

BUILDINGS/LAND FOR LEASE/SALE

6745 W. Johnson Rd. | Michigan City, IN 46360



Adaptable Site Offering Many Development Options

Total Buildings Size:	16,102 SF Available
Available Space:	6,400 SF Church Building (two-level) SOLD! 11,566 SF Office Building 4,536 SF Utility/Storage Buildings
Land:	4.04 Acres Remain
Zoning:	B -1
Parking:	Ample Onsite Parking
Lease Rate:	\$7.00 PSF NNN
Separate Pricing:	\$250,000 - Church Parcel, 0.98 Acres SOLD! \$460,000 - Office Parcel, 1.6 Acres \$165,000 - Utility/Storage Parcel, 2.44 Acres
Listing Price:	\$625,000 - Remaining Two Parcels

Details:

Nestled along Johnson Road in Michigan City, IN, this impressive complex spans over 4.04 acres. The striking two-level church building encompassing 6,400 square feet has recently sold however, still available for sale or lease is a spacious 11,566 square foot office building, designed to accommodate administrative needs. Additionally, there are three utility and storage buildings, measuring 4,536 square feet in total—comprising 1,920 square feet, 616 square feet, and 2,000 square feet respectively. This thoughtfully designed campus not only serves as a place of worship but also as a community hub, fostering connection and support among its members.

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PROPERTY PHOTOS

BUILDINGS/LAND FOR LEASE/SALE

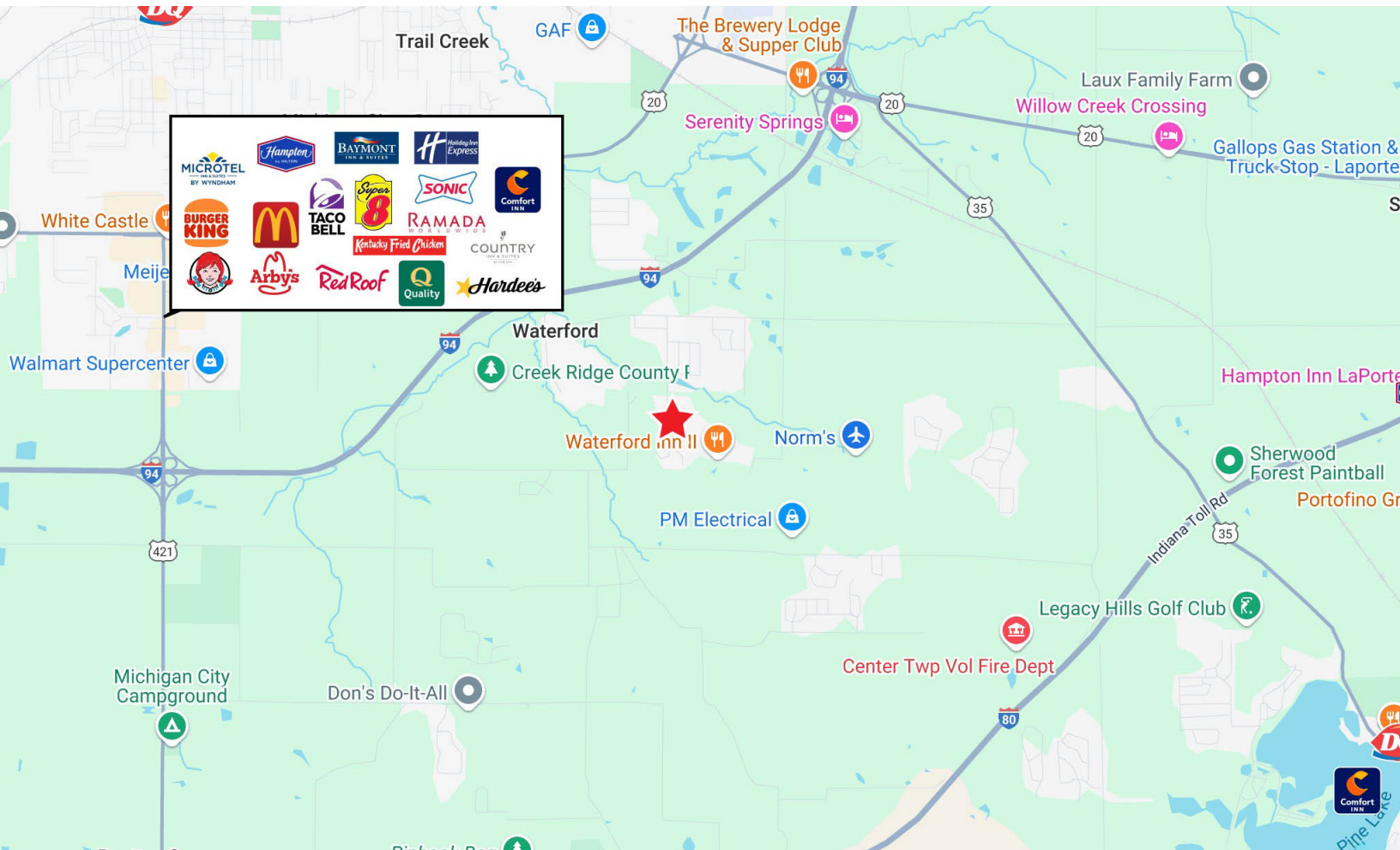
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LOCATION OVERVIEW

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The area around Johnson Road in Michigan City, Indiana, is characterized by a mix of residential neighborhoods and local businesses, providing a quaint, community-oriented atmosphere. Johnson Road runs parallel to major thoroughfares, including U.S. Route 421, which connects the region to larger highways and facilitates easy access to nearby attractions like Lake Michigan. Additionally, Interstate 94 is just a short drive away, making it convenient for commuters and travelers heading to Chicago or other destinations. The surrounding landscape features a blend of wooded areas and parks, enhancing the area's charm and offering recreational opportunities for residents and visitors alike.



