

# 5330 FRANKLIN STREET, MICHIGAN CITY, IN 46360



For more information, please contact:

**BRETT McDERMOTT, CCIM**  
Co-Founder/Senior Vice President  
219.864.0200  
bmcdermott@latitudeco.com

**MYLES RAPCHAK**  
Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

**JOHN O'MALLEY**  
Associate Broker  
219.864.0200  
jomalley@latitudeco.com

  
**LATITUDE**  
COMMERCIAL  
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# ENDCAP RETAIL- MICHIGAN CITY, IN

5330 Franklin Street, Michigan City, IN 46360



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 1,360 SF

**Lease Rate:** Negotiable

**Lot Size:** 0.71 Acres

**Year Built:** 2005

**Building Size:** 6080 SF

### PROPERTY HIGHLIGHTS

- 1,360 SF inline space previously used by a Boba Tea concept
- Outlot to Menards
- Join Xfinity (coming soon), Jimmy Johns and more
- Located within the largest retail corridors of Michigan City
- Surrounding nationals include Meijer, Menards, Walmart, Lowes, Hobby Lobby and many more
- NNN Estimated at \$8.75 SF



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## PROPERTY DESCRIPTION



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Now leasing retail space in Michigan City, IN. The subject property is located on highly traveled US Highway 421 (Franklin Street) in the heart of the retail trade area. The last space available is a former Boba tea user which is 1,360 SF and located inline. Join Xfinity (Coming Soon), Jimmy Johns and more in highly visible outlot. The property is an outlot to Menards and is surrounded by national retail. Great opportunity to locate in the strongest retail corridor of Michigan City, IN. New Buffet coming to adjoining building next door

### LOCATION DESCRIPTION

Michigan City is a city in LaPorte County, Indiana. It is one of the two principal cities of the Michigan City-La Porte, Indiana Metropolitan Statistical Area, which is included in the Chicago-Naperville-Michigan City Combined Statistical Area.

Located in the region known to locals as Michiana, it is approximately 50 miles east of Chicago and 40 miles west of South Bend. The city had a population of 31,479 at the 2010 census.

Michigan City is noted for both its proximity to the Indiana Dunes National Lakeshore and for bordering Lake Michigan. Due to this, Michigan City receives a fair amount of tourism during the summer months, especially by residents of Chicago and of nearby cities in Northern Indiana.

The Property is well located in Michigan City's primary retail corridor servicing a large trade area. The property is located on heavily traveled Highway 421 (Franklin Street). The city's central location is between Chicago and other leading Midwestern industrial and consumer markets makes Michigan City a desirable community to live and do business.

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## RETAILER MAP



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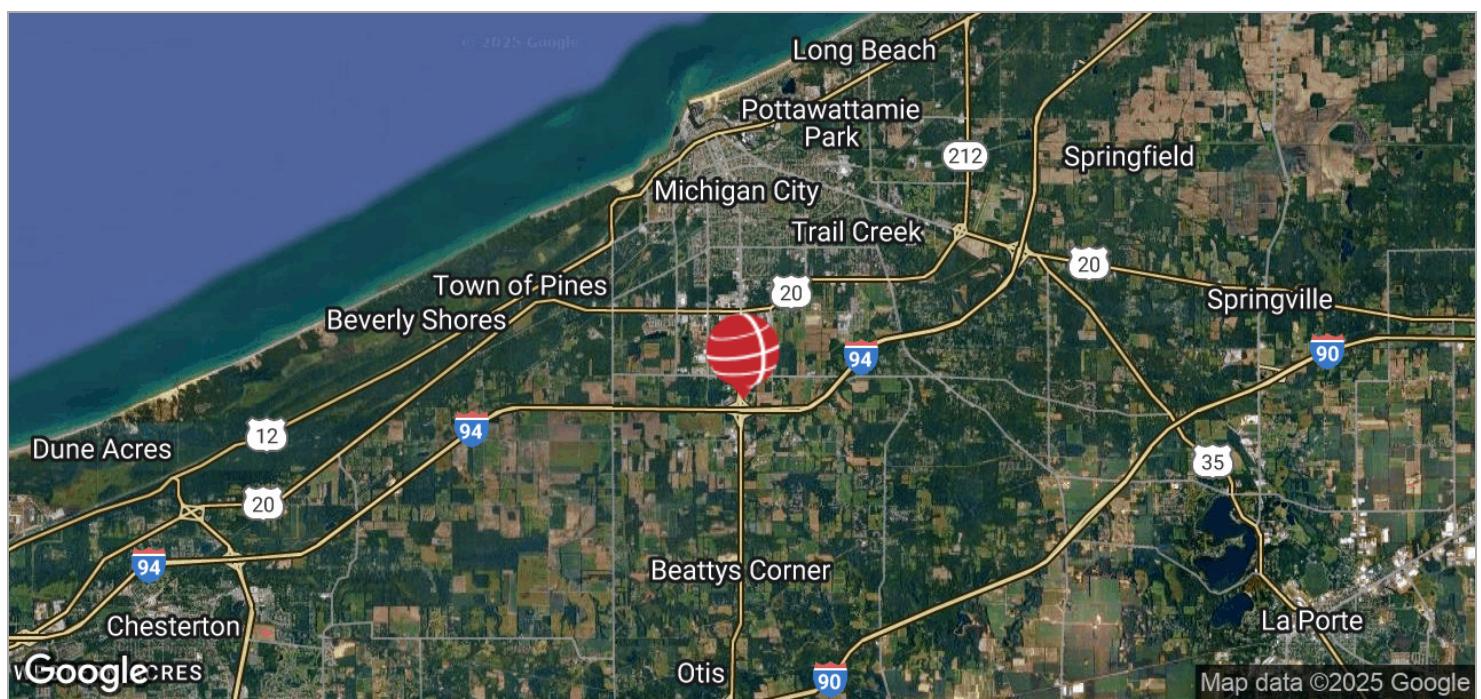
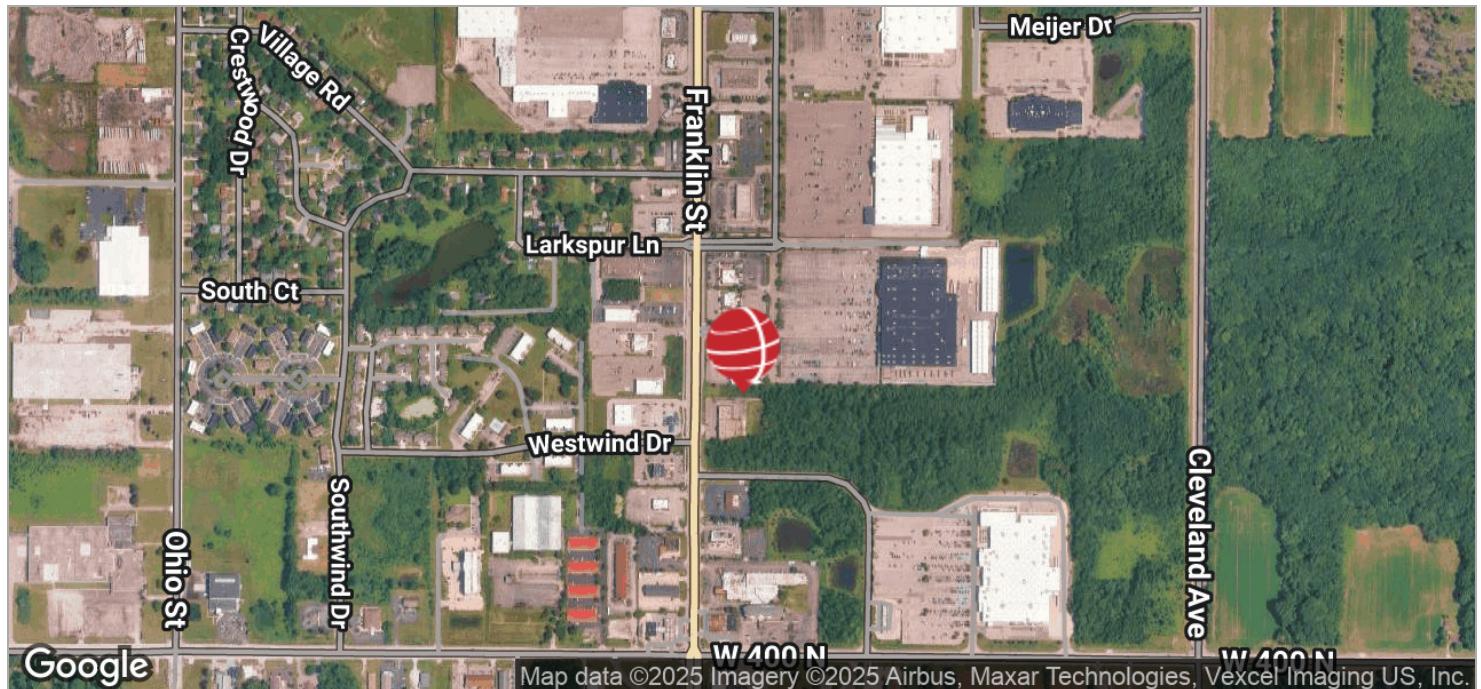
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## LOCATION MAPS



