

# BUILDING FOR LEASE/SALE

6745 W. Johnson Rd. | Michigan City, IN 46360



## Adaptable Site Offering Many Development Options

**Total Buildings Size:** 22,502 SF

**Available Space:** 6,400 SF Church Building (two-level)

11,566 SF Office Building

4,536 SF (Utility/Storage Buildings)

**Land:** 5.02 Acres

**Zoning:** B -1

**Parking:** Ample Onsite Parking

**Lease Rate:** \$7.00 PSF NNN

**Separate Pricing:** \$250,000 - Church Parcel, 0.98 Acres

\$460,000 - Office Parcel, 1.6 Acres

\$165,000 - Utility/Storage Parcel, 2.44 Acres

**Listing Price:** \$825,000 - All Three Parcels

### Details:

Nestled along Johnson Road in Michigan City, IN, this impressive church complex spans over 5.02 acres and features a striking two-level church building encompassing 6,400 square feet. Complementing the main sanctuary, the site includes a spacious 11,566 square foot office building, designed to accommodate the administrative needs of the congregation. Additionally, there are three utility and storage buildings, measuring 4,536 square feet in total—comprising 1,920 square feet, 616 square feet, and 2,000 square feet respectively. This thoughtfully designed campus not only serves as a place of worship but also as a community hub, fostering connection and support among its members.

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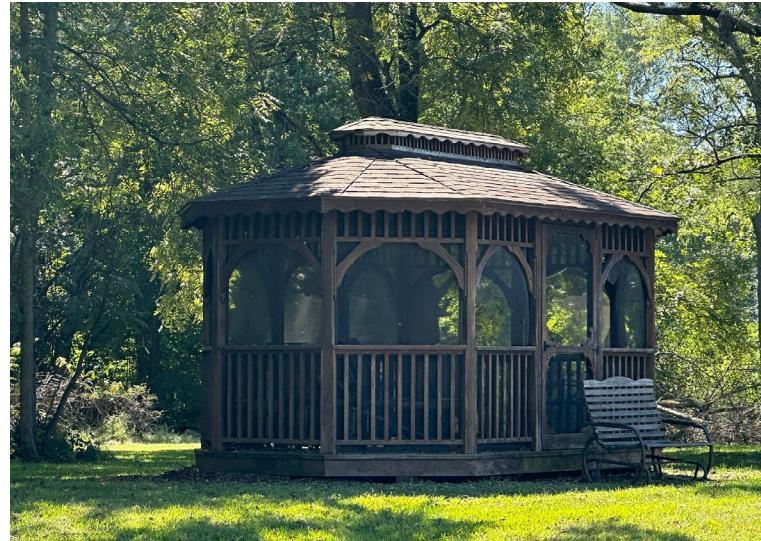
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# EXTERIOR PHOTOS

## BUILDING FOR LEASE/SALE

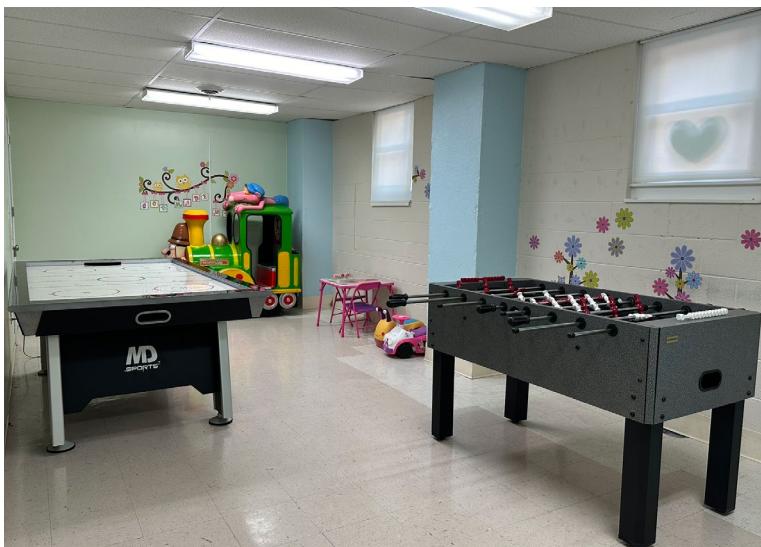
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# INTERIOR PHOTOS

