

Retail Property For Lease

5510 FRANKLIN ST, MICHIGAN CITY, IN 46360



For more information, please contact:

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President

219.864.0200

bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President

219.864.0200

mrpachak@latitudeco.com

JOHN O'MALLEY

Senior Broker

219.864.0200

jomalley@latitudeco.com



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 4,000 - 12,000 SF

Lease Rate: \$19 SF/yr (NNN)

Building Size: 17,016 SF

PROPERTY HIGHLIGHTS

- Freestanding retail for lease in Michigan City, IN
- Located on Franklin in a difficult to enter market
- Surrounded by national tenants
- Join Northwest Cancer Center
- Professional landscaping and well-maintained exterior
- Updated interior finishes



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PROPERTY DESCRIPTION



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5510 Franklin Street presents a compelling retail opportunity within Michigan City. The subject property is located on heavily traveled Franklin St. and surrounded by national tenants. The large Franciscan hospital down the street brings heavy traffic and visitors to Michigan City. This single-story asset features clear glass frontage and generous storefront visibility, inviting strong tenant branding. The open layout supports flexible merchandising configurations while ample parking ensures convenient guest access. Recent cosmetic updates highlight modern lighting and finishes, enhancing the shopping experience. With thoughtfully designed circulation, the suite accommodates both boutique retailers and service-oriented concepts. Quality mechanicals and efficient ceiling heights support comfortable operation, and the presence of secure storage areas reinforces functionality.

LOCATION DESCRIPTION

Michigan City is a city in LaPorte County, Indiana, United States. It had a population of 32,075 at the 2020 census. Located along Lake Michigan in the Michiana region, the city is about 45 miles (72 km) east of Chicago and is 40 miles (64 km) west of South Bend.

Michigan City is noted for both its proximity to Indiana Dunes National Park and for bordering Lake Michigan. It receives a fair amount of tourism during the summer, especially by residents of Chicago and nearby cities in Northern Indiana. It is connected to Chicago via the South Shore Line passenger train.

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ADDITIONAL PHOTOS



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RETAILER MAP



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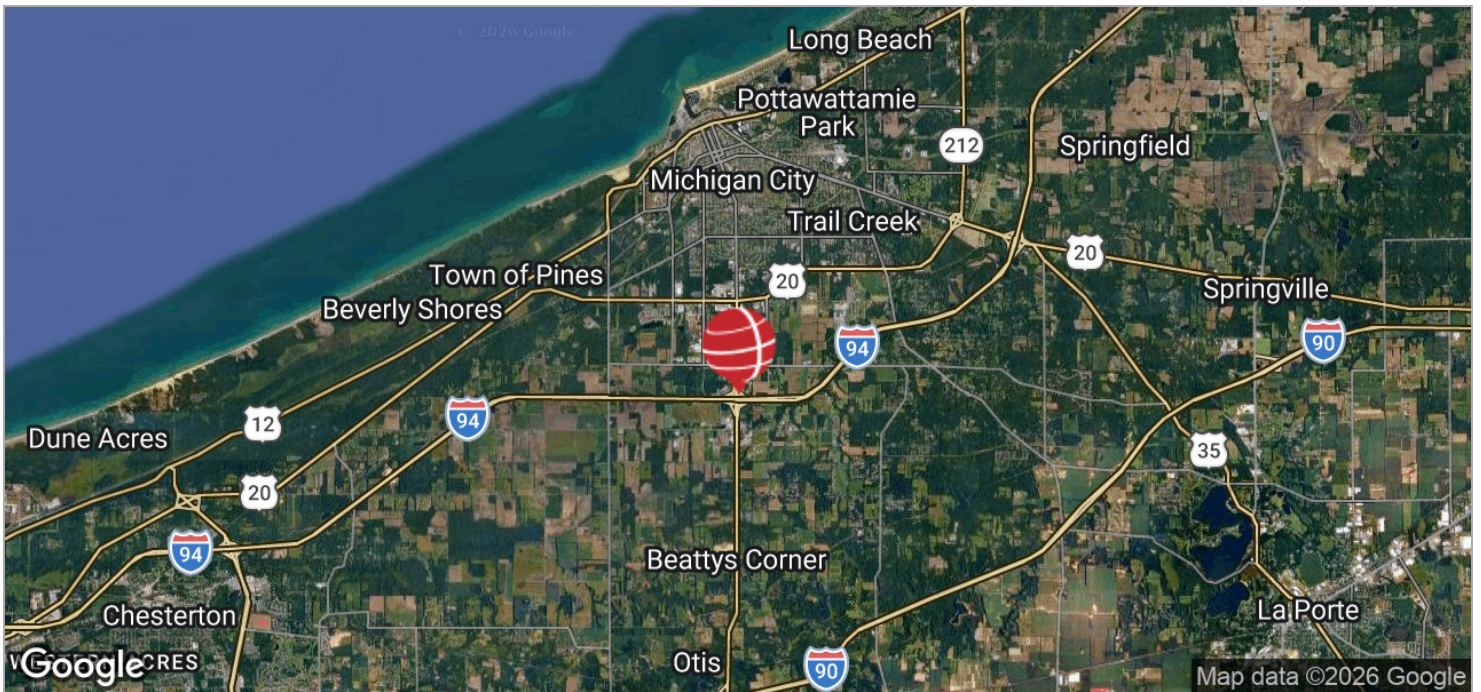
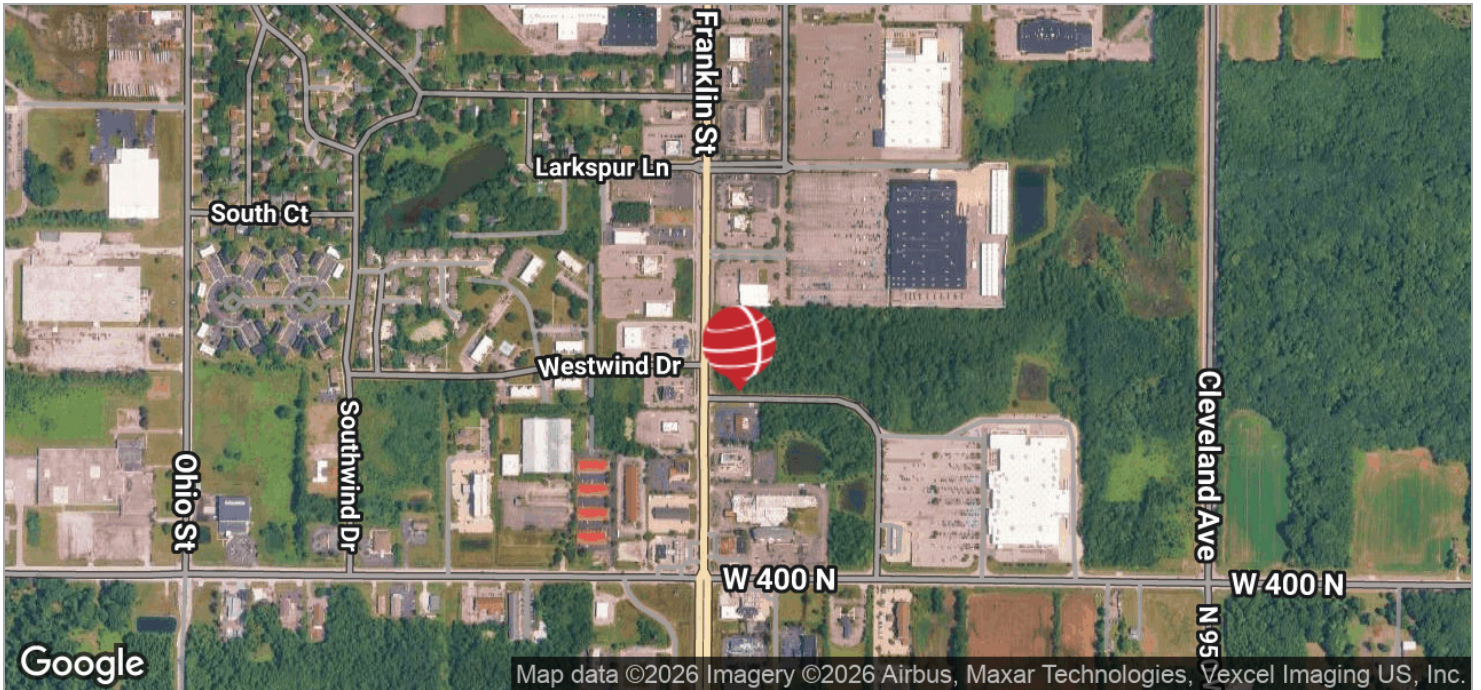
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LOCATION MAPS



