



10,838 SF
COMMERCIAL BUILDING FOR LEASE

1551
S Woodland Avenue
Michigan City, IN

CBRE



Division of
Family Resources

AVAILABLE

THE OPPORTUNITY

21,044 SF
TOTAL BUILDING SIZE



10,838 SF
AVAILABLE FOR LEASE



2.5 ACRE
PROPERTY SIZE



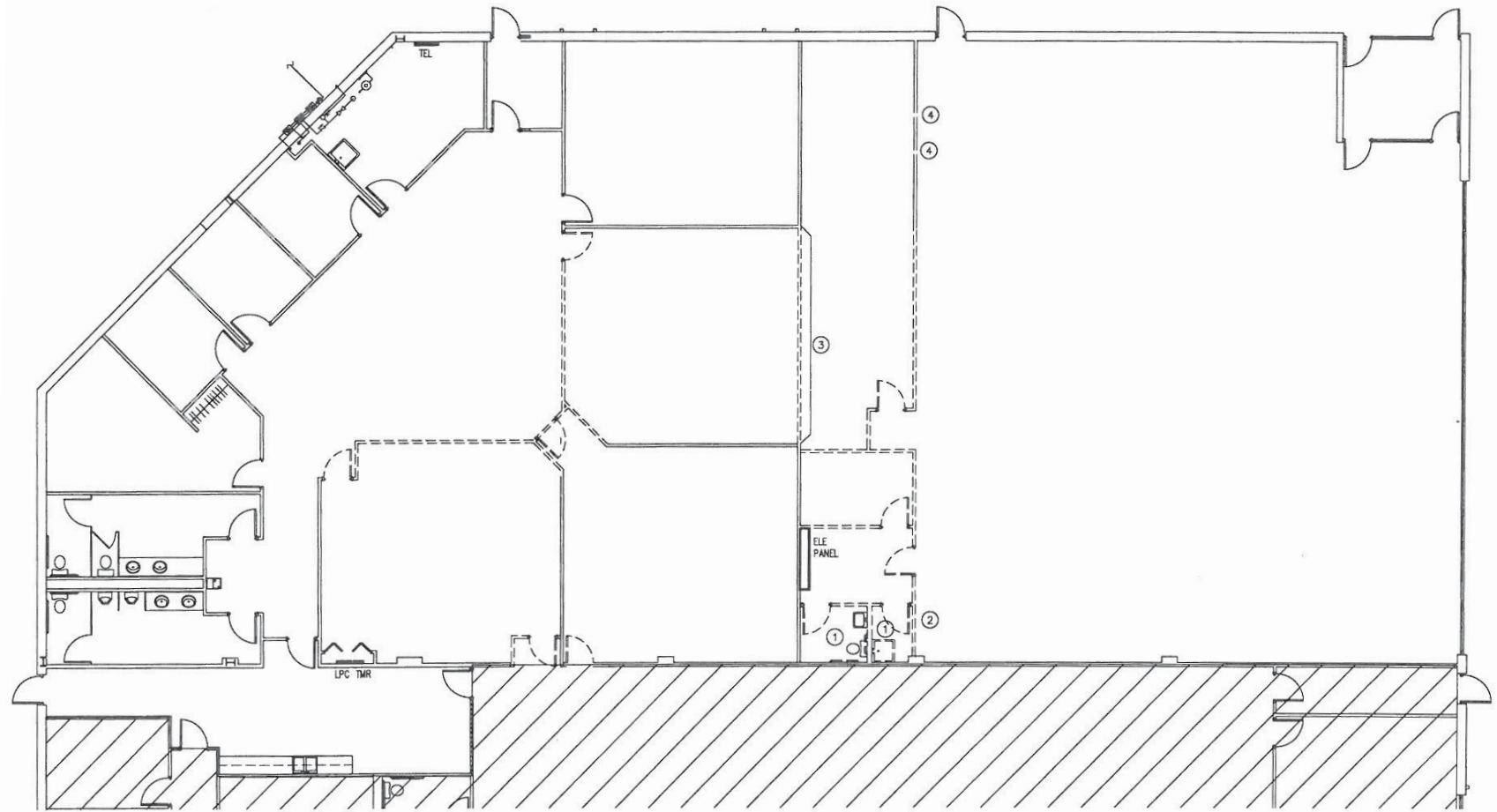
RENOVATED
IN EARLY 2000'S -
BUILT IN 1972



