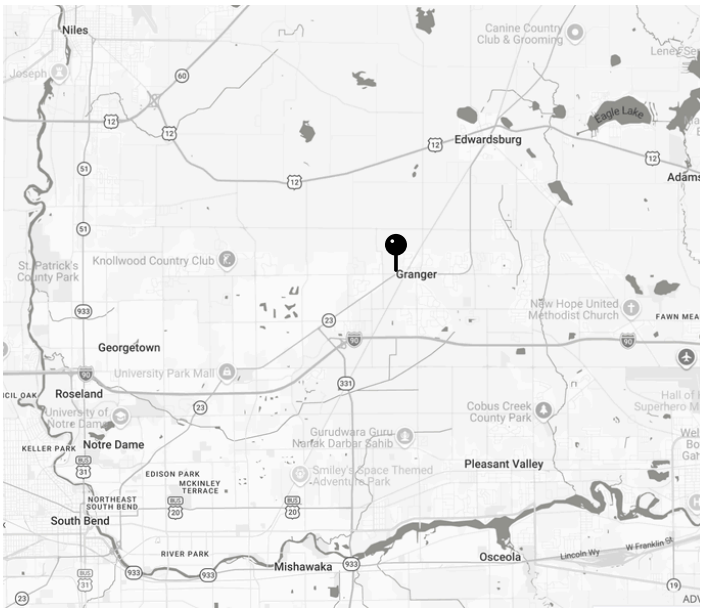
Land Available For Lease

12945 & 12949 Adams Road

Granger, IN 46530

Property Overview

Property Address:	12945 & 12949 Adams Road Granger, IN 46530
Available Area:	Up to ±3 acres can be made available; not reflective of total parcel size
Ground Lease Price:	Subject to Offers
Zoning:	Zoning: C (Commercial District) — permits retail and service uses, including restaurants, and all B: Business District primary uses
County:	St. Joseph County



Executive Summary

12945 & 12949 Adams Roads | Granger, IN sits on the high-visibility SR 23 corridor serving Granger and Mishawaka, minutes from Main Street/Heritage Square and University Park Mall. The site is surrounded by traffic-driving daily-needs users including Martin's, Walgreens, McDonald's, and Gates of Granger, plus nearby employment and Mary Frank Elementary supporting steady daytime activity.

Granger is a high-income suburban market with strong demand for neighborhood retail, bank/financial, and QSR. The trade area also benefits from long-term investment momentum tied to Microsoft's planned St. Joe Farm data center campus.

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Location Overview

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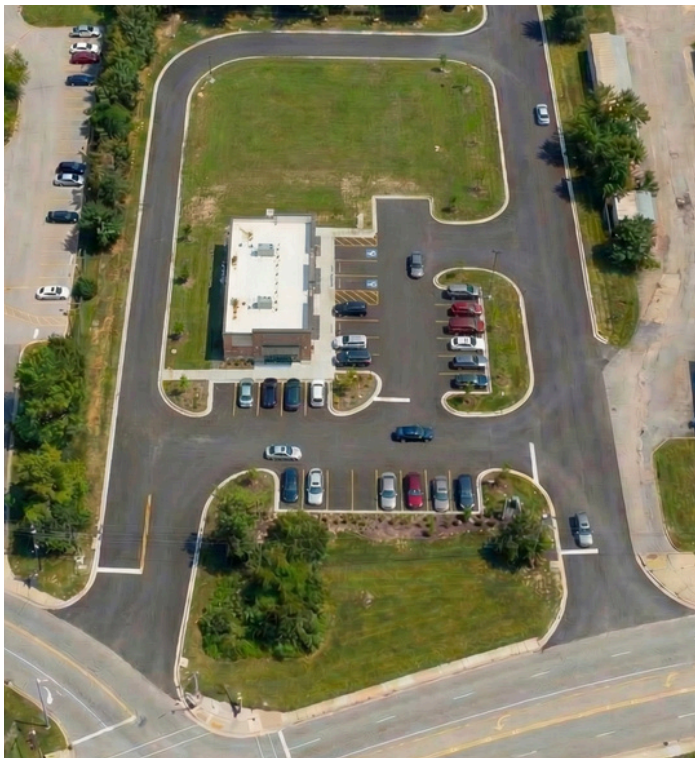
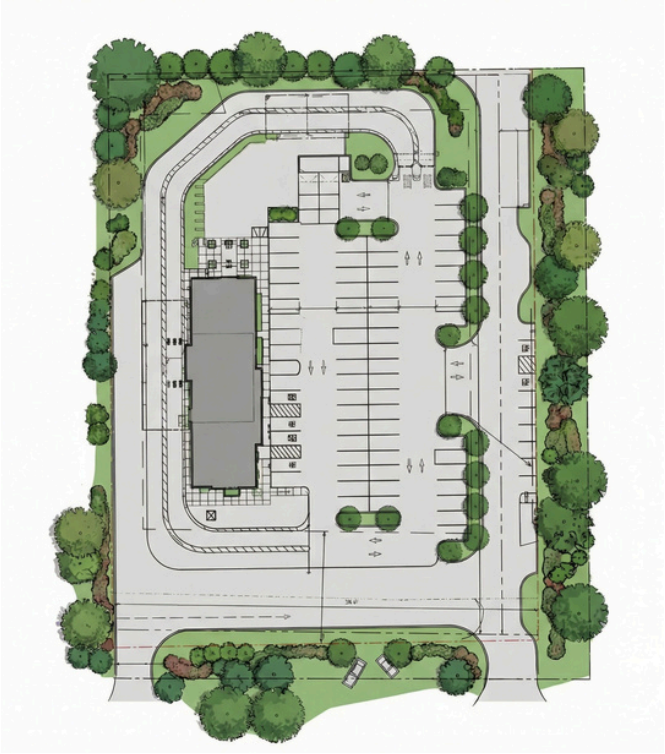
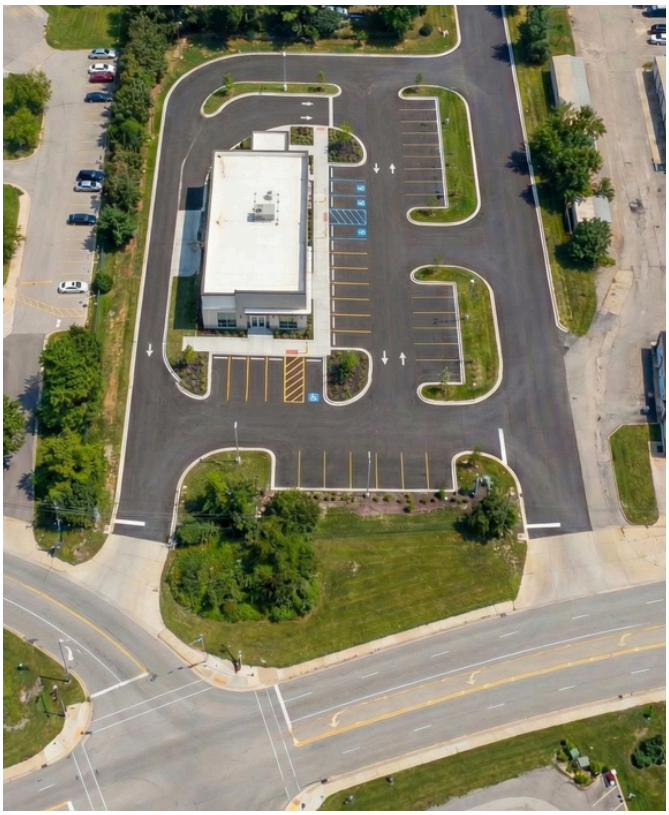
Conceptual Site Plans







