

710 FRANKLIN ST

710 Franklin St, Michigan City, IN 46360

SAUNDERS BLDG



MCCOLLY BENNETT
COMMERCIAL *advantage*

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710 FRANKLIN SQUARE
INDUSTRIAL BUILDING

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710 FRANKLIN ST

710 Franklin St Michigan
City, IN 46360

PROPERTY INFORMATION

Call for Rate

PROPERTY ADDRESS

710 Franklin St, Michigan City, IN 46360

YEAR BUILT

1914

RENTABLE AREA

21,730 Sq. Ft.

PROPERTY OVERVIEW

Prime Retail Property for Lease on Franklin St

Expansive 21,730 square feet property available for sale or lease. Nestled in a bustling area along Franklin Street in Michigan City's vibrant art's district, this retail space offers unparalleled visibility, ensuring your business stands out and attracts a steady stream of customers.

The property boasts a spacious layout and ample parking amenities that can be tailored to suit any retail concept. Whether you're planning to open a chic boutique, a trendy restaurant, or a large department store, this space provides the flexibility to bring your vision to life.



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PROPERTY DETAILS

Prime Retail Property for Sale or Lease on Franklin St: A Blend of Space, Visibility, and Convenience

Now presenting exceptional retail space for lease located along bustling Franklin St. This property boasts a generous 21,730 square feet of space available for lease, making it an ideal choice for businesses looking to expand or establish their presence in a prime location.

The property's expansive space is one of its most significant features. With 21,730 square feet at your disposal, you have the flexibility to design and customize the interior to suit your business needs. Whether you're planning to open a department store, a supermarket, or a fitness center, this property provides ample room for your business to grow and thrive.

One of the key factors that contribute to the success of any retail business is its visibility. This property enjoys an excellent location along Franklin St., one of the busiest streets in the city. The high foot and vehicular traffic ensure that your business gets maximum exposure. The property's prominent storefront also offers an excellent opportunity for branding and advertising, further enhancing your business's visibility.

Parking can often be a challenge in busy city locations, but not with this property. It comes with 28 dedicated parking spaces for your customers' convenience. This ample parking provision not only adds to the customer experience but also increases the likelihood of repeat visits.

The property's strategic location also ensures easy accessibility. It is well-connected by public transportation and is in close proximity to major highways, making it convenient for both employees and customers.

In addition to these features, the property is surrounded by a variety of other businesses and amenities. This vibrant mix not only attracts a diverse range of customers but also contributes to a lively and dynamic business environment.

In conclusion, this retail property on Franklin St offers an unbeatable combination of space, visibility, and convenience. Its 21,730 square feet of leasable space, excellent street visibility, and 28 parking spaces make it a highly desirable location for any retail business. Don't miss this opportunity to lease a property that has the potential to propel your business to new heights.

For more information or to schedule a viewing, please feel free to get in touch with us. We would be delighted to assist you in making the right choice for your business.

