

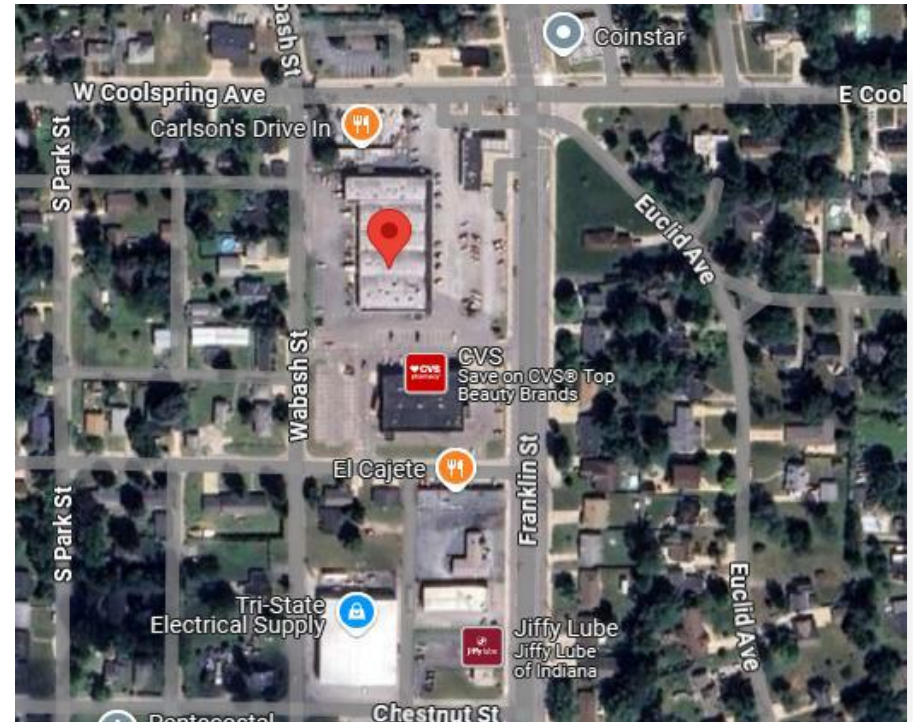
# For LEASE

5,756 SF

\$9.75 SF/YR

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**3221 Franklin St.  
Michigan City, IN  
46360**



**MD-DC zoning**

Jim Smillie  
317.400.0000  
contact@golars.com

**GOLARS**  
REAL ESTATE

# Property Description

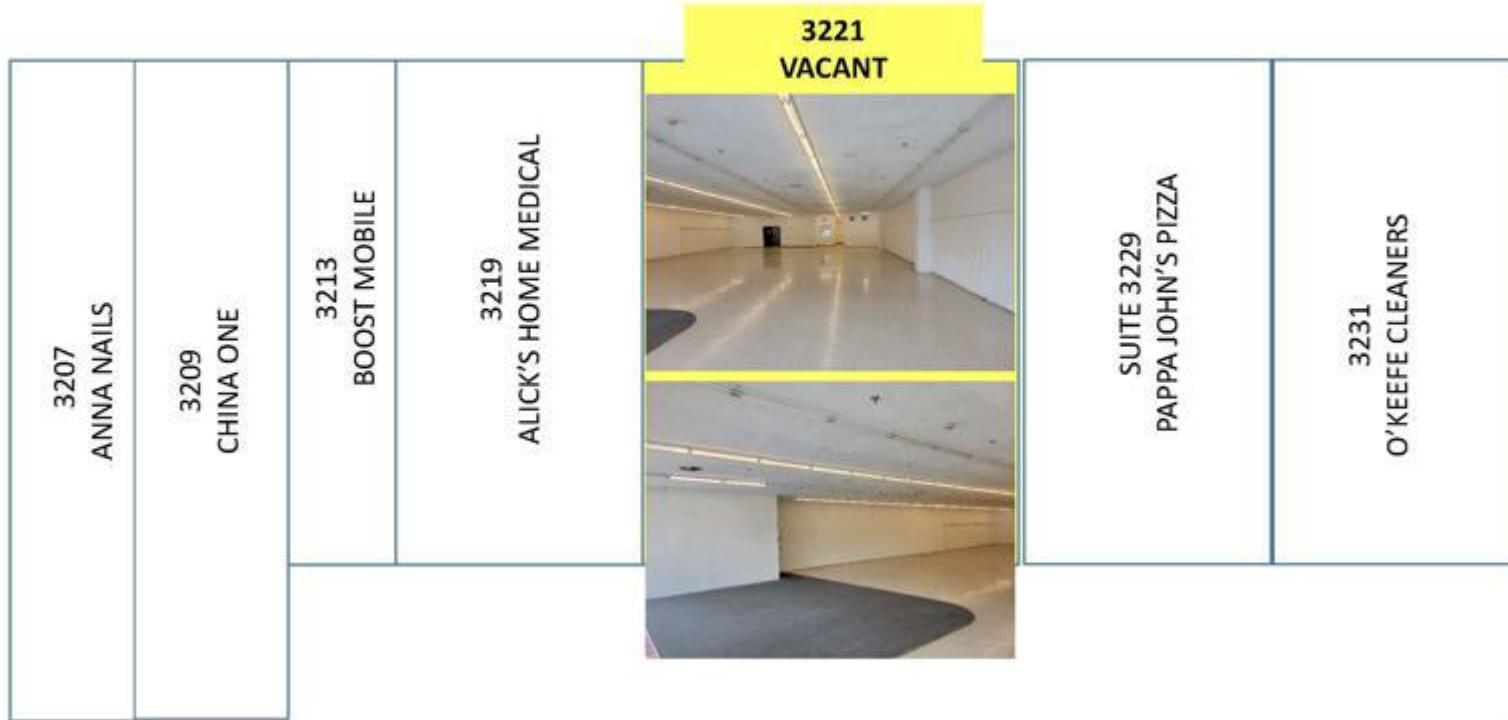
## Prime Commercial Property in Park N' Shop Plaza, Michigan City

