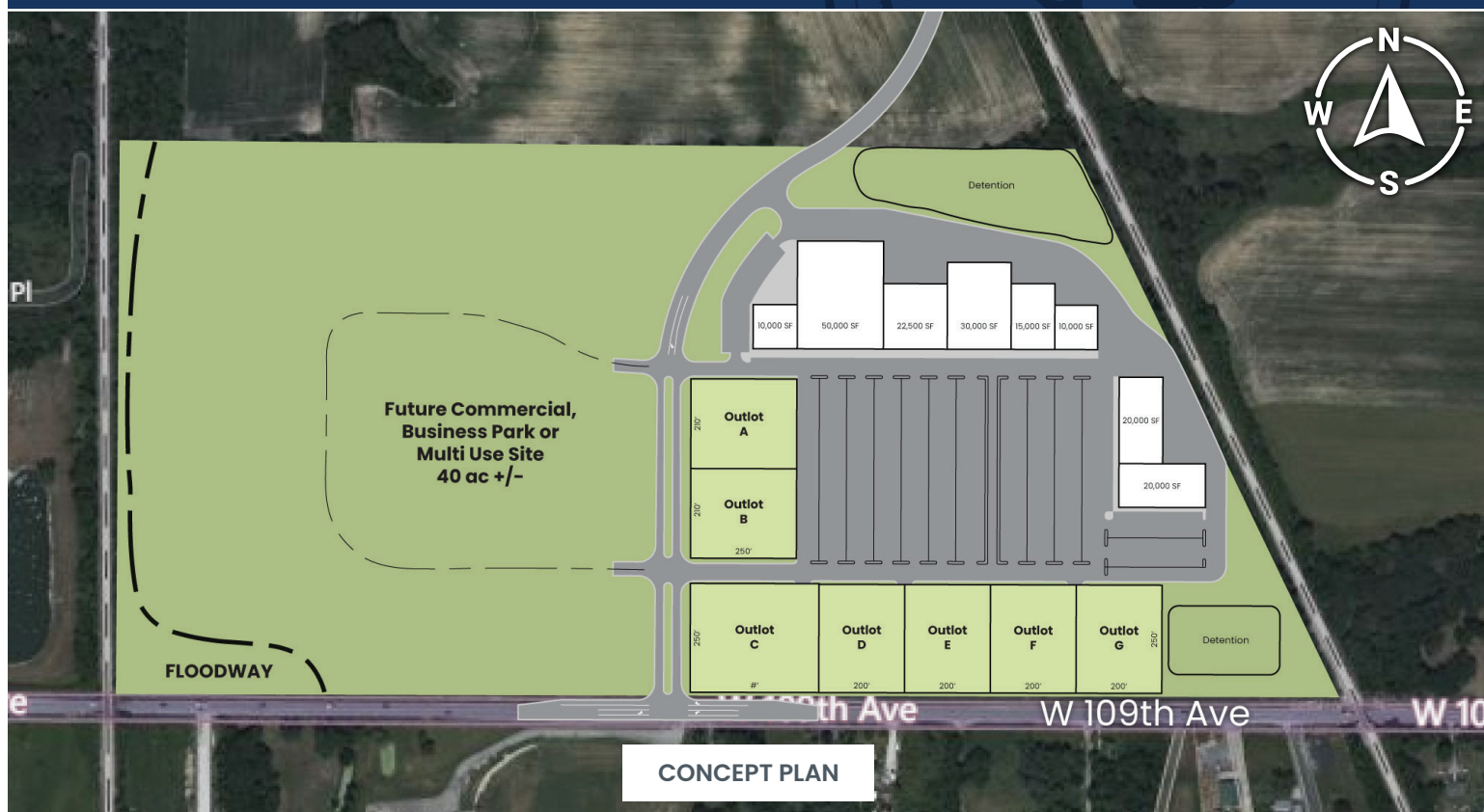


AVAILABLE

Commercial Property



10300 W 109th Ave, St John, IN 46373

Property Overview

Large vacant parcel in a growing community.