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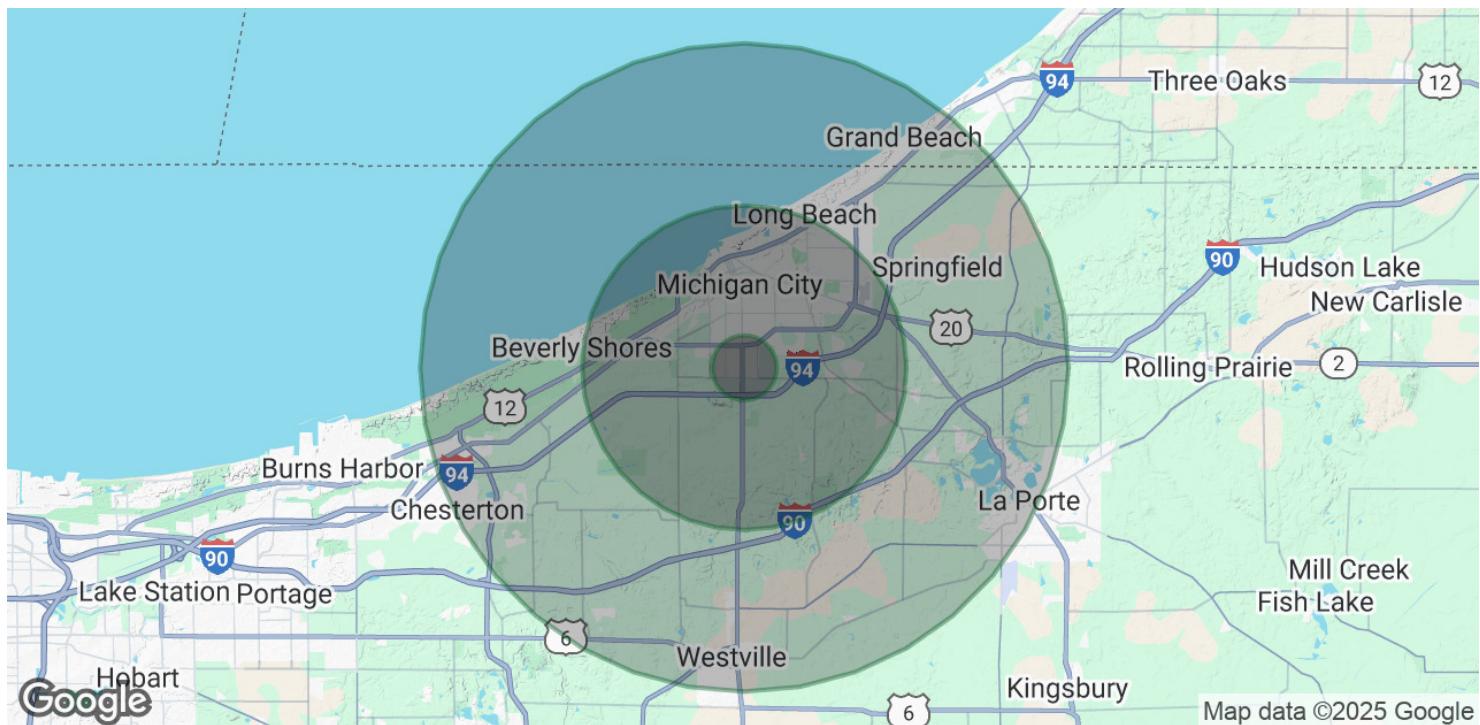
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,493	44,071	104,538
Average Age	38	42	42
Average Age (Male)	37	41	41
Average Age (Female)	40	42	43

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	657	17,874	42,497
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$56,075	\$73,885	\$92,251
Average House Value	\$162,705	\$201,343	\$271,162

\* Demographic data derived from 2020 ACS - US Census

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