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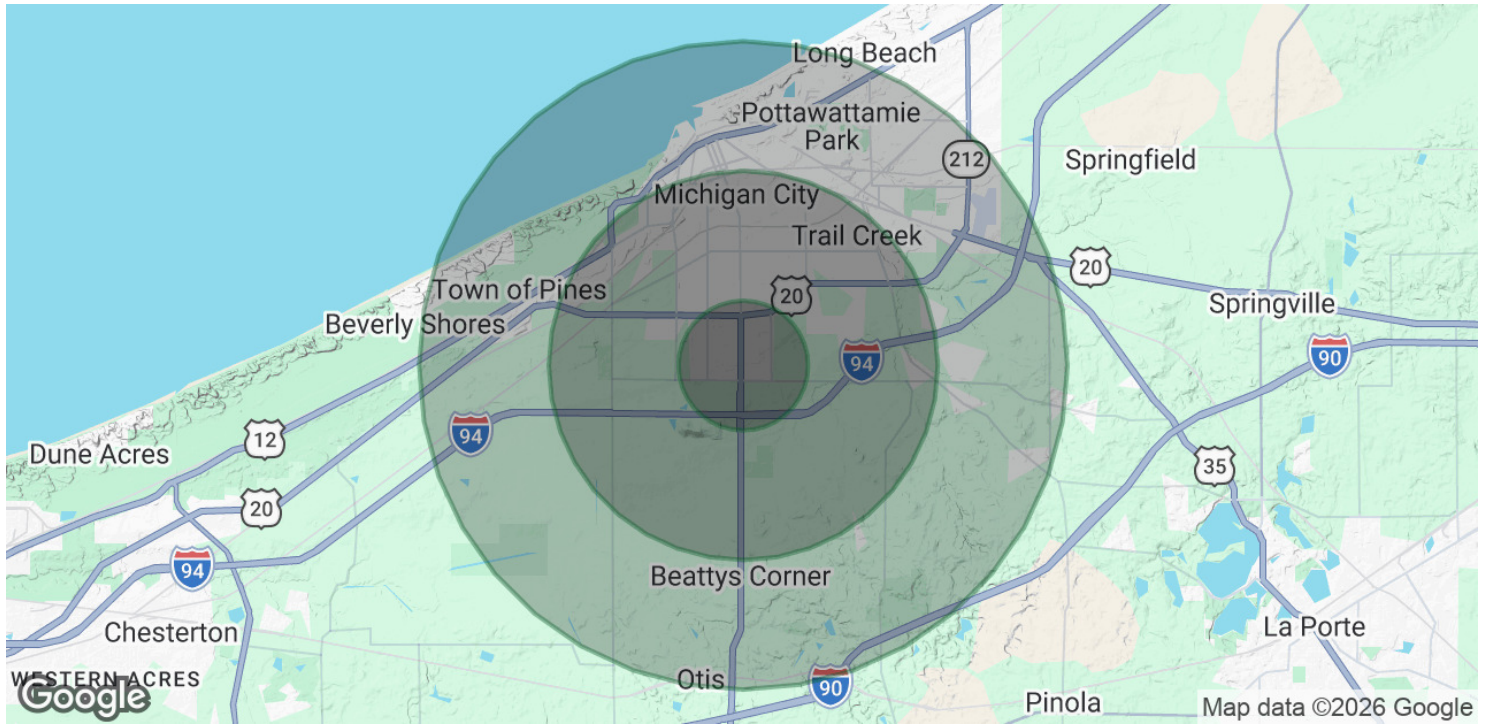
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,229	26,291	42,573
Average Age	31.1	38.9	41.8
Average Age (Male)	31.1	35.0	38.6
Average Age (Female)	32.5	42.1	44.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,041	10,007	17,400
# of Persons per HH	2.1	2.6	2.4
Average HH Income	\$53,902	\$71,416	\$77,916
Average House Value	\$96,451	\$149,648	\$197,851

2023 American Community Survey (ACS)

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