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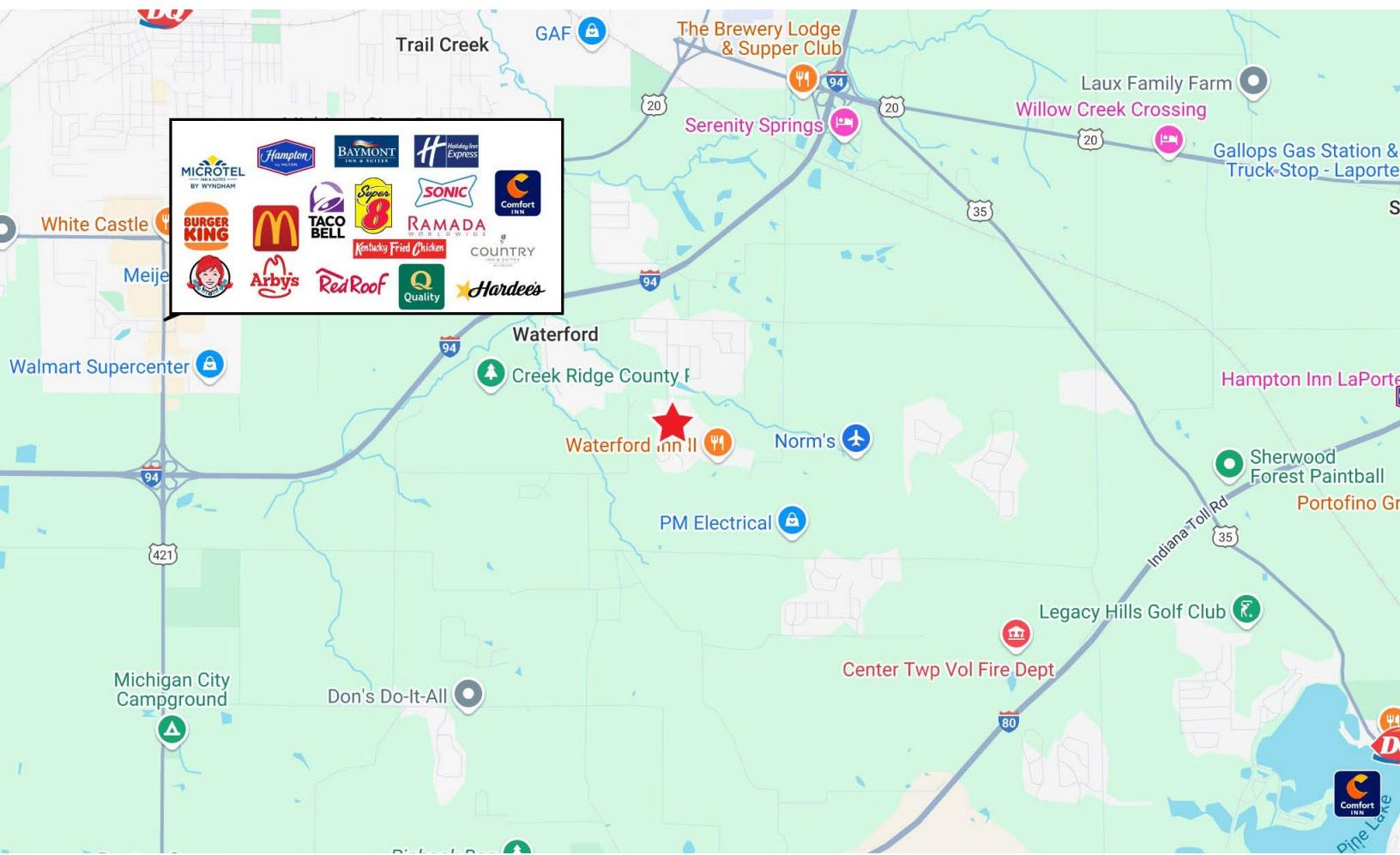
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# LOCATION OVERVIEW

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The area around Johnson Road in Michigan City, Indiana, is characterized by a mix of residential neighborhoods and local businesses, providing a quaint, community-oriented atmosphere. Johnson Road runs parallel to major thoroughfares, including U.S. Route 421, which connects the region to larger highways and facilitates easy access to nearby attractions like Lake Michigan. Additionally, Interstate 94 is just a short drive away, making it convenient for commuters and travelers heading to Chicago or other destinations. The surrounding landscape features a blend of wooded areas and parks, enhancing the area's charm and offering recreational opportunities for residents and visitors alike.



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# 2024 DEMOGRAPHICS

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## POPULATION

|        |         |
|--------|---------|
| 1 MILE | 1,549   |
| 3 MILE | 96,353  |
| 5 MILE | 255,922 |



## NUMBER OF HOUSEHOLDS

|        |        |
|--------|--------|
| 1 MILE | 567    |
| 3 MILE | 27,576 |
| 5 MILE | 74,870 |



## AVERAGE HOUSEHOLD INCOME

|        |           |
|--------|-----------|
| 1 MILE | \$120,387 |
| 3 MILE | \$95,370  |
| 5 MILE | \$103,274 |



## MEDIAN HOME VALUE

|        |           |
|--------|-----------|
| 1 MILE | \$261,170 |
| 3 MILE | \$226,031 |
| 5 MILE | \$248,085 |