

LEASE

RETAIL



3207 FRANKLIN ST



3207 FRANKLIN ST - STE 3221, MICHIGAN CITY, IN 46360

PROPERTY HIGHLIGHTS

- 5,756 SF retail space with open floor plan
- Located at a signalized intersection of Franklin St (HWY 421) at Coolspring, with daily traffic counts over 18,500 vehicles
- Active retail center anchored by neighboring CVS Pharmacy
- Located just 2 miles from Hwy 80/94
- Abundant parking available for employees and clients
- Space has overhead door in the rear for easy pickup and deliveries
- 40 feet of retail window frontage on building
- Lighted pylon signage

LEASE RATE \$9.75 SF/YR (NNN)

Available SF:	2,500-5,756 SF
Lot Size:	2.34 Acres
Building Size:	28,750 SF



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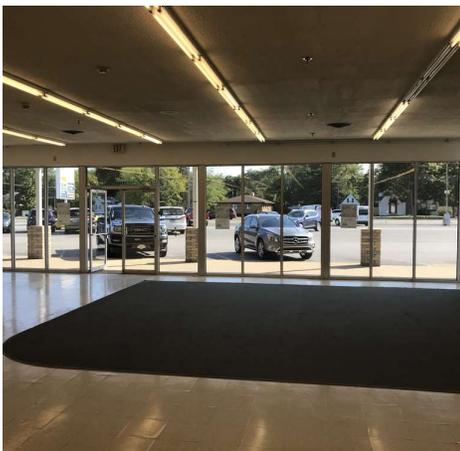


# ADDITIONAL PHOTOS

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