PROPERTY PHOTOS



710 FRANKLIN ST

710 Franklin St | ihgiCan y it, MN 46360

PROPERTY PHOTOS



710 FRANKLIN ST

710 Franklin St
Minneapolis, MN 55415

PROPERTY PHOTOS



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PROPERTY PHOTOS



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LOCATION DESCRIPTION

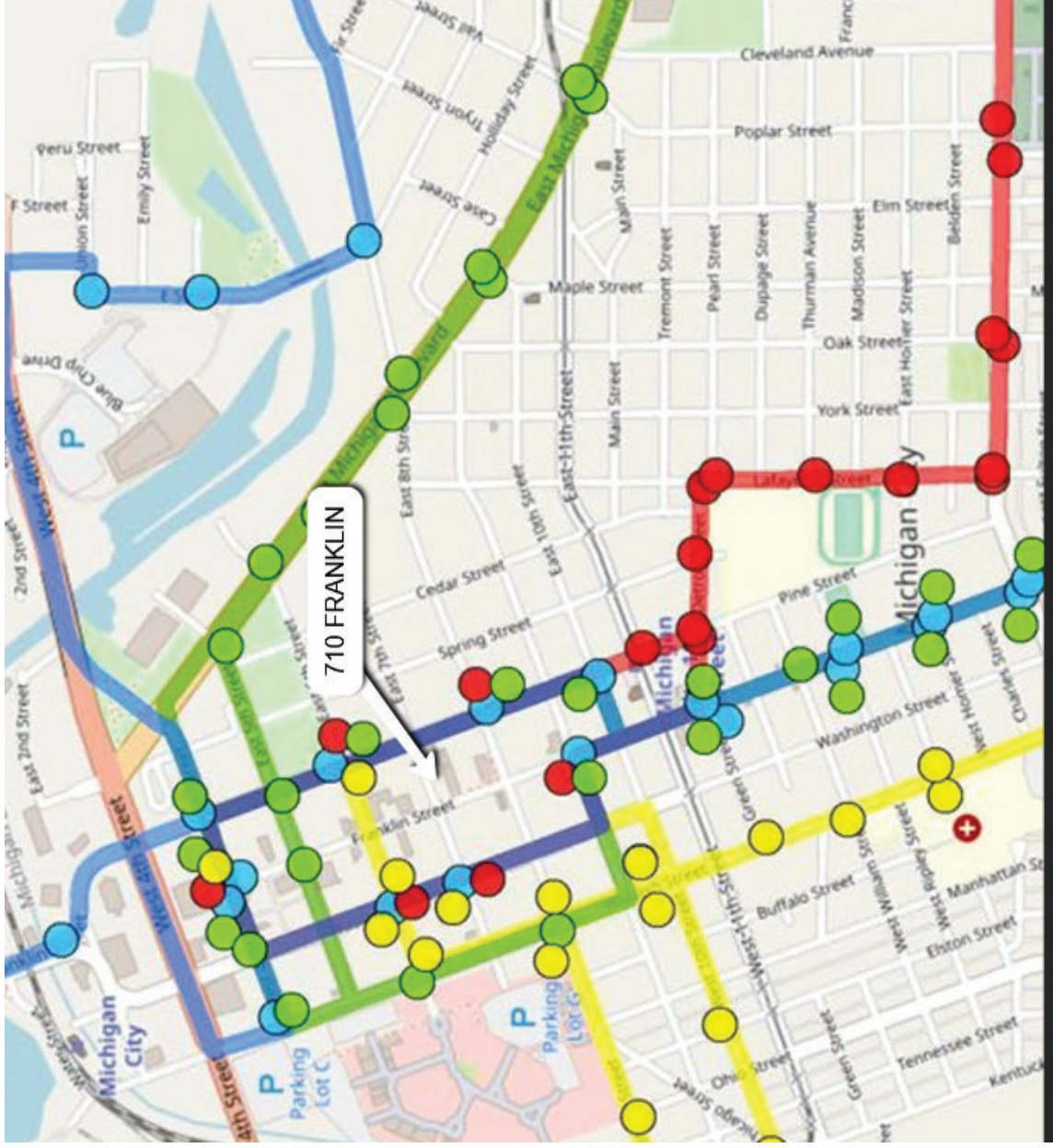
Michigan City is a vibrant city in LaPorte County, Indiana which is included in the Chicago-Naperville-Elgin combined statistical area (MSA). The city is about 50 miles east of Chicago and 40 miles west of South Bend. It has a population of 32,195 as of the 2020 Census. Michigan City is noted for its proximity to Indiana Dunes National Park and for bordering Lake Michigan. It receives a large amount of tourism, especially from the Chicagoland area.

Centrally located in Michigan City's northern downtown, one block off the main north-south artery of Franklin Street which ties the beachfront of Lake Michigan to high density retail district at US Hwy 20 and on to the I-94 interchange. With close proximity to the South Shore Community Rail center currently under expansion, one of the last interurban rail lines in the US running from Chicago to South Bend. Subject sits within Michigan City's North TIF District, the City's Indiana Opportunity Zone and the Michigan City Transit Development District (TDD).

