

# For Lease

10,000-50,000 SF of Flex Space



## 432 St. John Rd.

Michigan City, IN, 46360

### Highlights

- For Lease 10,000-50,000+ sq. ft. big box retail store in the dynamic Franklin St. (HWY US-421) retail corridor situated on 7.285 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 committed to the trade area and willing to downsize within the building or relocate business within the development.
- 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 7.29 acres of B-2 zoned property.

<b>Lease Rate</b>	\$5.00/NNN
<b>Available SF</b>	10,000-50,000 SF
<b>Lot Size</b>	5.5 AC
<b>Traffic Counts</b>	18,847 AADT (421 and US 20)

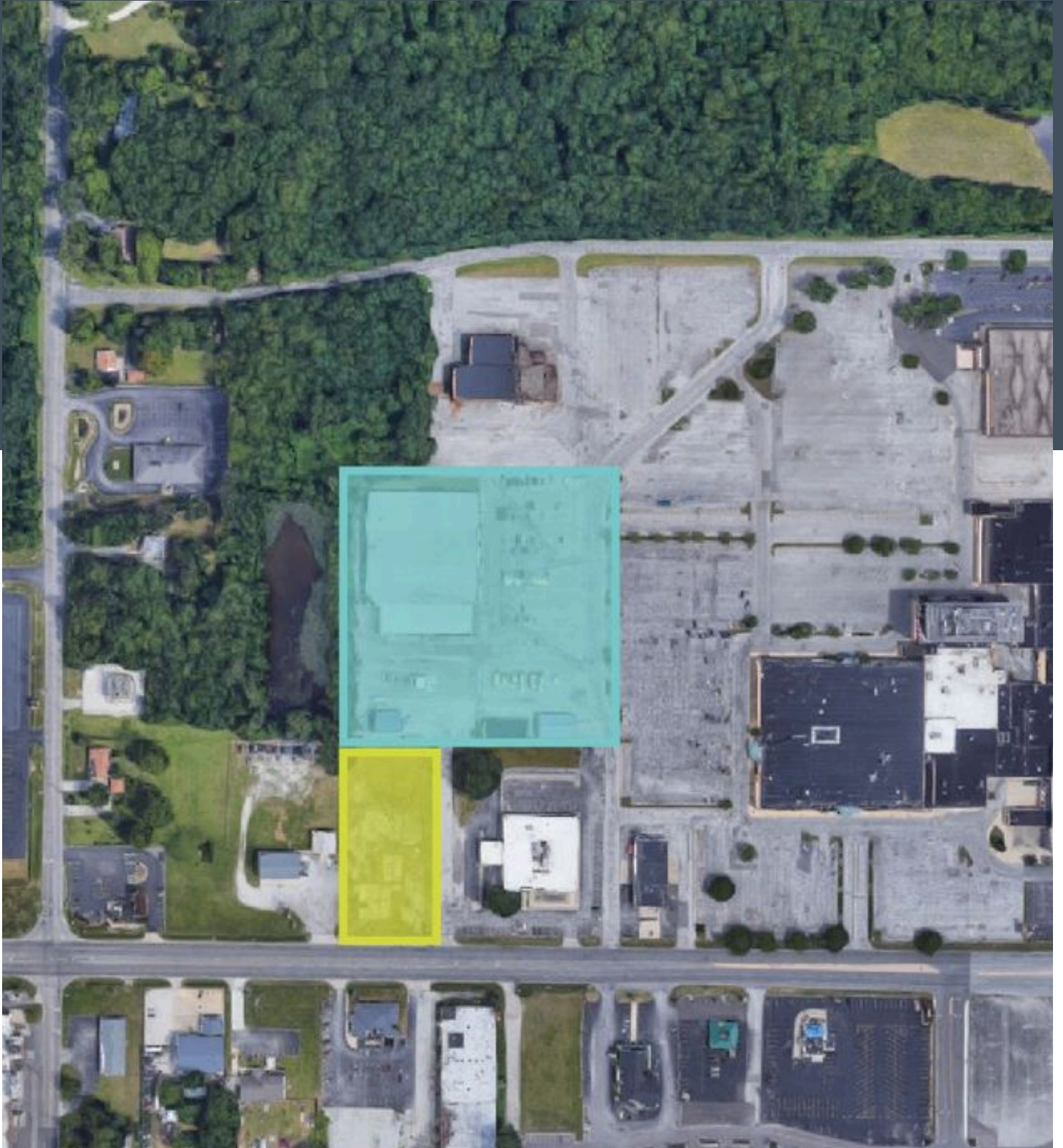
**Steve Nicksic, CCIM**  
Senior Broker  
snicksic@bradleyco.com  
219.508.0554

