

AVAILABLE FOR SALE

3818 N 950 West  
Michigan City, IN 46360



## PROPERTY DESCRIPTION

Prime commercial opportunity totaling 5.19 acres across three parcels. Zoned Business 3 (B-3), the property is ideally positioned just one mile from the intersection of U.S. Highway 421 and I-94, offering exceptional accessibility and visibility in a high retail corridor. The area benefits from a daily traffic count of 21,980 vehicles, making it well-suited for retail, service, or mixed-use development.

LOT SIZE	5.19 Acres
SALES PRICE	Subject To Offer
TAXES 24 PAY 25	\$1,053.26
UTILITIES	Available
ZONING	Business 3
TOPOGRAPHY	Level
TRAFFIC COUNT	21,980 on off ramp
PARCEL ID	460516126008000046 460516126009000046 460516126010000046

FOR MORE INFORMATION

Lori Tubbs (312) 446-7059 [lori@loritubbs.com](mailto:lori@loritubbs.com)

 **LORI TUBBS**

REAL ESTATE & DEVELOPMENT CONSULTING



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DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	9,358	44,900	61,217
Average Age	38	40	44
Avg HH Income	\$61,167	\$61,103	\$71,474

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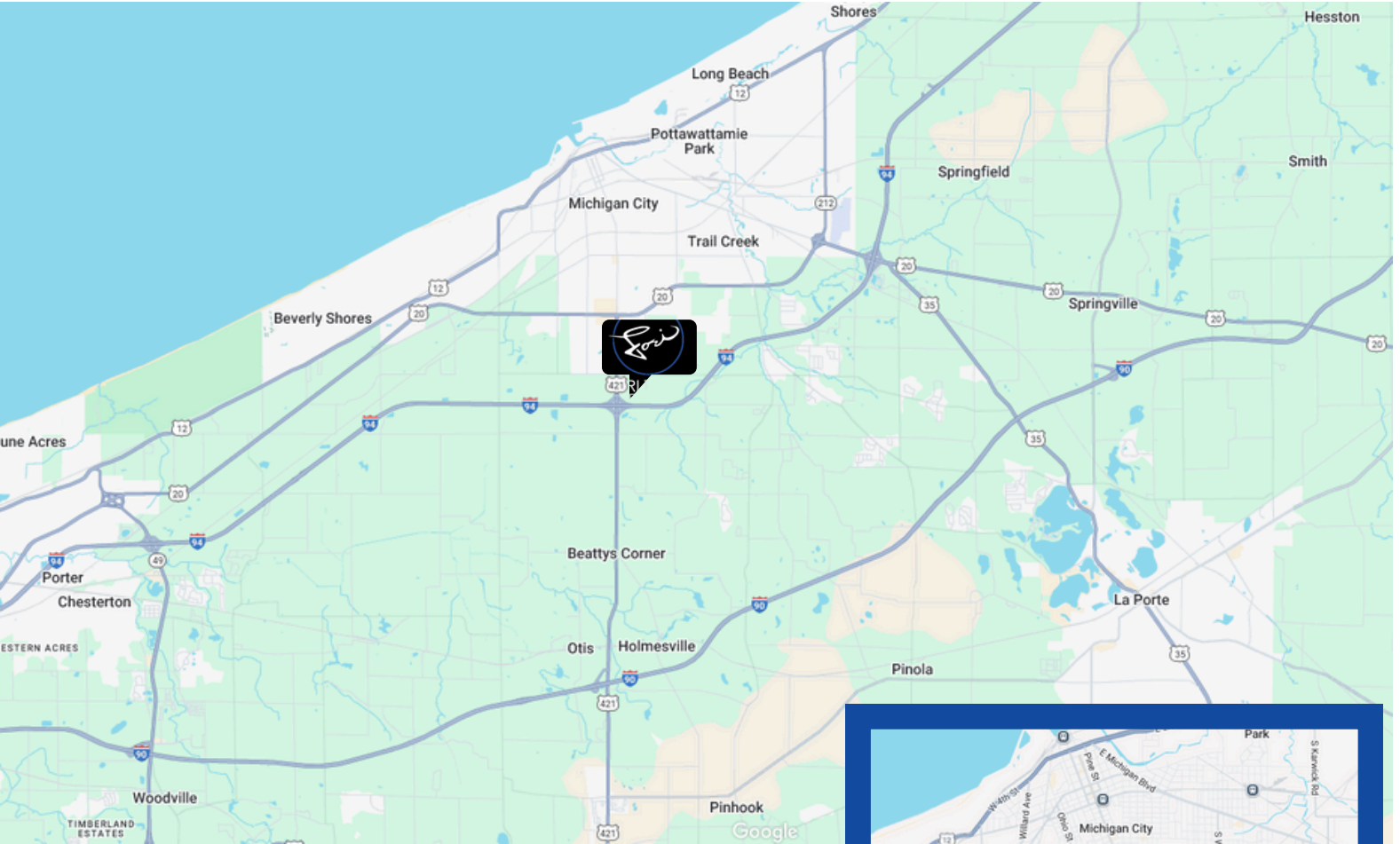
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MAP



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