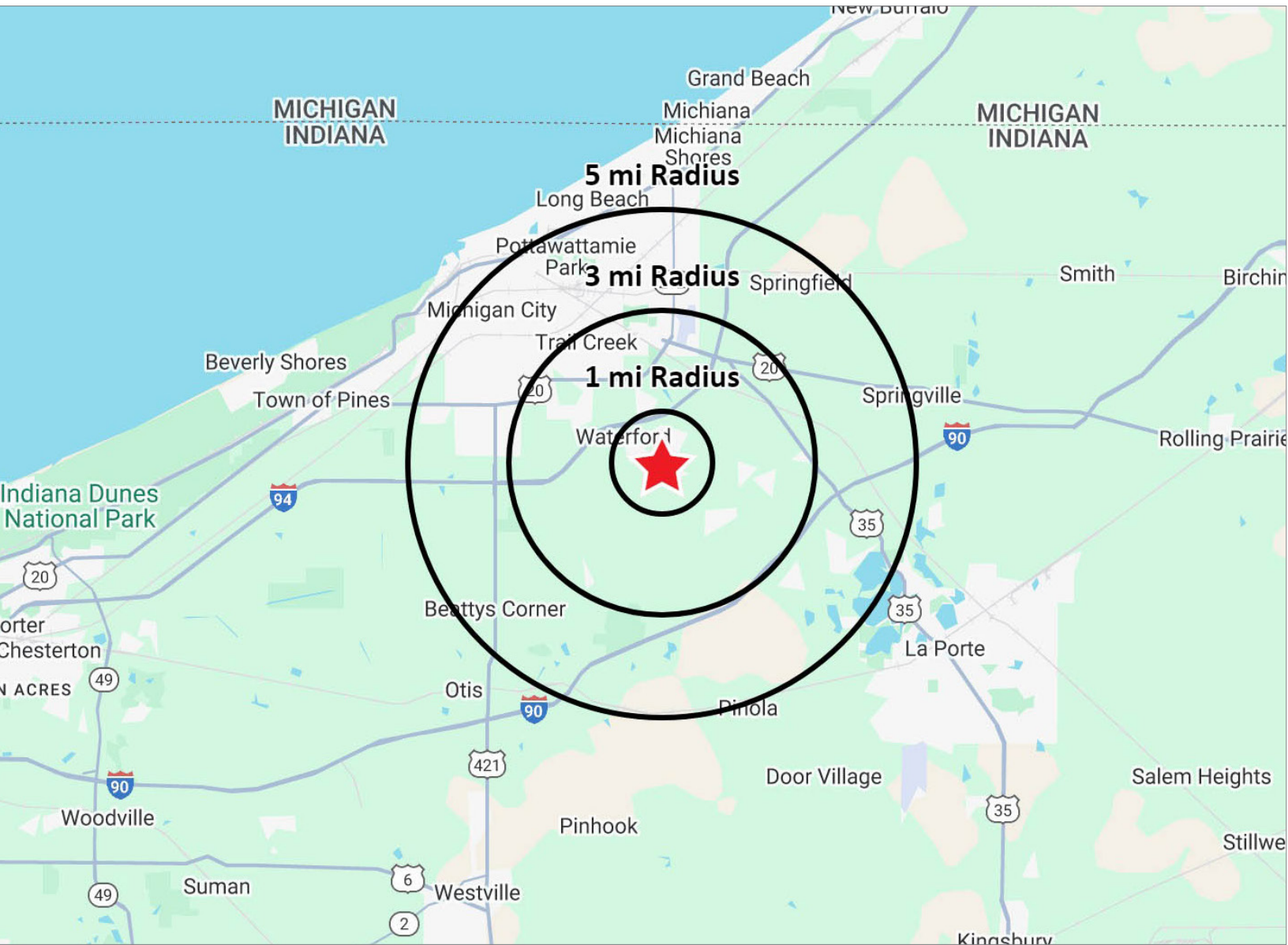
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POPULATION

1 MILE	1,471
3 MILE	12,192
5 MILE	40,823



NUMBER OF HOUSEHOLDS

1 MILE	589
3 MILE	5,261
5 MILE	17,245



AVERAGE HOUSEHOLD INCOME

1 MILE	\$121,957
3 MILE	\$89,957
5 MILE	\$86,417



MEDIAN HOME VALUE

1 MILE	\$272,612
3 MILE	\$235,384
5 MILE	\$199,583