### 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 liquidation store, 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



Not to scale

# Floor Plan

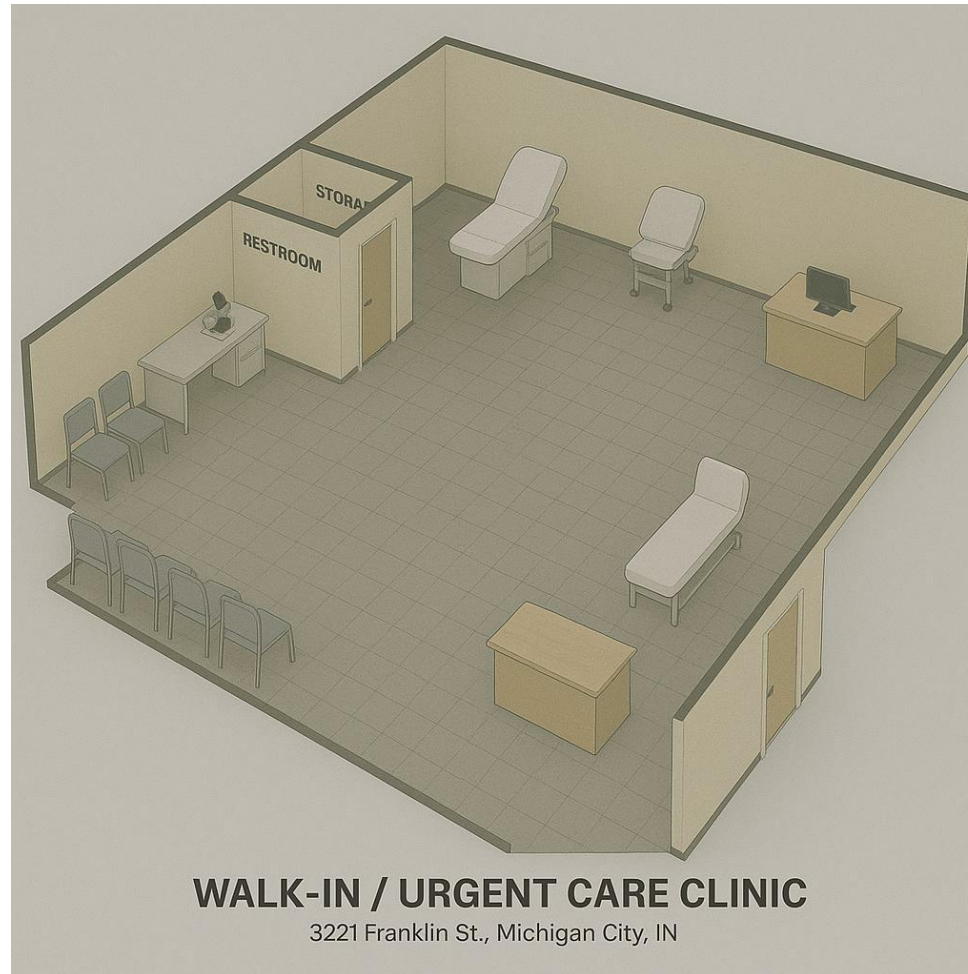


**Total Area - 5756 sqft**

# Retail Dollar Store Rendering



# Walk-In/Urgent Care Rendering



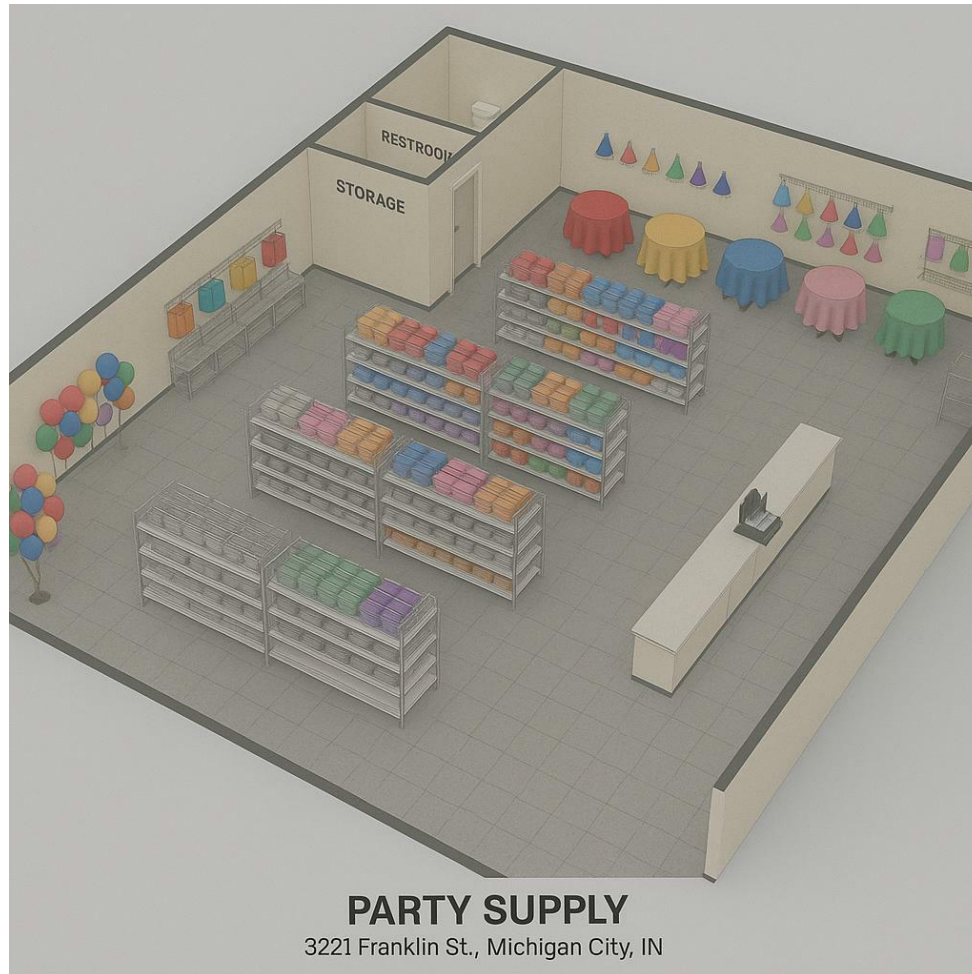
# Pet Supply/Grooming Rendering



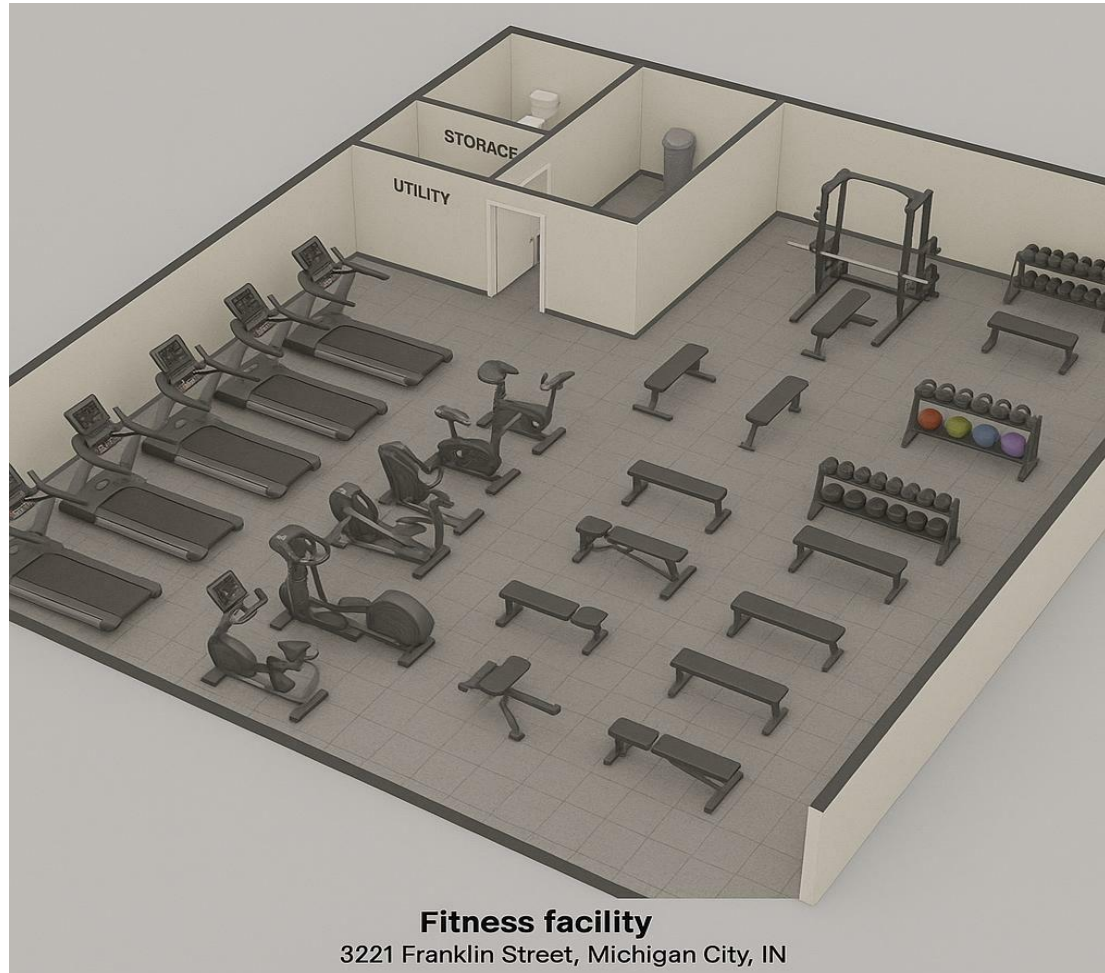
# Discount Retail Rendering



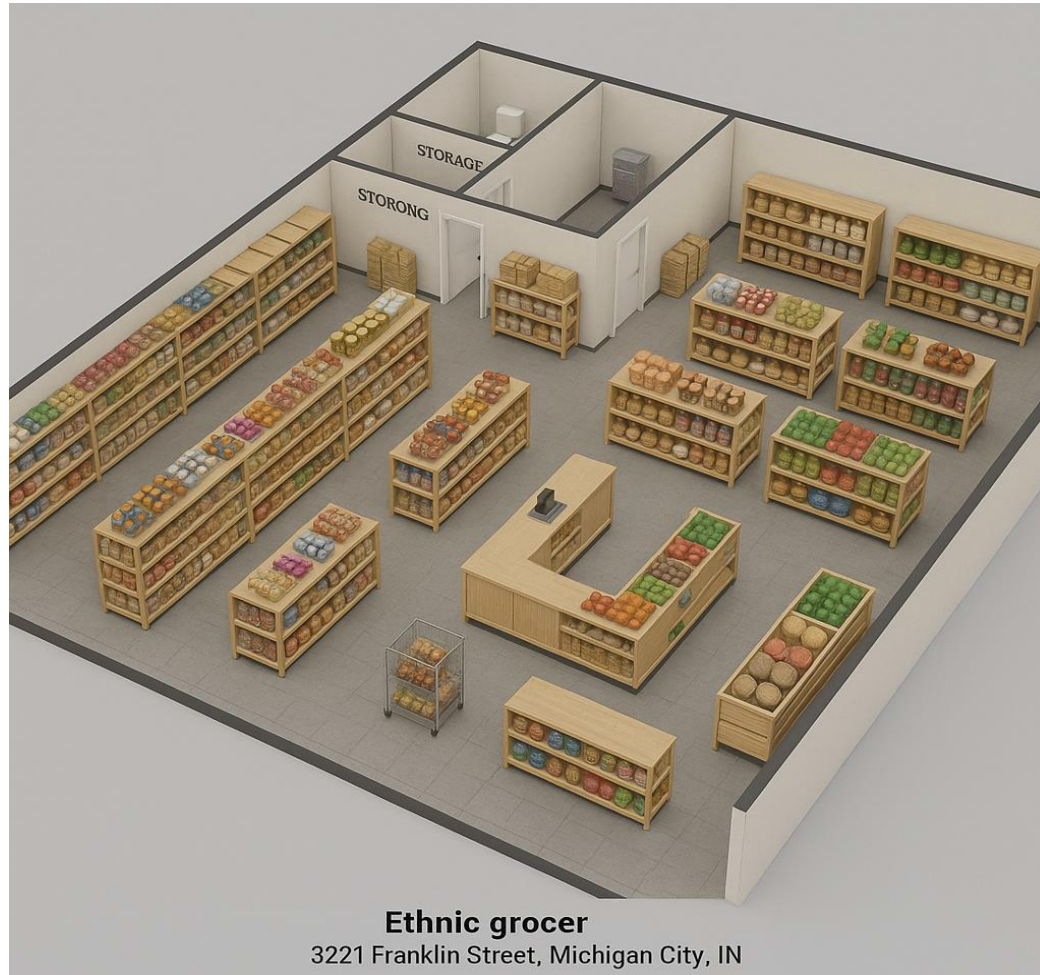
# Party Supply Rendering



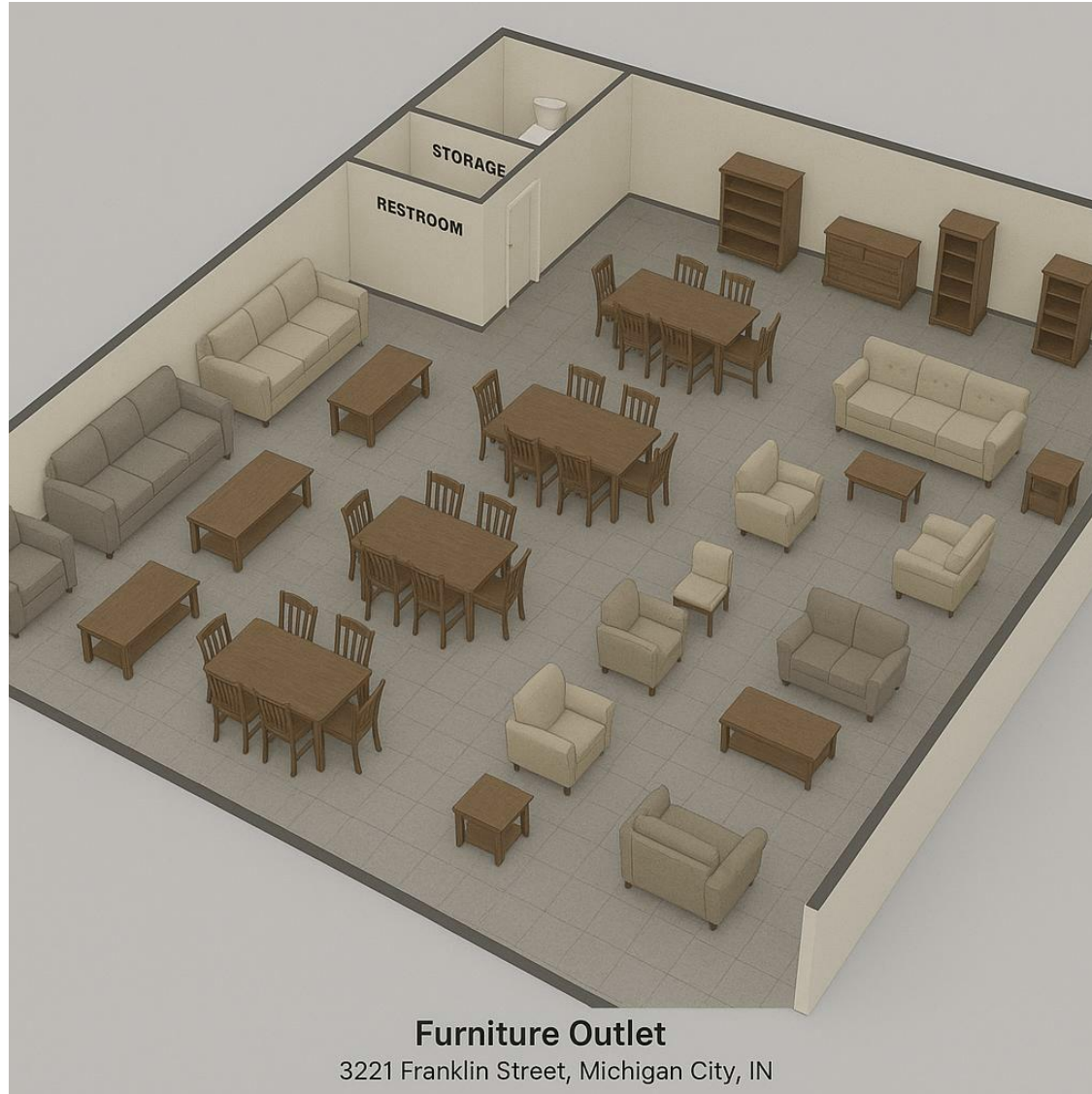
