

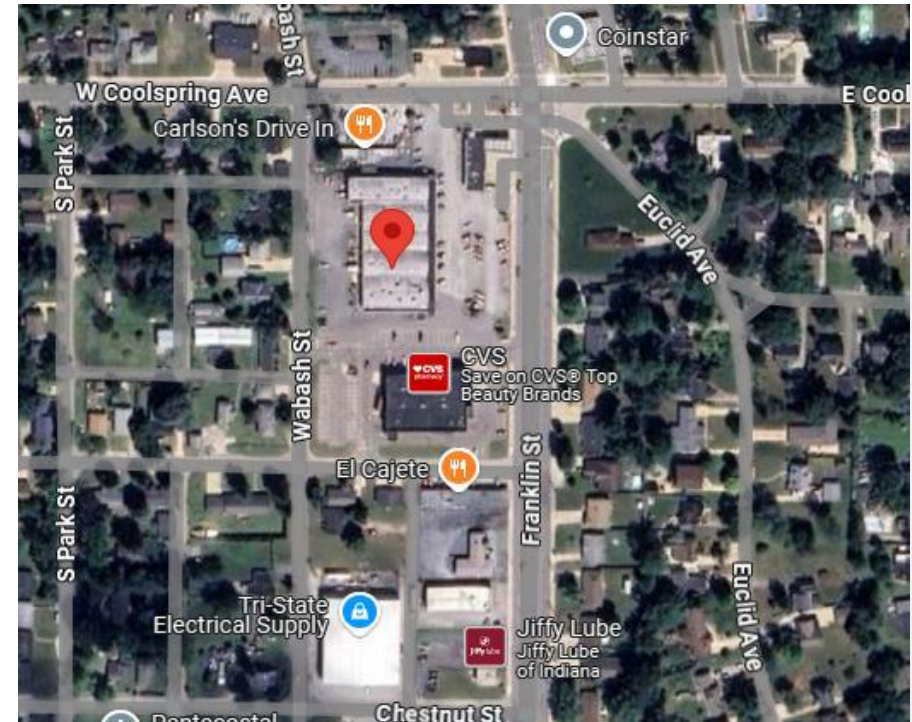
# For LEASE

3000 SF

\$10 SF/YR

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**3231 Franklin St.  
Michigan City, IN  
46360**



**MD-DC zoning**

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**GOLARS**  
REAL ESTATE

# Property Description

## Prime Commercial Property in Park N' Shop Plaza, Michigan City

### Property Highlights:

- **Prime Location:** This property is just minutes from Highway 80/94 offering easy accessibility. The property is centrally located near many city attractions and amenities including the Blue-Chip Casino, Lighthouse outlet mall, Washington Park, and the future double track South Shore Train Station
- **Flexible Space:** Previously operated as a dry cleaners equipment and supplies location, the building features a spacious, open floor plan, ideal for a variety of uses including retail, office, or other business applications. The interior can be customized to meet your specific needs
- **Visibility:** The property includes a large pylon signage for over 18,500 CPD, providing excellent exposure to traffic and ideal for promoting your brand
- **Convenient Access:** The property boasts of a large paved parking lot with multiple spaces, well maintained sidewalks ensuring convenience for customers and employees to access from Franklin Street
- **Sturdy Block Construction:** This building features durable block construction, offering a solid foundation and flexibility for customization. The interior layout can be easily adapted to accommodate a variety of business needs, allowing for seamless modifications to suit your vision
- **MD-DC Zoning Permitted Use:** Medical Practice, Drive-In Restaurants, Gasoline Service Station, Tire and Auto service center, professional services, shopping or durable goods establishment, Indoor commercial amusement, recreation and entertainment, automobile sales, new and used, service and repair, post office and mass transit terminals

# Plaza

## MICHIGAN CITY PARK N SHOP

3207 ANNA NAILS	3209 CHINA ONE	3213 BOOST MOBILE	3219 ALICK'S HOME MEDICAL	3221 VACANT	SUITE 3229 PAPPA JOHN'S PIZZA	3231-B VACANT 3000 sq.ft	3231 COLONIAL CLEANERS
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# Retail Dollar Store Rendering



# Walk-In/Urgent Care Rendering



# Pet Supply/Grooming Rendering



# Discount Retail Rendering



# Party Supply Rendering



# Fitness Facility Rendering



# Grocer Rendering



# Furniture Outlet Rendering



# Craft/Hobby Rendering



# Medical Lab Rendering



# Aerial View



# Exterior View



# Property Details

Freestanding

Construction:  
Masonry

Traffic Count  
18,909/Day

Lot Size:  
2.34 AC

Building Size  
28,750 SF

Zoning MD-DC

\$10 SF/YR  
NNN

Public  
Transportation  
Route

# Actual Site Photo



Nearby Major Retailers:

