

SALE/LEASE

INDUSTRIAL



432 ST. JOHN RD.



432 ST. JOHN RD. MICHIGAN CITY, IN 46360

PROPERTY HIGHLIGHTS

- For Sale or Lease 50,000 sq. ft. big box retail store in the dynamic Franklin St. (HWY US-421) retail corridor situated on 5.5 acres with US 20 frontage.
- 1.5 miles north of interchange of I-94 and US-421. Just under 60 miles southeast of the Chicago Loop and 40 minutes west of South Bend.
- Flexible land and building availability, with Ace Hardware owner committed to the trade area and willing to downsize
- Convertible to industrial office/warehouse use with direct access to designated heavy haul road (US-20)
- Can be combined with adjacent lots for up to 16.46 acres of B-2 zoned property.
- Located within Michigan City EDC and Office Tower Property Redevelopment Project.
- Chiefly Steel Frame and Masonry featuring two loading docks in the southwest corner of the building

SALE PRICE **\$3,250,000**

LEASE RATE **\$4.65 SF/YR (NNN)**

Available SF:	50,000 SF
Lot Size:	5.5 Acres
Building Size:	50,600 SF
Traffic Count:	18,847 AADT (421 and US 20)
Median Household Income:	\$45,365
Michigan City Population:	\$32,000 (2021)

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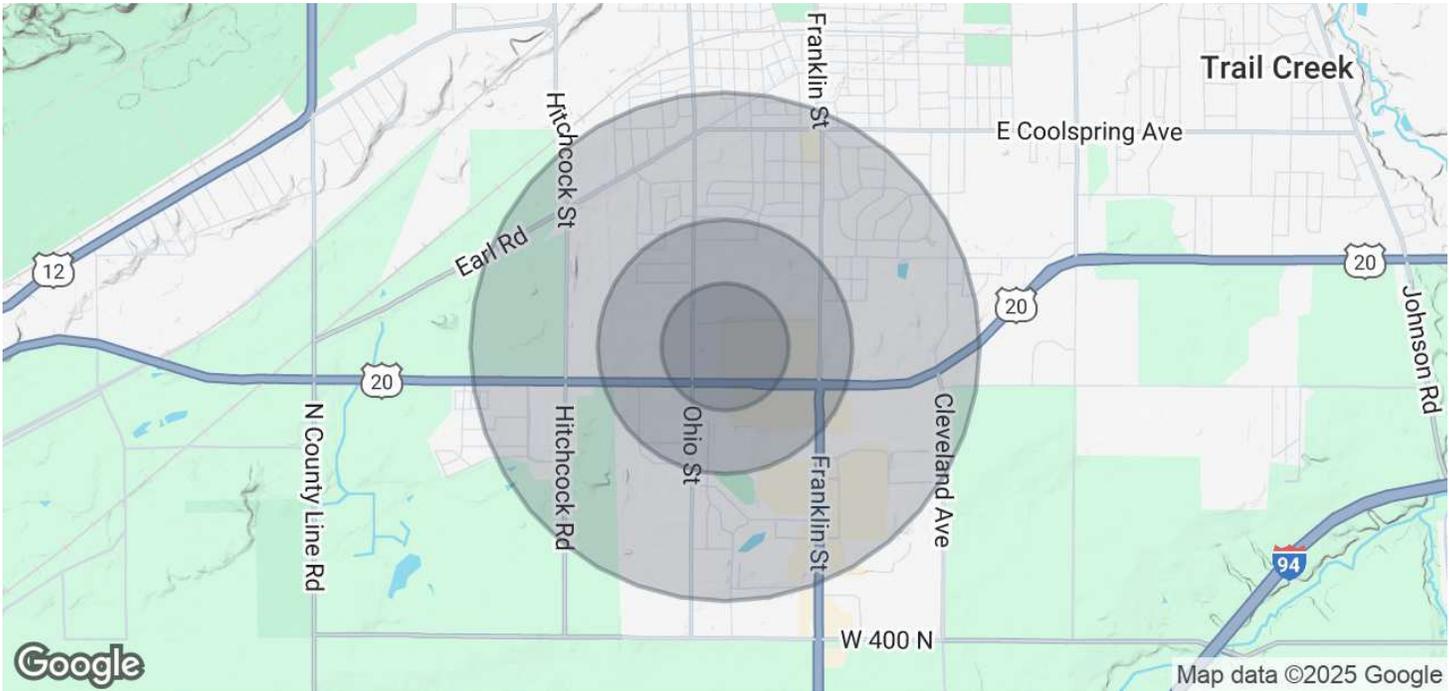