# Fitness Facility Rendering



# Grocer Rendering



# Furniture Outlet Rendering



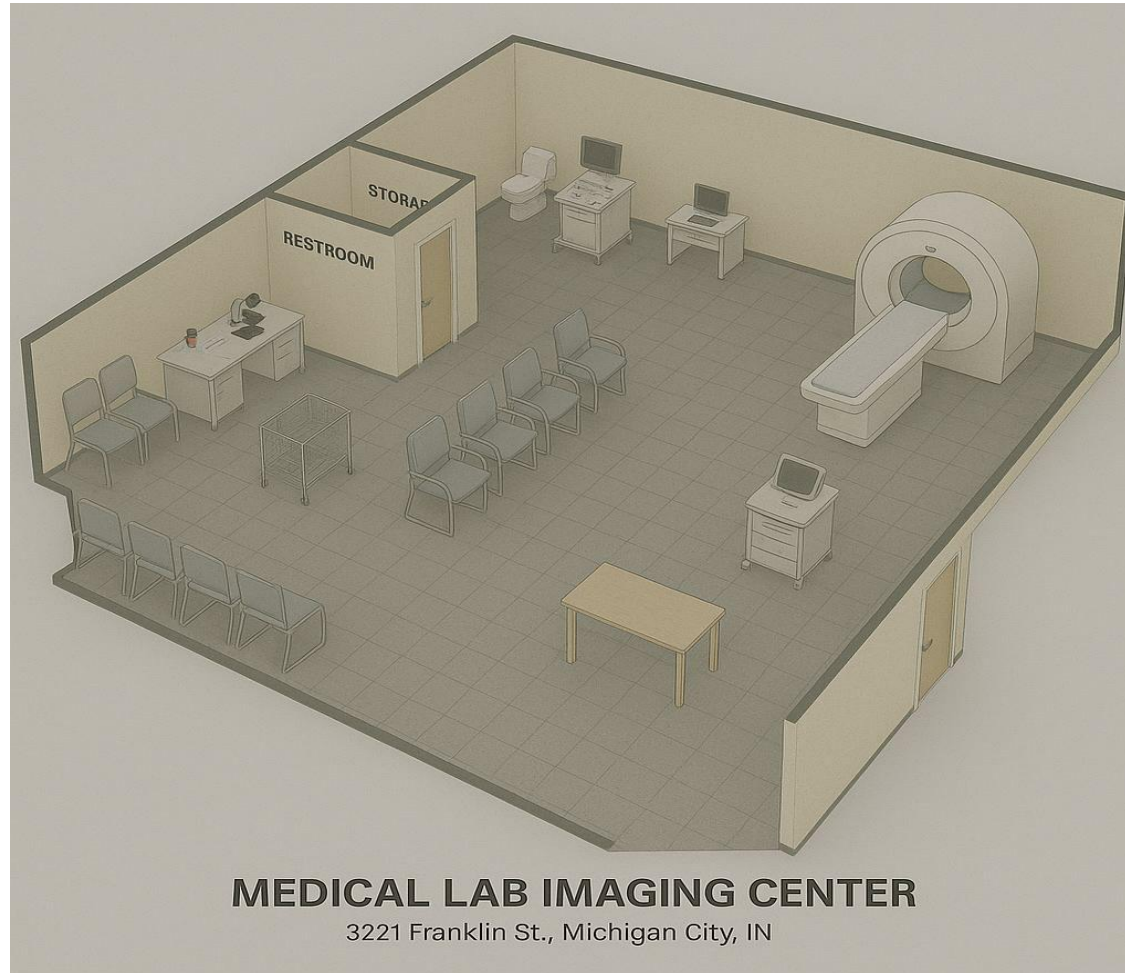
# Craft/Hobby Rendering



## **CRAFT & HOBBY**

3221 Frankiin St., Michigan City, IN

