

The Franklin at 11th Street Station

RETAIL | RESTAURANT | RESIDENTIAL | PUBLIC TRANSIT

- 218 Market Rate Apartments
- 565 Space Parking Garage w/ 437 Public Spaces
- 5,350sf of Retail & Restaurant Space
- High Walkability Score and Bike Friendly
- 45 Minute Train Ride to Downtown Chicago

Michigan City, Indiana



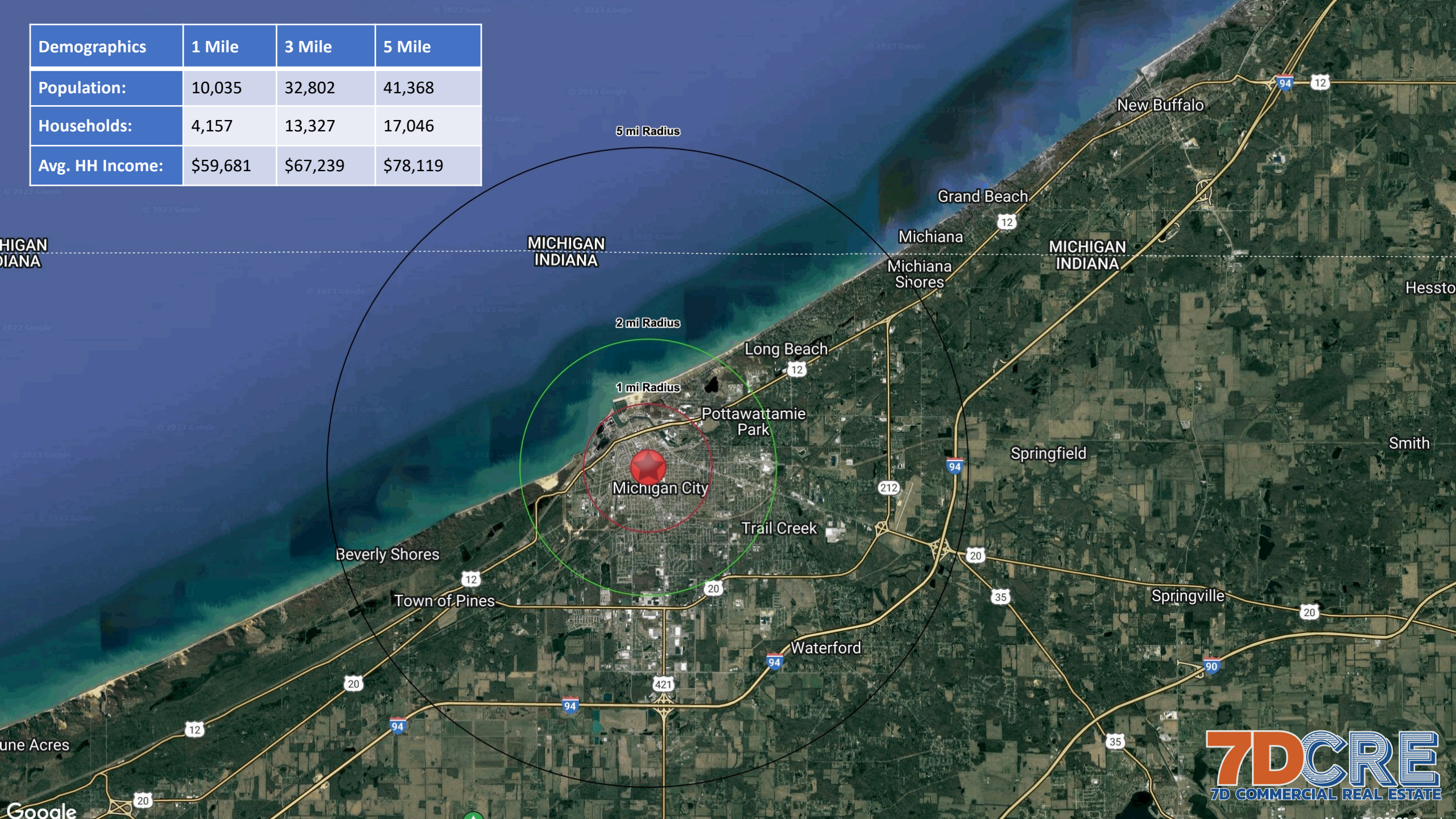
RESTAURANT



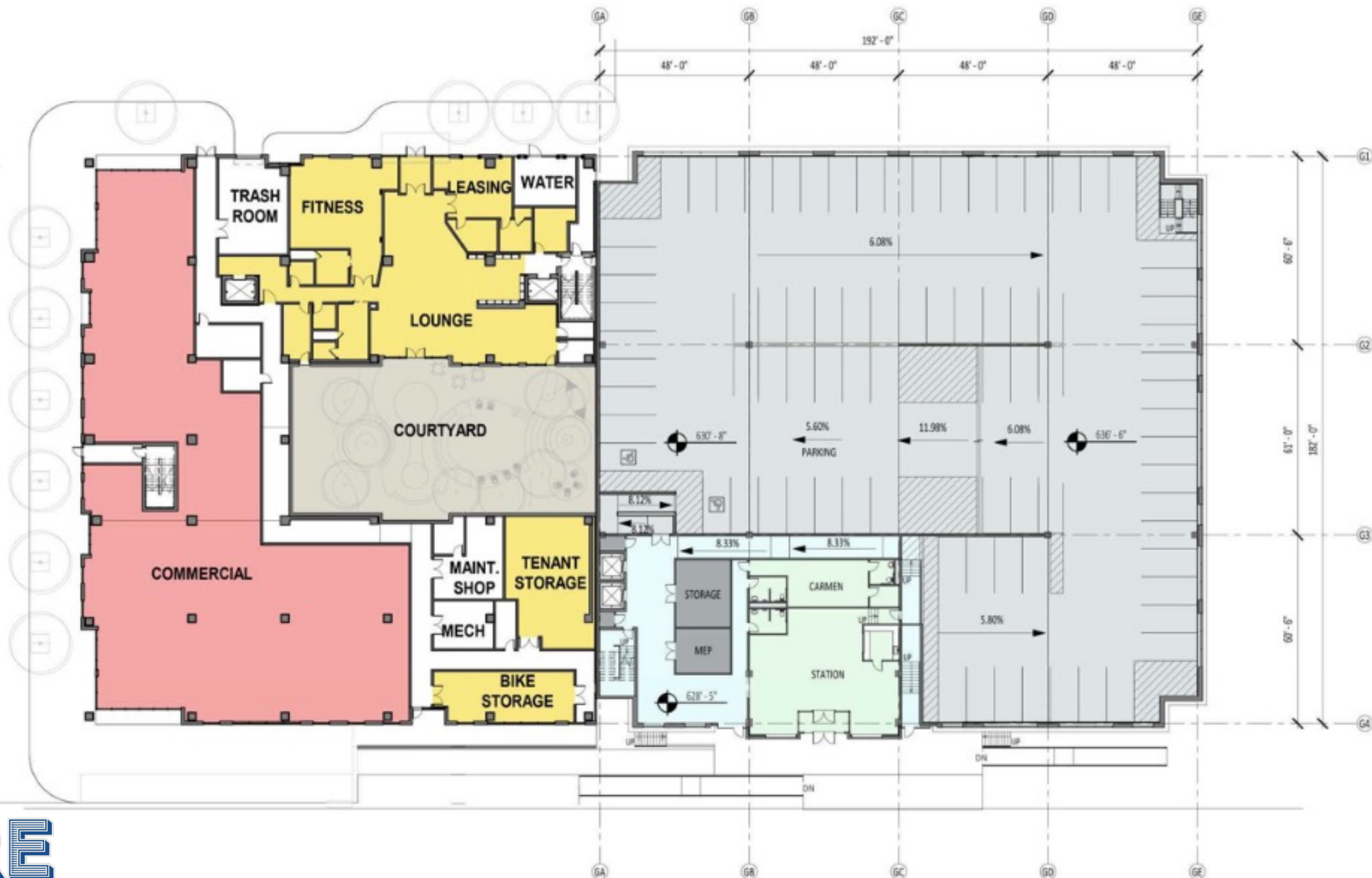
Aerial Map

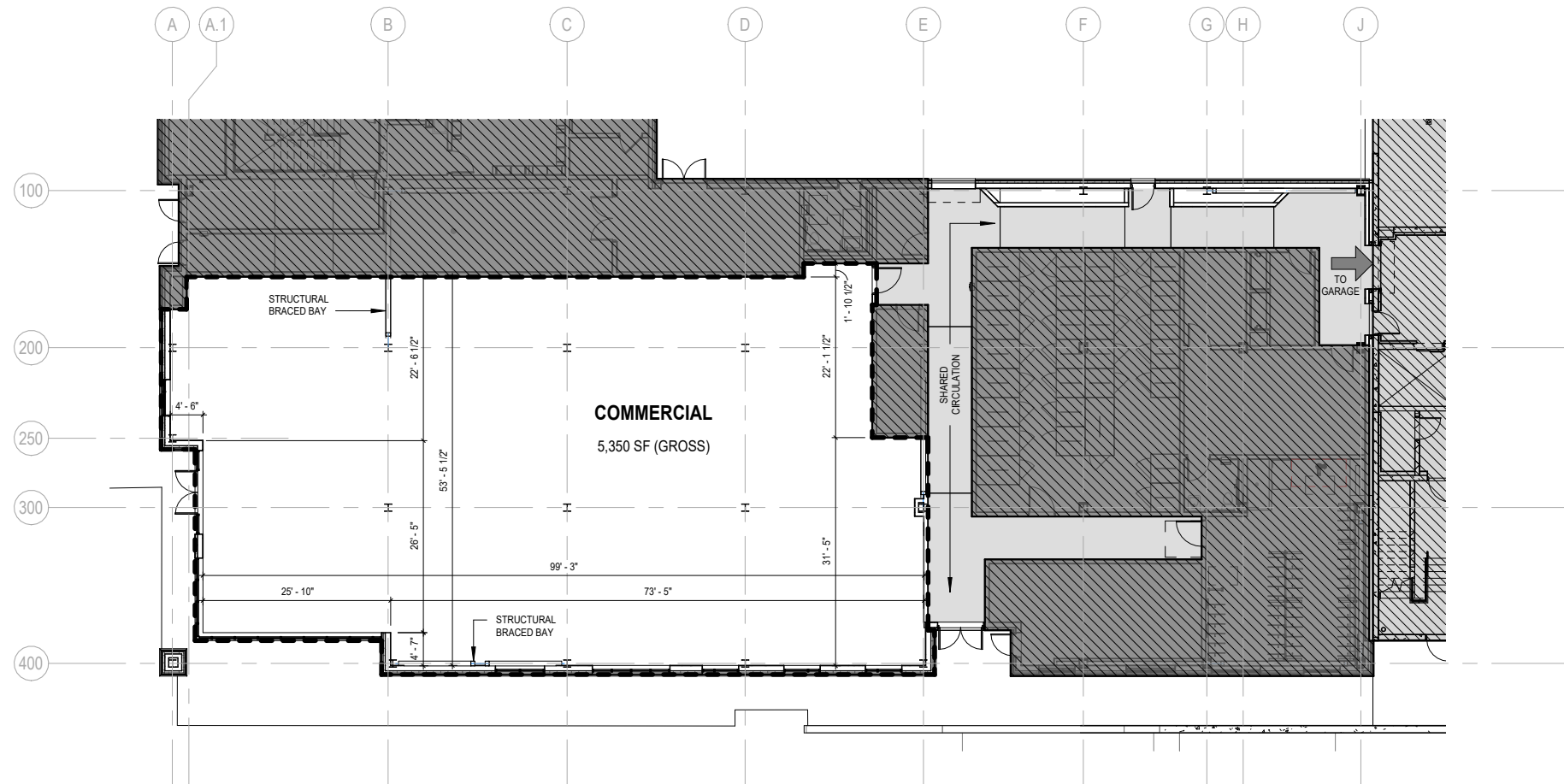


Demographics	1 Mile	3 Mile	5 Mile
Population:	10,035	32,802	41,368
Households:	4,157	13,327	17,046
Avg. HH Income:	\$59,681	\$67,239	\$78,119



- AMENITY
- 1-BEDROOM + DEN UNIT
- 1-BEDROOM UNIT
- 2-BEDROOM UNIT
- OUTDOOR AMENITY
- RETAIL/COMMERCIAL
- STUDIO UNIT





RETAIL - PERIMETER

5,350 SF (GROSS)

SCALE: 1/16" = 1'-0"



FLAHERTY & COLLINS
PROPERTIES



**565 Space Parking Garage
w/ 437 Public Spaces**

