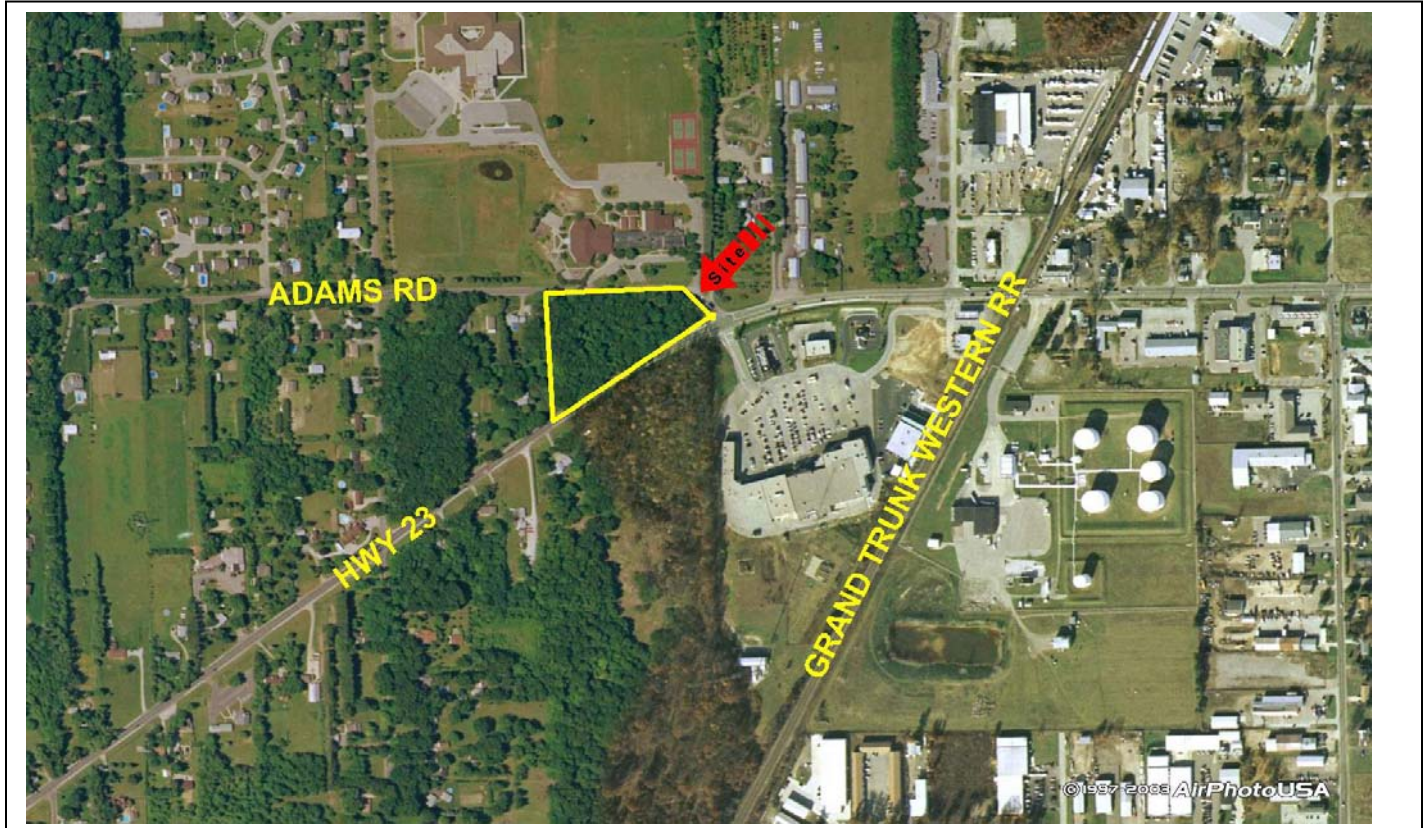


# Commercial Land For Sale

## 13060 Adams Rd & SR 23, Granger IN

Within a five mile radius there is a residential population of 27,707 with an Average Household Income of \$90,658. This strong demographic and economic base supports the many businesses, restaurants, and retail/service business that have chosen to locate in this area. Traffic count on S. R. 23 is approximately 19,488 average cars daily also adding to the successful nature of the businesses in Granger. Ideal Bank, Shopping Center, Restaurant Development Site.



**3.8 +/- Acres at the corner of Adams Road and SR 23  
in the heart of Granger, Indiana**

**List Price: \$12 PSF – 2+/- Acres corner (great hotel, bank,  
restaurant, drug store, medical site) and**

**\$ 6 PSF – 1.8 +/- Acres (ideal for medical or office)**

### Demographic Highlights

	1 Mile	3 Mile	5 Mile
2003 Population	3,045	9,112	15,550
2008 Population	3,300	9,802	16,989
% PopChange 02-03	5.40%	4.88%	6.12%
2003 Med Hshld Inc	\$82,372	\$81,239	\$75,615
2003 Ave Hshld Inc	\$92,701	\$91,595	\$87,680

For more information please contact:

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BROKER DISCLOSURE: Property owned wholly or in part by licensed real estate broker in the State of Indiana.

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