FORMER SEARS + AUTO
3901 FRANKLIN ST, MICHIGAN CITY, IN

FOR SALE

PROPERTY HIGHLIGHTS
• Easily Accessible from both Franklin St & Hwy 20
• Close Proximity to I-94 Interchange
• Strong Visibility with Pylon Signage Available
• Largest Concentration of Retail within 15 miles

SITE DETAILS
Price: CONTACT BROKER
Building Size: 105,420 SF Sears
14,000 SF Auto
Site Size: 13.23 Acres
Property Format: Sears & Auto Combo
Zoning: B Commercial Business
Parking Spaces: 640
Year Built: 1967

Building Configuration: Mall
Ownership: Owned

Adjacent Developments
North: Forest Preserve, Wendy's
South: Planet Fitness, Kohl’s, TJ Maxx, Ross
East: Goodwill, Car Dealership, Small Shops
West: Ace Hardware, Banks, Auto Shops

CONTACT INFORMATION:
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www.MetroCRE.com
DEMOGRAPHICS

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<th>3 MILES</th>
<th>5 MILES</th>
<th>7 MILES</th>
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<tbody>
<tr>
<td>TOTAL POPULATION</td>
<td>30,979</td>
<td>42,349</td>
<td>50,744</td>
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<tr>
<td>DAYTIME POPULATION</td>
<td>19,907</td>
<td>20,463</td>
<td>20,938</td>
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<td>MEDIAN INCOME</td>
<td>$45,424</td>
<td>$51,581</td>
<td>$55,501</td>
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<td>AVERAGE AGE</td>
<td>37.4</td>
<td>39.8</td>
<td>41.2</td>
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TRAFFIC COUNTS

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<tr>
<td>FRANKLIN ST</td>
<td>35,362 VPD</td>
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<td>HWY 20</td>
<td>21,057 VPD</td>
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