Local Public Transportation is offered along Michigan City's Transit convenient nearby bus routes. Several large new housing projects including the \$80MM 12-story multi-family & retail project to be constructed in conjunction with the new R/R station between Pine and Franklin Streets along 10th and 11th Streets, the TRG Workforce Housing project at Michigan Blvd at 6th Street and several other mixed-use housing, hospitality and retail projects within a close radius.

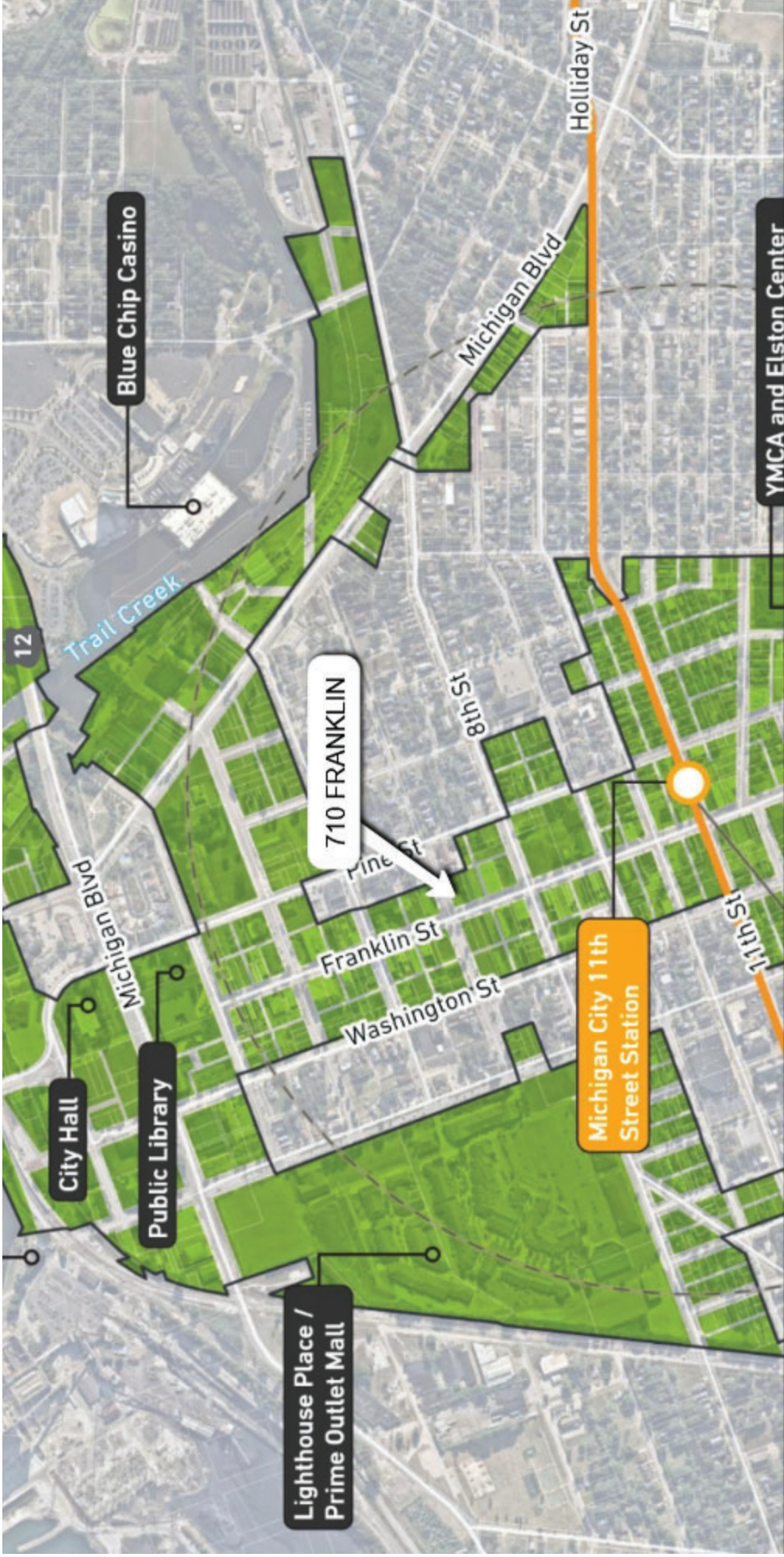


PUBLIC TRANSPORTATION BUS ROUTE MAP



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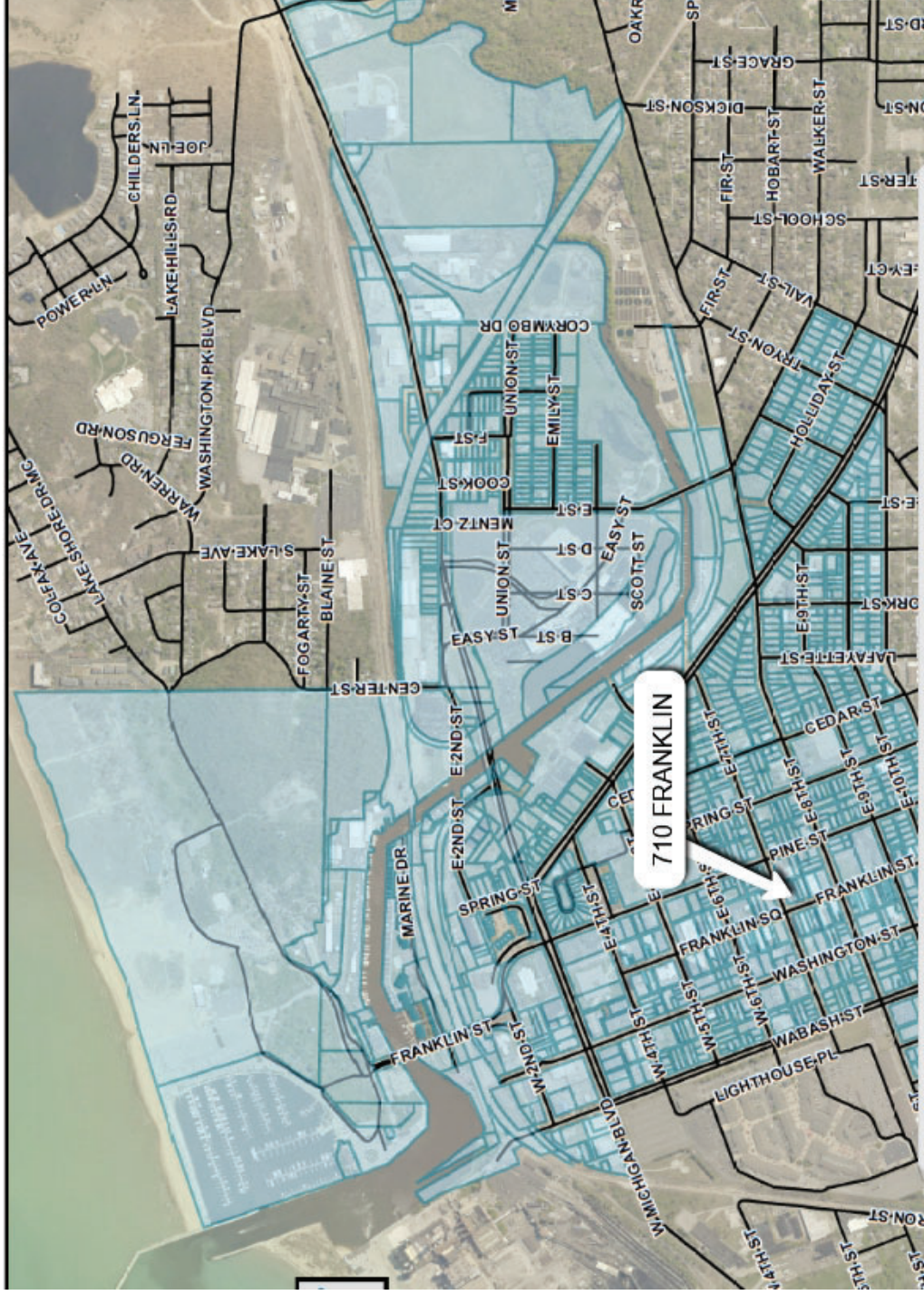
TDD MAP



