



FORMER SEARS PROPERTY MARQUETTE MALL

3901 FRANKLIN STREET / MICHIGAN CITY, IN

TRANSFORMCO
PROPERTIES

AVAILABLE

FORMER SEARS PROPERTY



asking price

\$4,000,000

address

3901 Franklin Street
(Franklin Street & Route 20)
Michigan City, IN 46360

availability

92,905 SF (Former Sears)
12,365 SF (Auto Center)
2,582 SF (1st Source Bank)
(13.23 acre lot)
Available Now

features

- Former Sears property located within the Marquette Mall Shopping Center
- Property includes former Sears Department Store, Auto Center, and 1st Source Bank outlot
- High traffic intersection, accessible from Franklin Street, Route 20 and St John Road.
- Close proximity to I-94 interchange
- Strong visibility with pylon signage available
- Parking spaces - 640
- Zoning - B Commercial Business
- 1st Source Bank rent is \$80,456.04. Tenant maintains their own parcel
- Traffic Counts: Franklin Street - 19,811 VPD
St John Road - 24,413 VPD
Route 20 - 15,670 VPD

neighboring tenants



demographics

	1M	3M	5M
AVG HOUSEHOLD INCOME	\$69,661	\$68,055	\$77,917
POPULATION	5,091	32,782	44,220
DAYTIME POPULATION	8,504	36,097	45,879

FORMER SEARS PROPERTY

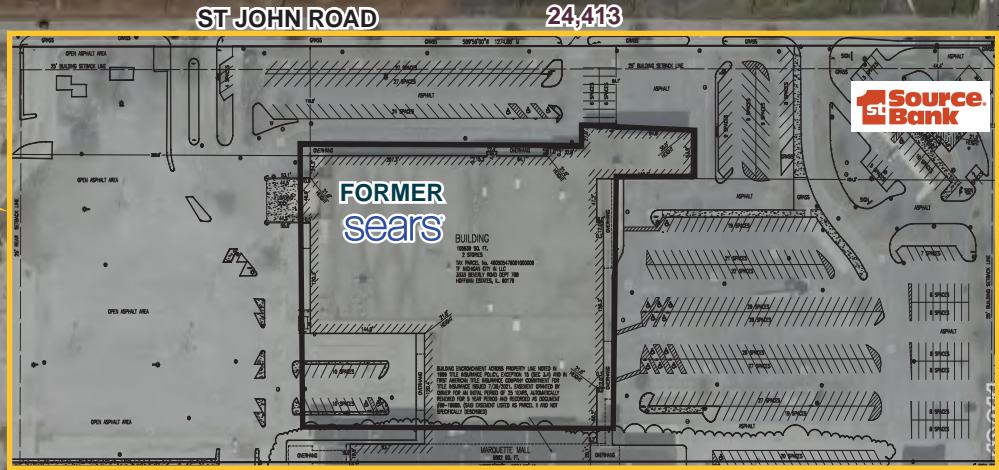


AERIAL ZOOM

FORMER SEARS PROPERTY



SITE



US HIGHWAY 20

13,915



DUNES PLAZA



FRANKLIN STREET



AERIAL ZOOM

FORMER SEARS PROPERTY

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