ZONING
GENERAL COMMERCIAL



SITE PLAN





THE COMPANY YOU'LL KEEP



IDEALLY SITUATED

DEMOGRAPHICS IN 2023



TOTAL POPULATION

Within 3 miles
35,703

Within 5 miles
46,795

Within 10 miles
82,367



AVG HOUSEHOLD INCOME

Within 3 miles
\$70,751

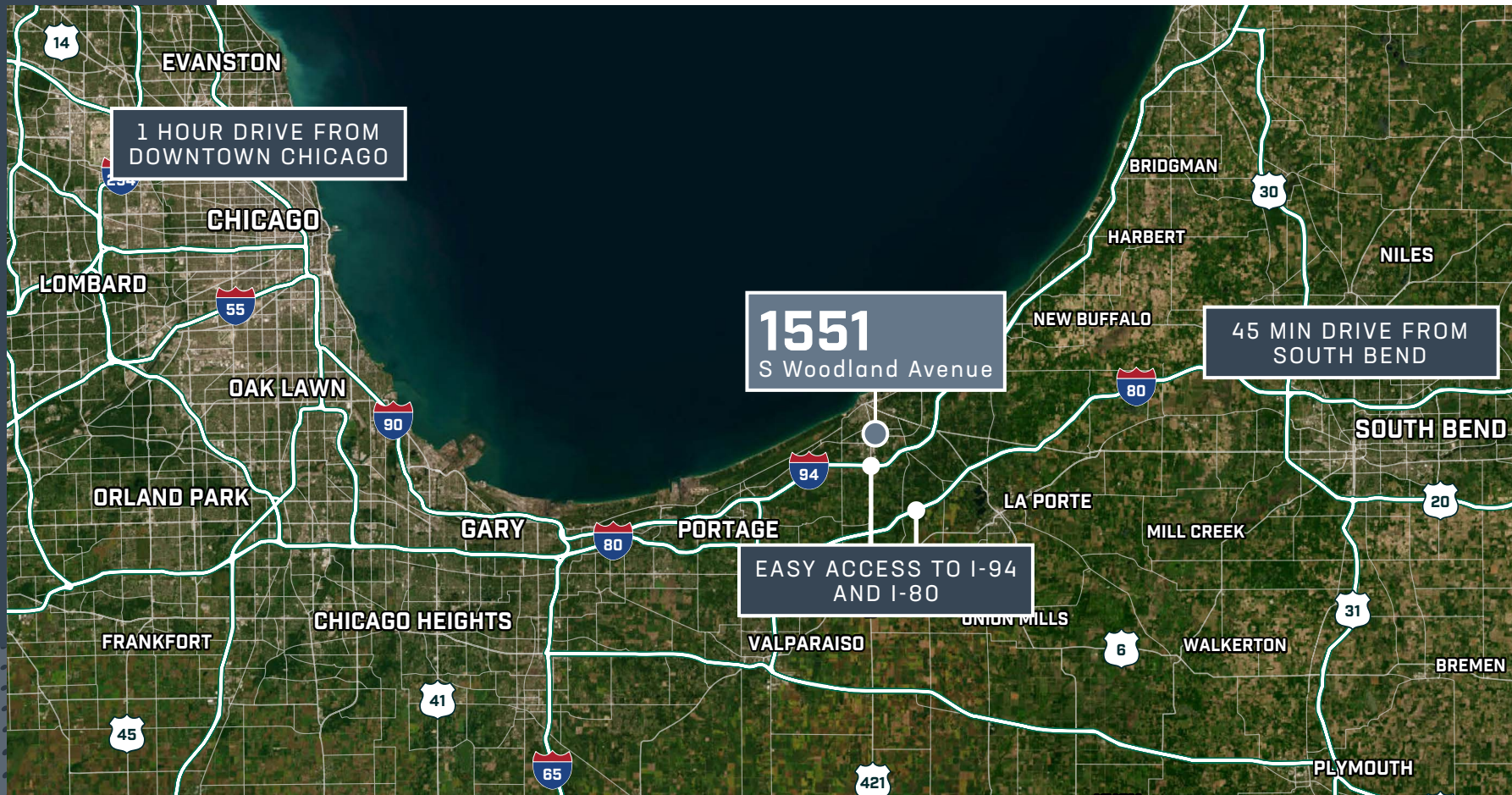
Within 5 miles
\$79,625

Within 10 miles
\$89,736



PERFECTLY POSITIONED IN MICHIGAN CITY

Nestled on the south shore of Lake Michigan, Michigan City is a vibrant town in northwest Indiana. With a population of 32,033 and its location 60 miles from downtown Chicago and just 40 miles from South Bend, IN, it offers the perfect balance of small-town charm and urban convenience. Michigan City is adjacent to I-94 and the Indiana Toll Road 80/90, providing direction access to the Midwest and beyond.



INDIANA AT THE TOP OF THE LIST



#1 OVERALL BUSINESS INFRASTRUCTURE

CNBC's America's Top States for Business, 2019



#1 MANUFACTURING STATE IN THE US

BusinessFacilities.com



#1 PROPERTY TAX INDEX RANK

Tax Foundation 2022



#11 IN THE INDUSTRIAL DELIVERIES IN 2021 WITH 9.33 M SF

CommercialSearch.com



#2 LIFE SCIENCES EXPORTS IN THE U.S.

Indiana Business Research Center, 2018



4.5K NEW JOBS CREATED IN 2021

Inside Indiana Busi

TOP 10 LIFE SCIENCES EXPORTS IN THE U.S.

Trade Administration, in.gov, National Council on Metro Area for Exporters



INDIANA HOW DO WE COMPARE TO OTHER MIDWEST STATES?


**BEST STATES FOR
REGULATORY
ENVIRONMENT #3**

MI: 17th OH: 13th KY: 28th IL: 39th US
News and World Report, 2020


**STATE
INFRASTRUCTURE #3**

MI: 19th OH: 13th KY: 10th IL: 29th
CNBC America's Top States for Business, 2021


**COST OF DOING
BUSINESS #9**

MI: 19th OH: 13th KY: 10th IL: 29th CNBC
America's Top States for Business, 2021


**WORKER'S
COMPENSATION
PREMIUM RATE RANK #2**

MI: 18th OH: 12th KY: 16th IL: 44th Oregon Dept.
of Consumer and Business Services, 2021


**BEST STATES
TAX CLIMATES #9**

MI: 13th OH: 42nd KY: 23rd IL: 36th
The Tax Foundation, 2022


**BOND
RATING AAA**

MI: AA- OH: AA+ KY: A+ IL: BBB- Standard
and Poors, 2022



1551

S Woodland Avenue

Michigan City, IN



CONTACT

CHRIS DEUTSCHER, CCIM, CPM

+1 219 877 4290

chris.deutscher@cbre.com

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