Conceptual Rendering. For marketing only. Not an actual photo or as-built plan. Subject to change; no warranty.

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Additional Photos

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Granger Advantage

COUNTY AND REGIONAL PLANNING TAILWINDS

- St. Joseph County's Comprehensive Plan calls for a multi modal complete street corridor on SR 23 through the Granger area to Notre Dame University
- The SR 23 corridor is a documented focus area in County level planning for future connectivity and corridor function through the Granger area
- Corridor planning and transportation programming in the region is coordinated through MACOG and INDOT, which guides roadway priorities and investment planning across St. Joseph County

GROWTH AND INVESTMENT DRIVERS

- Institutional investment catalyst: Microsoft acquired 939 acres in the Granger area for a planned data center campus, reinforcing long term infrastructure and investment momentum
- Affluent, stable consumer base: high incomes, high home values, and high owner occupancy support durable demand for neighborhood retail, financial services, and QSR
- Limited high quality supply: new retail space in key nodes is often pre leased or committed, supporting strong fundamentals for well located sites

"Granger is ranked #5 in Best Places to Live in Indiana."

2025 – Niche.com

GRANGER DEMOGRAPHICS
3 / 5 / 10 – Mile Radius

Trade Area Snapshot

- Population (2024): 18,997 (3-mi) | 52,387 (5-mi) | 314,423 (10-mi)
- Households (2024): 6,282 (3-mi) | 19,422 (5-mi) | 123,262 (10-mi)
- Median Age: 40.7 (3-mi) | 41.1 (5-mi) | 36.8 (10-mi)

Income & Spending

- Median Household Income: $122,201 (3-mi) | $96,103 (5-mi) | $58,008 (10-mi)
- Avg Household Income: $149,036 (3-mi) | $121,238 (5-mi) | $78,942 (10-mi)
- Total Consumer Spending: $272.5M (3-mi) | $728.1M (5-mi) | $3.5B (10-mi)

Housing Profile

- Owner-Occupied Households: 5,835 (3-mi) | 15,576 (5-mi) | 75,832 (10-mi)
- Median Home Value: $270,407 (3-mi) | $247,108 (5-mi) | $163,343 (10-mi)

Education Profile

- Bachelor's Degree or Higher: 51% (3-mi) | 43% (5-mi) | 28% (10-mi)

RETAIL CO-TENANCY AND TRAFFIC DRIVERS

- Immediate proximity to daily-needs anchors including Martin's Super Market, Walgreens, and McDonald's
- Complementary retail and services nearby including Ace Hardware, AutoZone, and Verizon
- Supported by nearby schools and neighborhood demand drivers, including Mary Frank Elementary

LOCATION AND VISIBILITY

- High-visibility frontage on State Road 23, the primary north–south commercial corridor through Granger
- Strong access and convenience for both local rooftops and commuter traffic moving through the corridor
- Positioned within an established retail node with clear wayfinding and exposure

Sources: U.S. Census QuickFacts, St. Joseph County 2045 Comprehensive Plan, Microsoft St. Joe Farm reporting (Data Center Dynamics/WNDU), and CoStar.

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