**Jim Nicksic**  
Senior Broker  
jnicksic@bradleyco.com  
219.743.3825

[www.bradleyco.com](http://www.bradleyco.com)

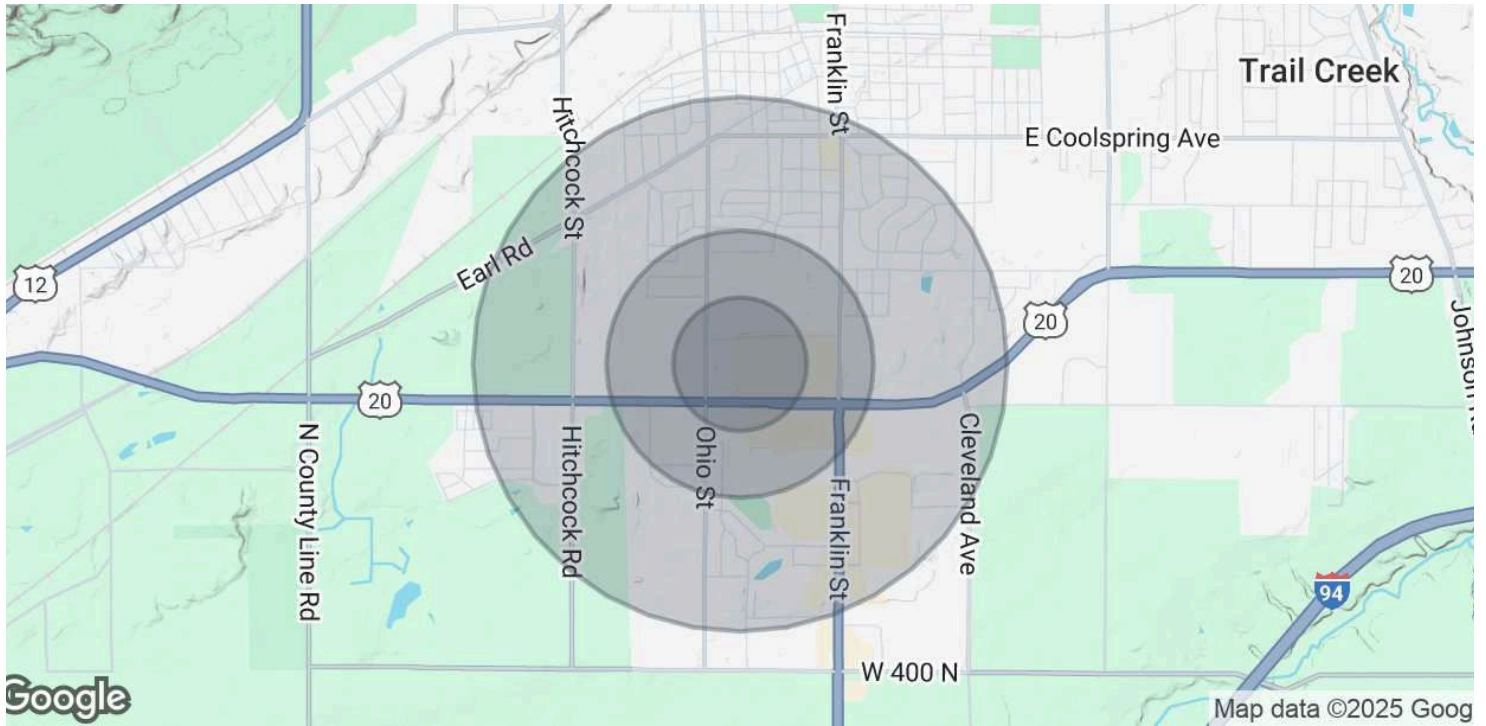
# Aerial

432 St. John Rd, Michigan City, IN 46360



# Demographics

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## Demographics

	0.25 Miles	0.5 Miles	1 Miles
<b>Total Population</b>	867	3,882	11,406
<b>Average Age</b>	33.8	33.8	35.1
<b>Average Age (Male)</b>	31.3	31.2	33.7
<b>Average Age (Female)</b>	35.3	35.4	36.3
<b>Total Households</b>	428	1,887	5,254
<b># of Persons per HH</b>	2.0	2.1	2.2
<b>Average HH Income</b>	\$36,513	\$41,767	\$45,750
<b>Average House Value</b>	\$90,293	\$88,220	\$88,335

# Aerial Map

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