

1.2 ACRE PARCEL FOR SALE

MICHIGAN CITY TOWN CENTER

US-421 & LARKSPUR LANE

4421-5186 FRANKLIN ST. | MICHIGAN CITY, IN 46360



FEATURES

- + 1.2 Acres For Sale
- + Strategic Northern Indiana Location
- + Easily Accessible from I-94
- + Largest Concentration of Retail within 25 miles
- + Surrounded by Major Traffic Generators

CONTACT

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CBRE

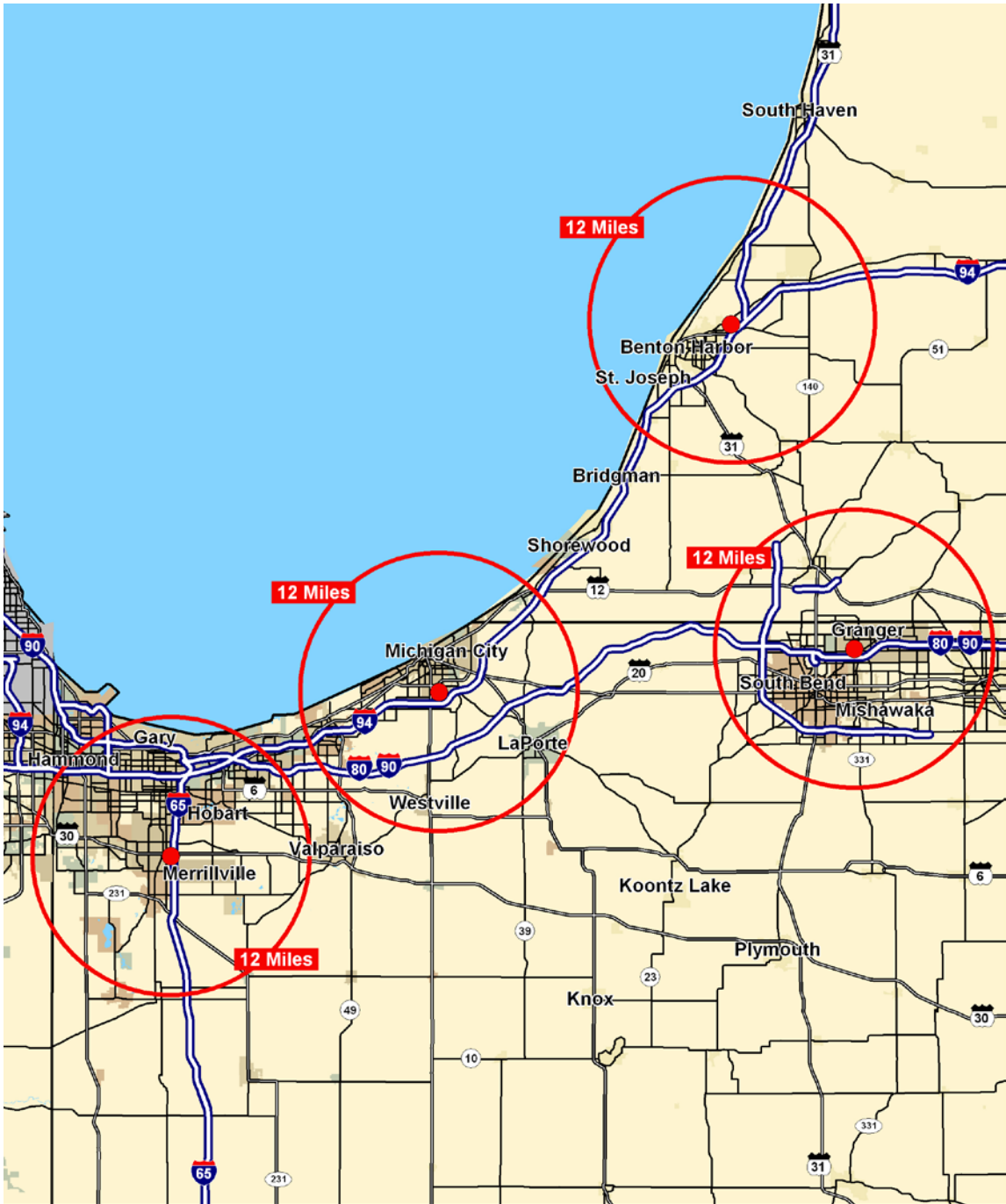
<https://www.cbre.us/mctc> | 321 n. clark st.

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STRATEGIC NORTHERN INDIANA LOCATION



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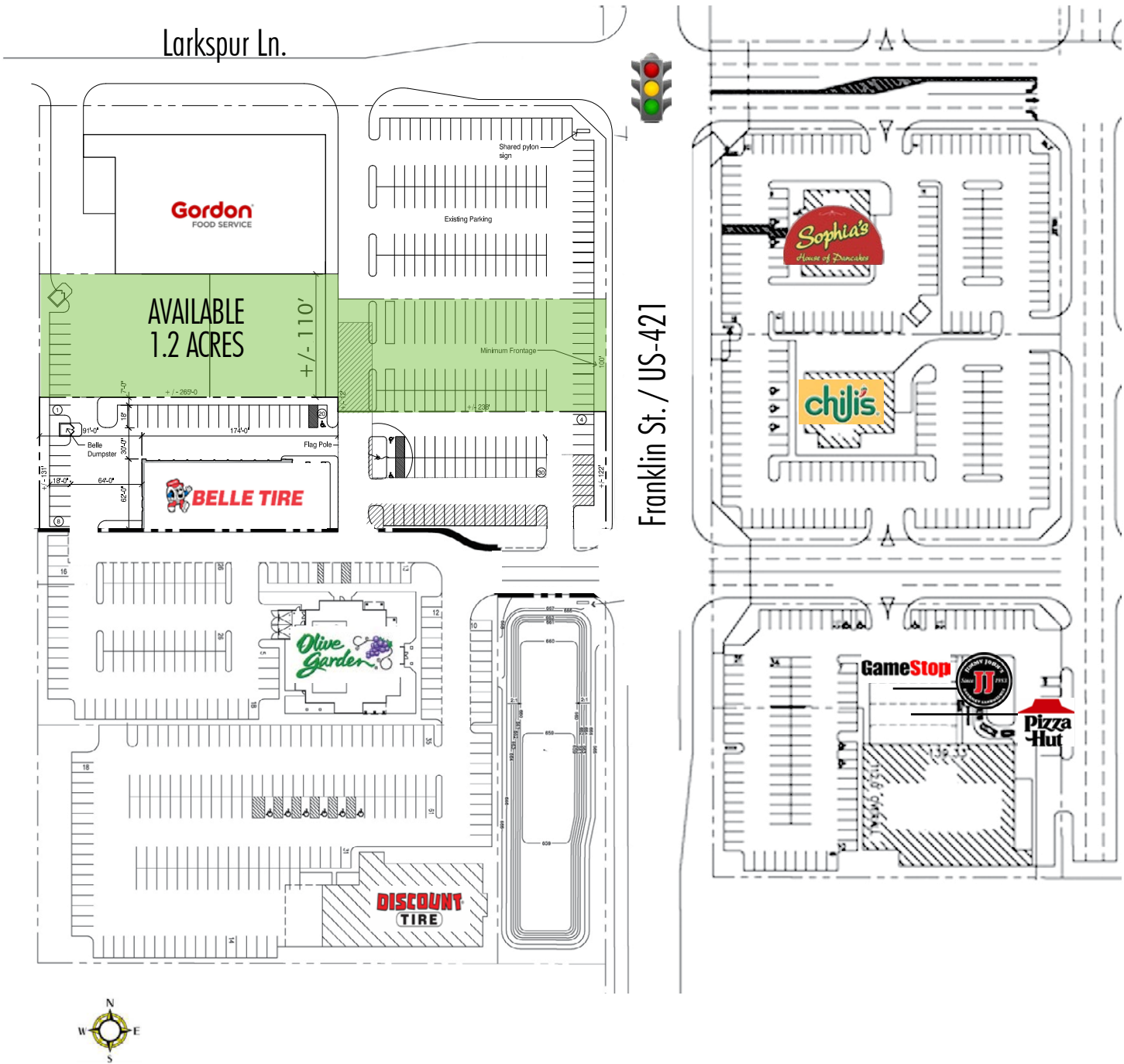


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SURROUNDED BY MAJOR TRAFFIC GENERATORS



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CBRE DEMOGRAPHIC BRIEF

4421 FRANKLIN ST

 POPULATION	3 MILES	5 MILES	12 MILES
2021 Population - Current Year Estimate	29,039	42,544	121,464
2026 Population - Five Year Projection	28,945	42,583	122,123
2010 Population - Census	29,172	42,557	119,745
2000 Population - Census	30,237	44,191	114,982
2010-2021 Annual Population Growth Rate	-0.04%	0.00%	0.13%
2021-2026 Annual Population Growth Rate	-0.06%	0.02%	0.11%
 HOUSEHOLDS			
2021 Households - Current Year Estimate	11,312	16,964	47,203
2026 Households - Five Year Projection	11,319	17,062	47,610
2010 Households - Census	11,132	16,655	45,861
2000 Households - Census	11,299	16,919	44,278
2010-2021 Annual Household Growth Rate	0.14%	0.16%	0.26%
2021-2026 Annual Household Growth Rate	0.01%	0.12%	0.17%
2021 Average Household Size	2.35	2.35	2.43
 HOUSEHOLD INCOME			
2021 Average Household Income	\$59,353	\$66,528	\$80,230
2026 Average Household Income	\$66,323	\$74,360	\$90,257
2021 Median Household Income	\$46,017	\$51,049	\$58,078
2026 Median Household Income	\$51,058	\$54,365	\$64,730
2021 Per Capita Income	\$23,216	\$26,322	\$31,419
2026 Per Capita Income	\$26,030	\$29,560	\$35,448
 HOUSING UNITS			
2021 Housing Units	12,800	20,000	55,193
2021 Vacant Housing Units	1,488 11.6%	3,036 15.2%	7,990 14.5%
2021 Occupied Housing Units	11,311 88.4%	16,964 84.8%	47,203 85.5%
2021 Owner Occupied Housing Units	6,978 54.5%	11,155 55.8%	33,432 60.6%
2021 Renter Occupied Housing Units	4,333 33.9%	5,809 29.0%	13,771 25.0%
 EDUCATION			
2021 Population 25 and Over	20,687	30,440	87,759
HS and Associates Degrees	15,163 73.3%	21,908 72.0%	59,574 67.9%
Bachelor's Degree or Higher	3,054 14.8%	5,320 17.5%	20,297 23.1%
 PLACE OF WORK			
2021 Businesses	1,138	1,709	4,607
2021 Employees	18,046	27,394	64,250

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