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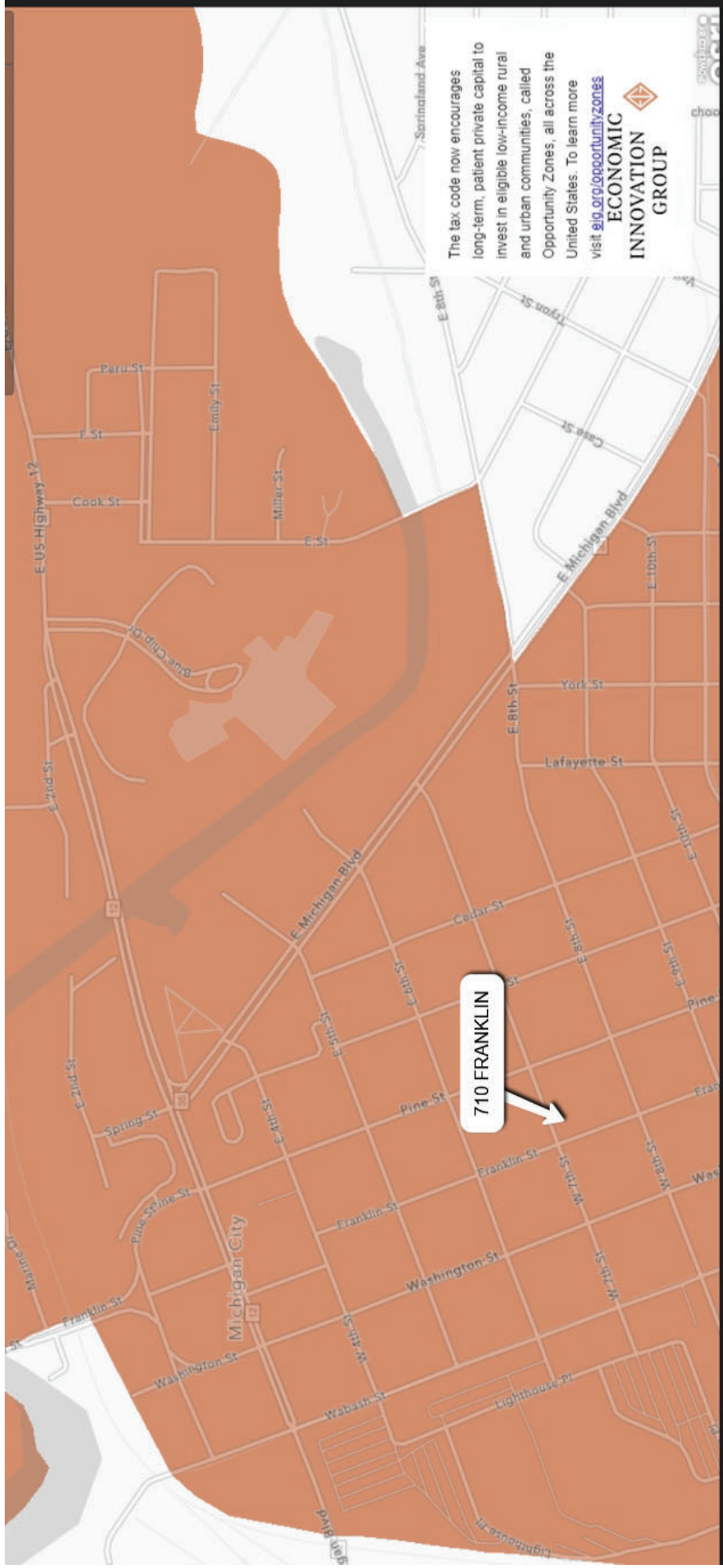
NORTH TIF MAP

NORTH TIF



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OPPORTUNITY ZONE MAP



The tax code now encourages long-term, patient private capital to invest in eligible low-income rural and urban communities, called Opportunity Zones, all across the United States. To learn more visit elig.org/opportunityzones

ECONOMIC INNOVATION GROUP

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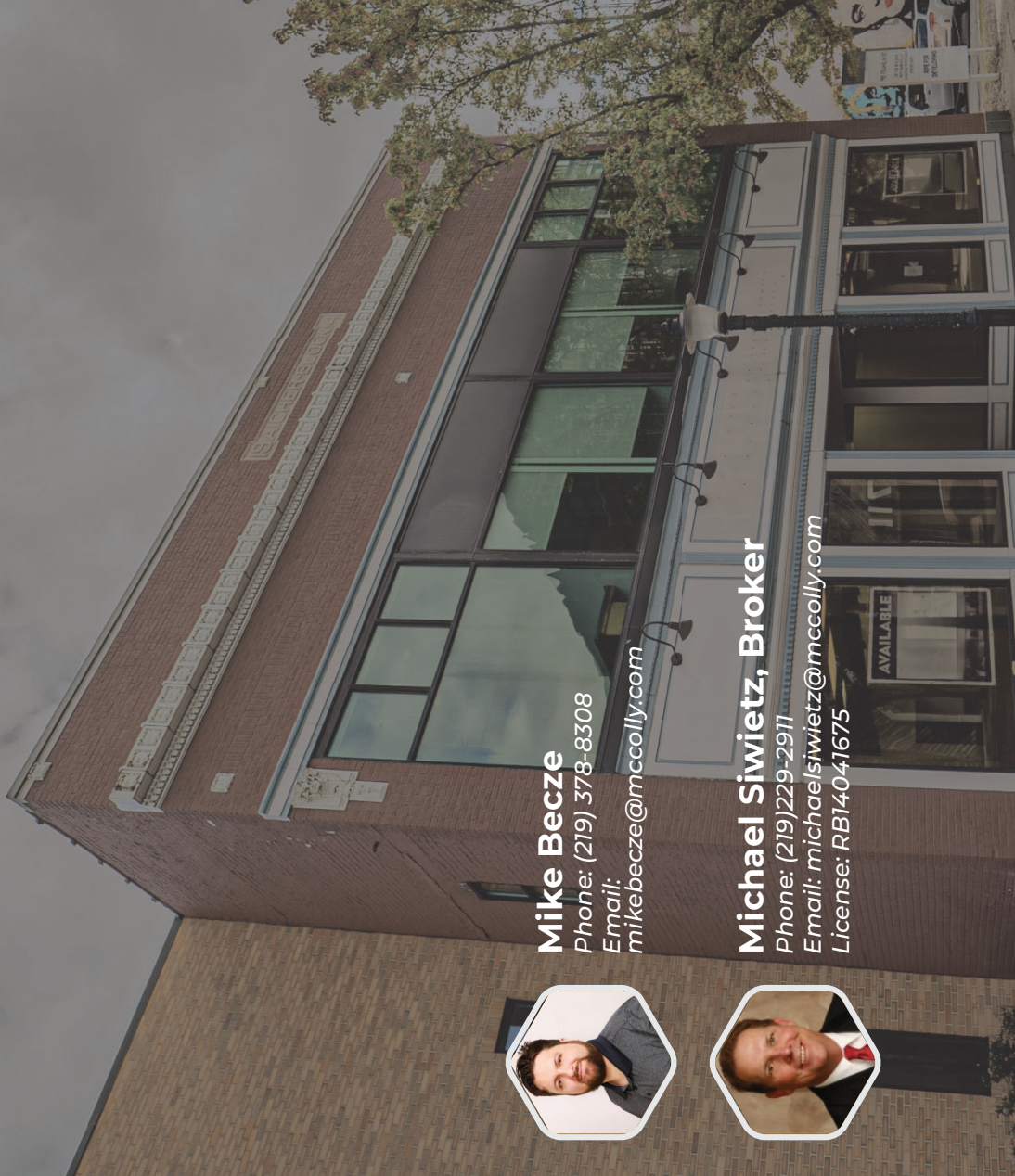


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