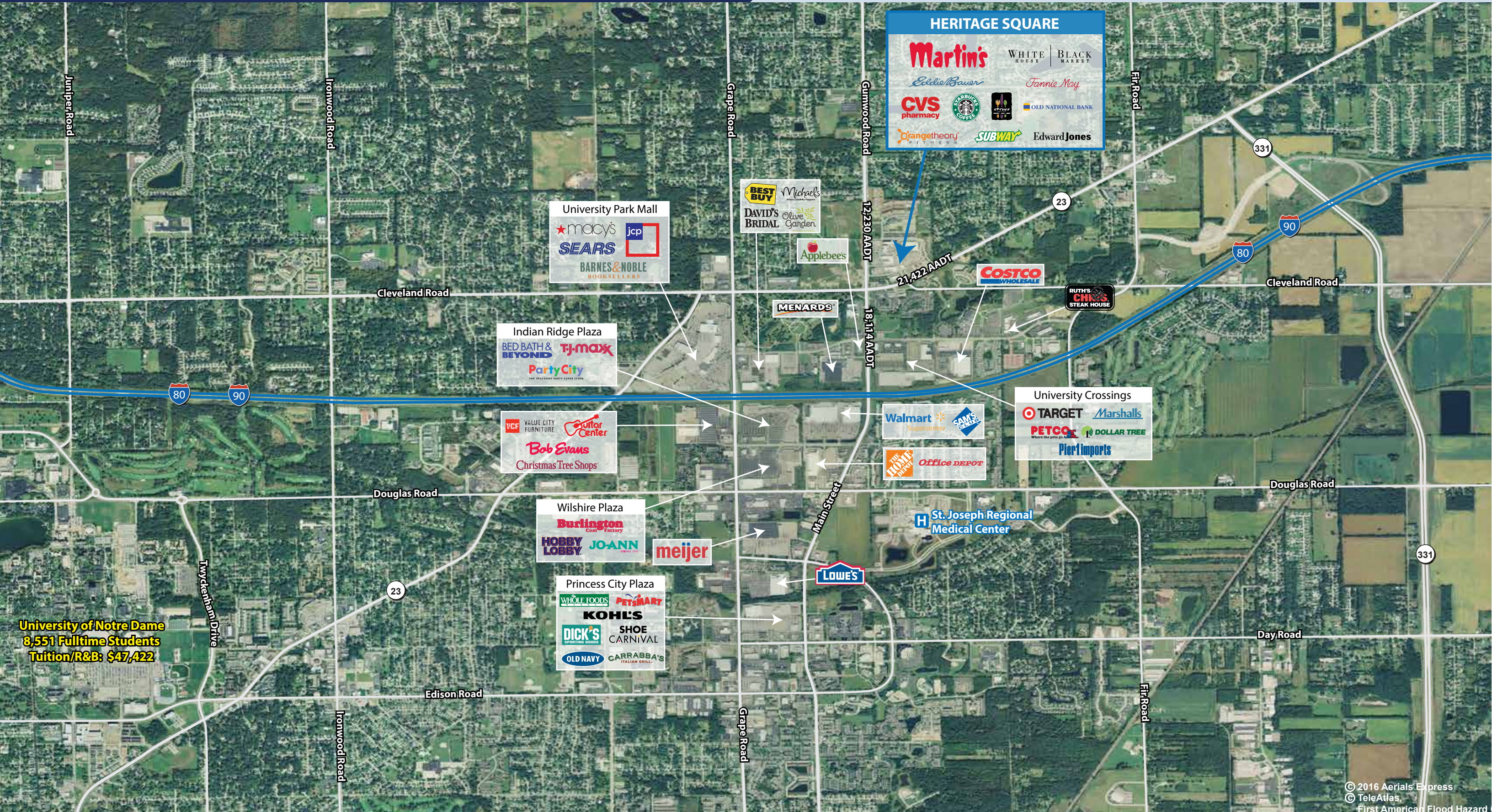
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Market Aerial



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