Property Highlights

- Approximately 76 acres of commercial land available on the Southeast side of Saint John
- Prominent location on US 231
- Direct access to municipal water, sewer, natural gas, electric, broadband fiber
- Zoned C2 (Highway Commercial District)
- Upscale Restaurant, Office, Stores, etc.
- Liquor Licenses Available
- Located in a Tax Increment Financing district

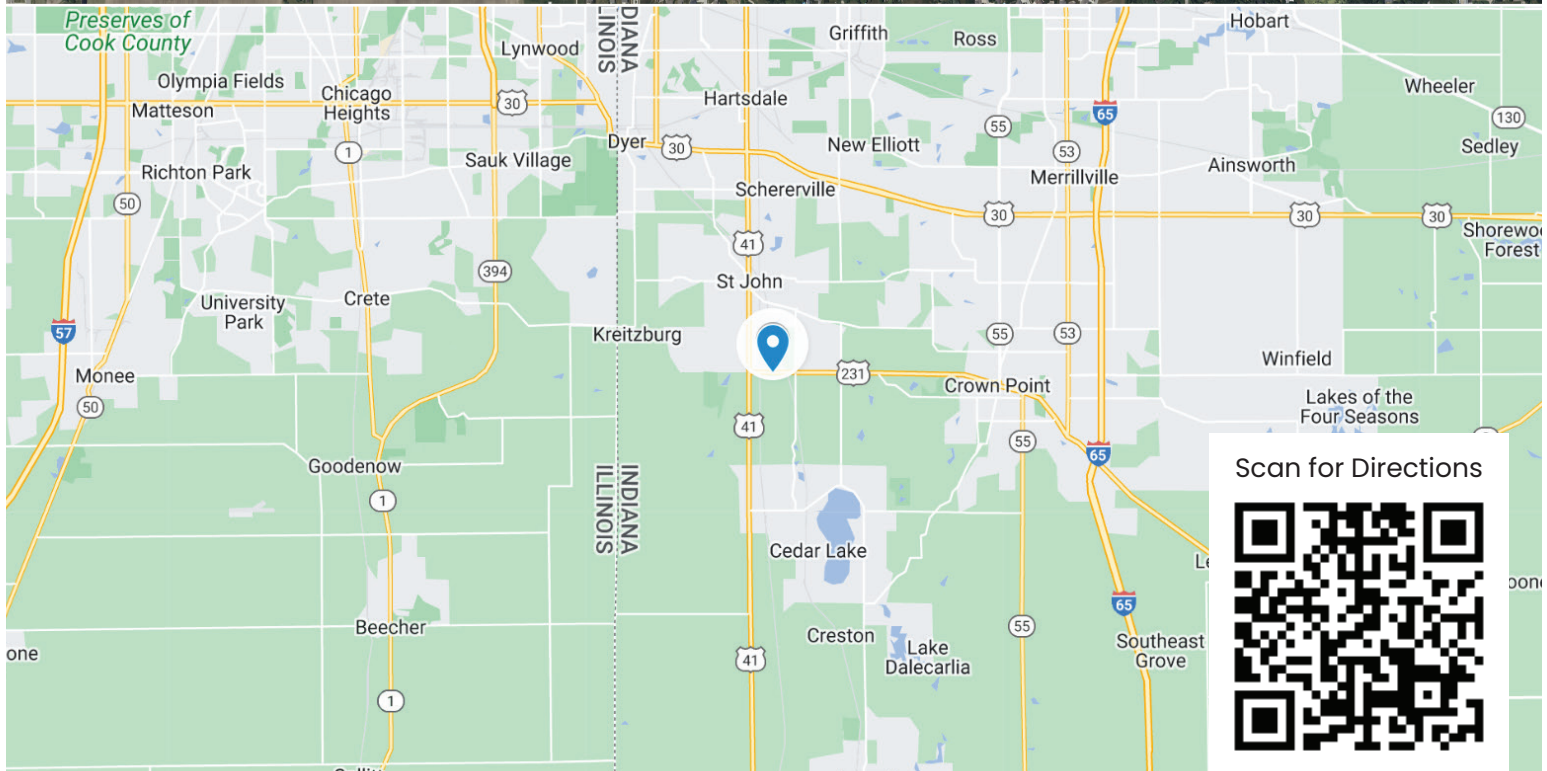
SITE DATA

Net Acreage:	76.5		
Net Sq. Ft	3,332,340.00		
Market	Lake County		
Traffic Count	15,406 VPD		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	21,670	70,117	302,854
Median HH Income	\$118,468	\$106,688	\$90,526



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