

LIGHTHOUSE PLACE PREMIUM OUTLETS

601 Wabash Street | Michigan City, IN 46360



SEMI-IMPROVED PAD AVAILABLE FOR SALE OR LEASE

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PROPERTY OVERVIEW

HIGHLIGHTS:

- 455,000 SF Premium Outlet Center with 120 Stores
- Located Less than 1 Mile from Blue Chip Casino (65,000 SF), Hotel (486 Rooms), and Spa (10,000 SF)
- 1 Mile South of Lake Michigan's Shore Which is Lined with Many Seasonal Homes
- Michigan City and the Surrounding Areas Experience High Seasonal Tourism Traffic from the United States, Canada, China, and the Middle East
- Michigan City has Completed and Working on Many Capital Improvement Projects Throughout the City

OPPORTUNITY IDENTIFICATION:

- Semi-Improved Pad Available on the North or South End of the Property
- 10,000 SF (Divisible) End Cap Also Available
- Ideal for a Hotel, Restaurants, Convenience Store, or Entertainment User

TRAFFIC COUNTS:

- Route 12 (Michigan Street): 14,300 vpd
- Wabash Street: 4,000 vpd



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TENANT ROSTER (PARTIAL)

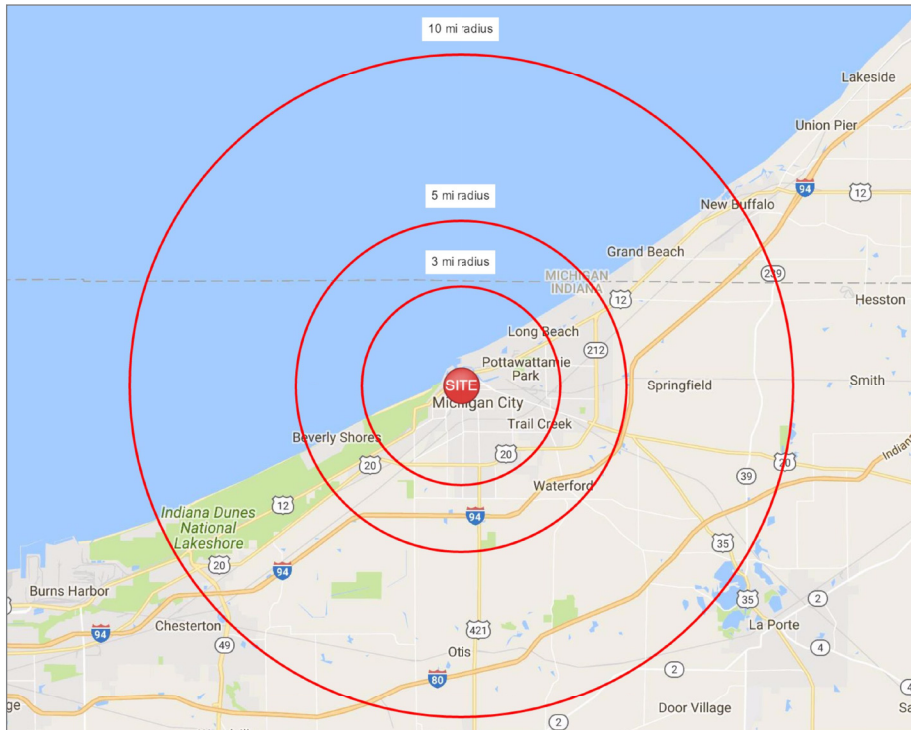
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| <ul style="list-style-type: none">• adidas• Aeropostale• Aldo Accessories• American Eagle Outfitters• Ann Taylor Factory Store• Banana Republic Factory Store• Bass Factory Outlet• Bath & Body Works• Brooks Brothers Factory Store• Calvin Klein• Carter's• Casual Male XL• Champion• Chico's• Christopher & Banks• Claire's• Clarks | <ul style="list-style-type: none">• Coach Outlet• Columbia Sportswear Outlet• dressbarn• Eddie Bauer Outlet• Famous Footwear Outlet• Gap Factory• Guess Factory• Hollister Co. Outlet• J.Crew Factory• Justice• Kitchen Collection• Lane Bryant Outlet• Le Creuset• Levi's Outlet Store• Maurices• Michael Kors• Naturalizer | <ul style="list-style-type: none">• NIKE Factory Store• Nine West Outlet• The North Face• Old Navy Outlet• Polo Ralph Lauren Factory Store• Puma Outlet• Reebok Outlet• rue21• Samsonite• Skechers• Talbots Outlet• Tommy Hilfiger• Under Armour• Vera Bradley• VF Outlet• Wilsons Leather• AND MANY MORE! |
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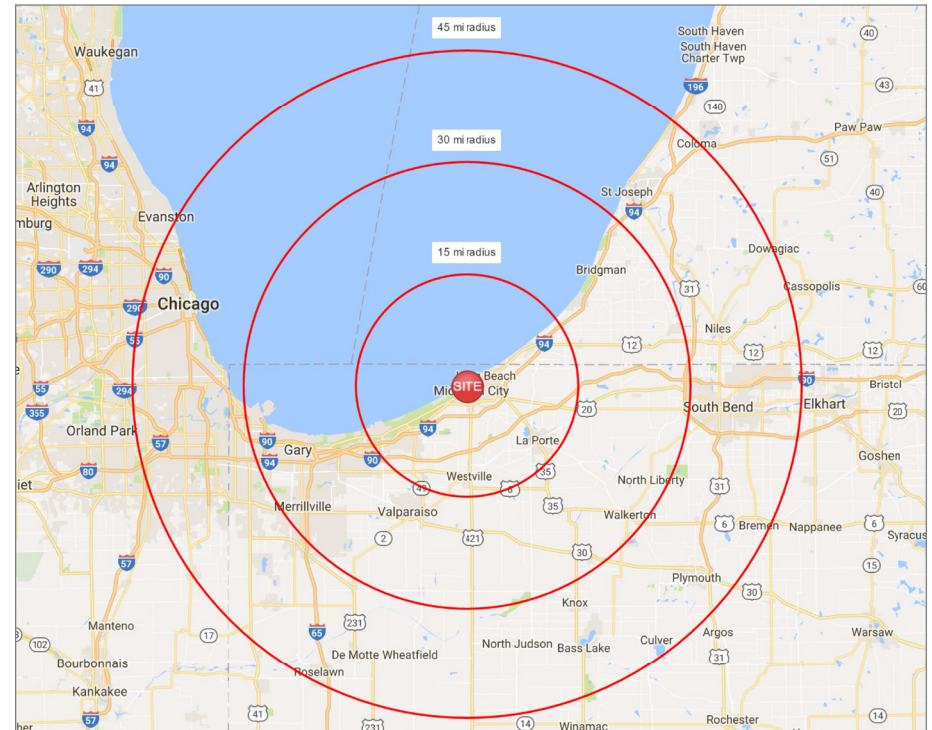
DEMOGRAPHIC SNAPSHOT

LOCATION DEMOGRAPHICS (3 / 5 / 10 MILES)



	3 MILES	5 MILES	10 MILES
Estimated Population	30,897	39,452	62,246
Number of Households	12,327	16,038	25,337
Average Household Income	\$50,569	\$56,185	\$69,347
Daytime Population	33,270	41,796	56,635

LOCATION DEMOGRAPHICS (15 / 30 / 45 MILES)



	15 MILES	30 MILES	45 MILES
Estimated Population	132,130	560,094	4,142,395
Number of Households	52,196	222,024	1,656,775
Average Household Income	\$70,885	\$65,821	\$72,813
Daytime Population	117,013	423,878	3,445,651

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