# DEMOGRAPHICS MAP & REPORT

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### POPULATION

#### 0.25 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	867	3,882	11,406
Average Age	33.8	33.8	35.1
Average Age (Male)	31.3	31.2	33.7
Average Age (Female)	35.3	35.4	36.3

### HOUSEHOLDS & INCOME

#### 0.25 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	428	1,887	5,254
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$36,513	\$41,767	\$45,750
Average House Value	\$90,293	\$88,220	\$88,335

\* Demographic data derived from 2020 ACS - US Census

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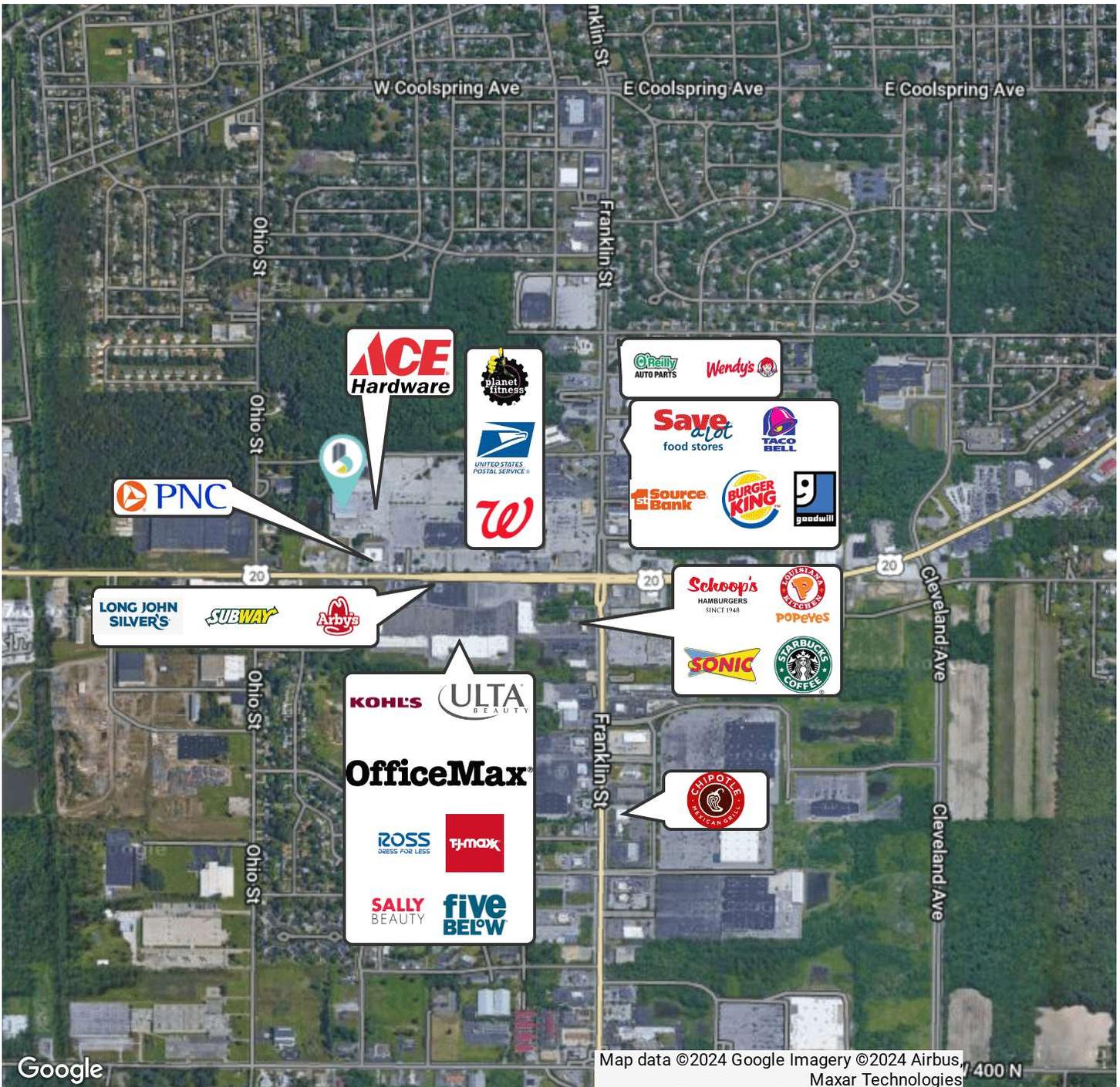
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