RIDERSHIP:

NICTD ridership is driven by weekday work trips to downtown Chicago, with Van Buren Street and Millennium Station serving as destinations for the vast majority of these riders.

This capital investment program will attract additional riders to the system, increasing farebox revenues and generating spin-off economic and fiscal benefits to the region.

NICTD has a goal of attracting 20,000 riders per weekday, resulting largely from the investment program in the railroad's strategic plan.

FISCAL:

The West Lake Extension project and programs of South Shore Line capital improvements combined are projected to add 1,984 jobs to the Northwest Indiana economy.

Efficiencies are projected to generate \$2.5 billion in economic output and \$1.3 billion in gross regional product.





WEST ELEVATION - FRANKLIN STREET





FLAHERTY & COLLINS
PROPERTIES



SOUTH ELEVATION - 11TH STREET

BENEFITS of the South Shore Line Improvements:

Developing a line extension of the South Shore service into Lake County would bring the following benefits:

- **Connecting the region to downtown Chicago jobs and employment centers**
- **Enticing economic development**
- **Providing an alternative mode of transportation to driving**
- **Lowering commuting costs**
- **Increasing NICTD system ridership**
- **Increasing property values near stations**
- **Attracting and retaining families and younger residents to the region**

***Increasing Ridership by 38%**



NORTH ELEVATION - 10TH STREET

0' 30' 60'
1"=30'



FLAHERTY & COLLINS
PROPERTIES

LEASING CONTACT:

Luke Isenbarger
7D Commercial Real Estate
O: 317.572.5035 | M: 317.319.1436
lsenbarger@7DCRE.com

www.7DCRE.com



7DCRE
7D COMMERCIAL REAL ESTATE