# Rendering



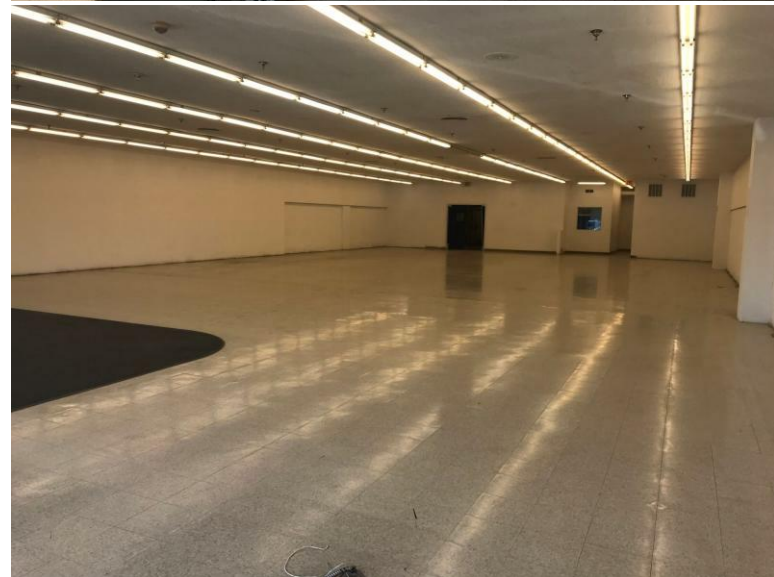
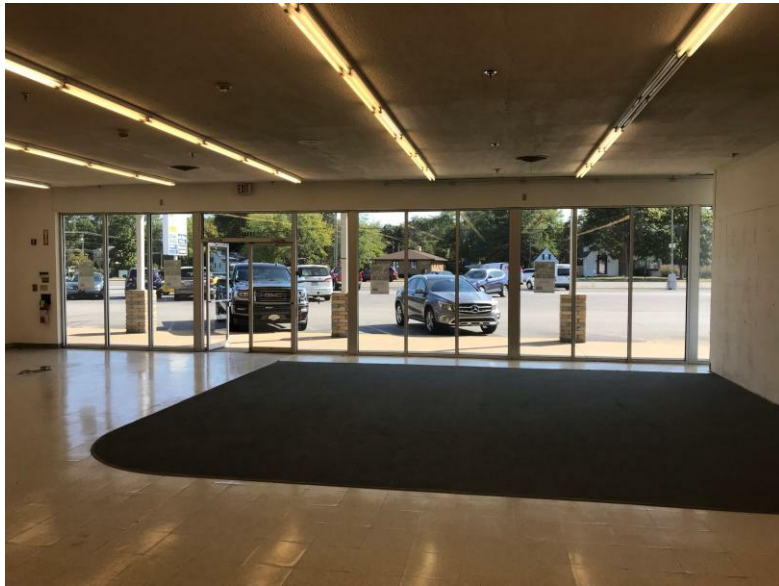
# Aerial View



# Exterior View



# Interior View



# Property Details

Freestanding

Construction:  
Masonry

Traffic Count  
18,909/Day

Lot Size:  
2.34 AC

Building Size  
28,750 SF

Zoning MD-DC

\$9.75 SF/YR  
NNN

Public  
Transportation  
Route

# Actual Site Photo



## Nearby Major Retailers:

