

SALE

LAND



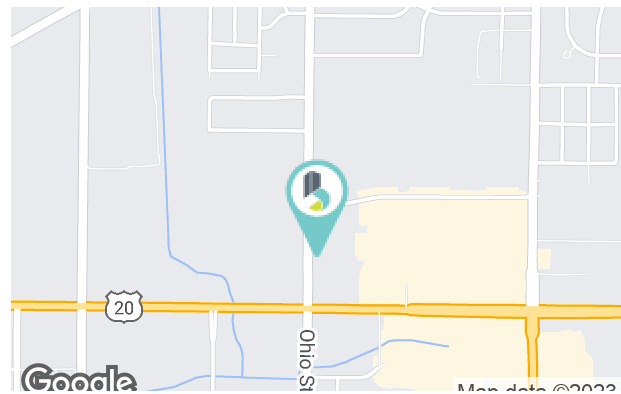
3072 OHIO ST.



PROPERTY HIGHLIGHTS

- Wooded lot with 115 ft. of frontage along Ohio St consisting of approximately .795 acres of undeveloped usable land zoned B-2.
- Near US 20, 1.5 miles north of interchange of I-94 and US-421. Just under 60 miles southeast of the Chicago Loop and 40 minutes west of South Bend.
- Can be combined with adjacent lots for up to 16.46 acres of B-2 zoned property.
- Located within Michigan City EDC, Mall, and Office Tower Property Redevelopment Project.
- Ohio St. is a corridor mixing commercial manufacturing and residential.

<b>SALE PRICE</b>	<b>\$170,000</b>
Lot Size:	0.79 Acres
Traffic Count:	18,847 AADT (421 and US 20)
Median Household Income:	\$45,365
Michigan City Population:	32,000 (2021)



**BRADLEY COMPANY**  
 112 W. Jefferson Blvd., Suite 300  
 South Bend, IN 46601  
 574.237.6000

**JOHN JESSEN**  
 Managing Director  
 574.968.9270  
 jjessen@bradleyco.com

**GAGE HUDAK**  
 Vice President  
 574.855.5706  
 ghudak@bradleyco.com

**STEVE NICKSIC, CCIM**  
 Senior Broker  
 219.695.3160  
 snicksic@bradleyco.com



BRADLEYCO.COM



3072 OHIO ST. , MICHIGAN CITY, IN 46360

SALE

LAND



Dimensions  
Approx 295' x 110'

**JOHN JESSEN**  
Managing Director  
574.968.9270  
jjessen@bradleyco.com

**GAGE HUDAK**  
Vice President  
574.855.5706  
ghudak@bradleyco.com

**STEVE NICKSIC, CCIM**  
Senior Broker  
219.695.3160  
snicksic@bradleyco.com

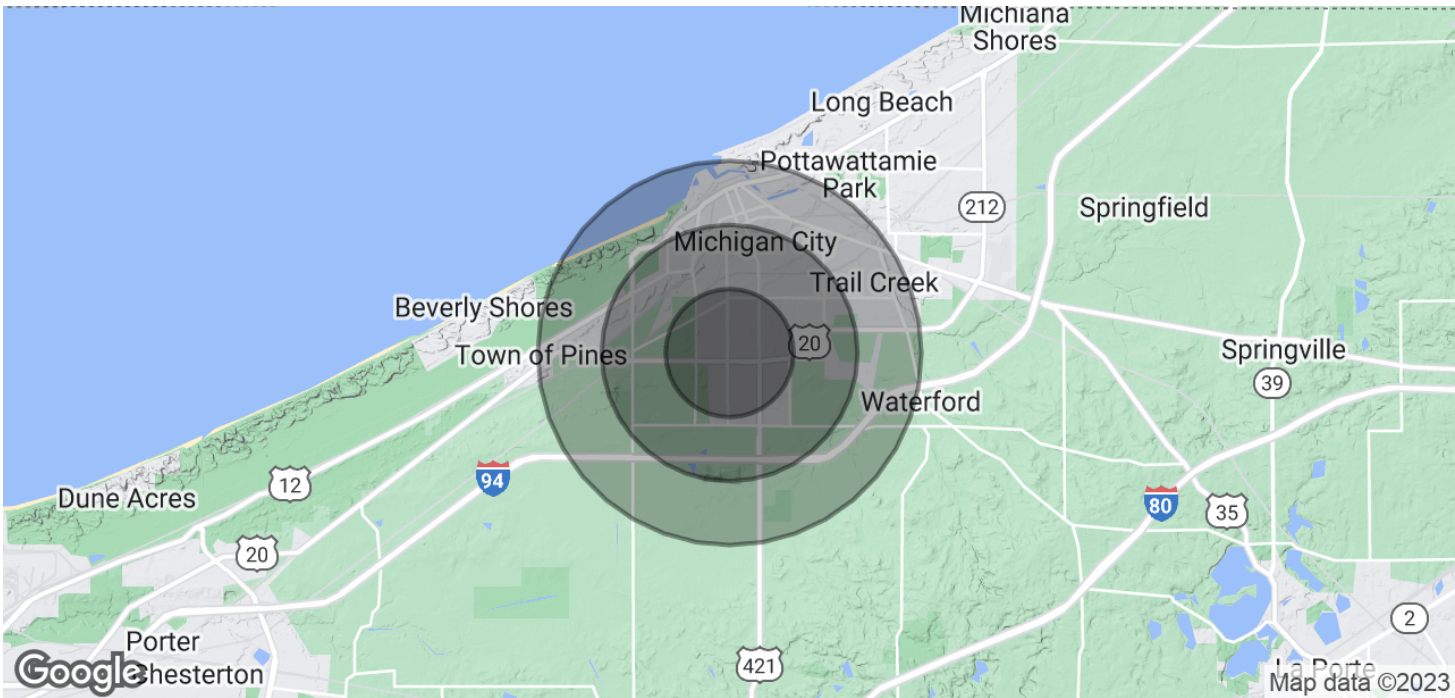


# DEMOGRAPHICS MAP & REPORT

3072 OHIO ST. , MICHIGAN CITY, IN 46360

SALE

LAND



### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,860	17,655	30,650
Average Age	37.2	37.5	38.0
Average Age (Male)	37.6	36.7	36.5
Average Age (Female)	37.9	37.2	39.0

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,704	7,264	13,393
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$54,916	\$49,874	\$49,884
Average House Value	\$98,897	\$89,103	\$98,186

\* Demographic data derived from 2020 ACS - US Census

**JOHN JESSEN**  
 Managing Director  
 574.968.9270  
 jjessen@bradleyco.com

**GAGE HUDAK**  
 Vice President  
 574.855.5706  
 ghudak@bradleyco.com

**STEVE NICKSIC, CCIM**  
 Senior Broker  
 219.695.3160  
 snicksic@bradleyco.com



3072 OHIO ST. , MICHIGAN CITY, IN 46360

SALE

LAND



**JOHN JESSEN**  
 Managing Director  
 574.968.9270  
 jjessen@bradleyco.com

**GAGE HUDAK**  
 Vice President  
 574.855.5706  
 ghudak@bradleyco.com

**STEVE NICKSIC, CCIM**  
 Senior Broker  
 219.695.3160  
 snicksic@bradleyco.com