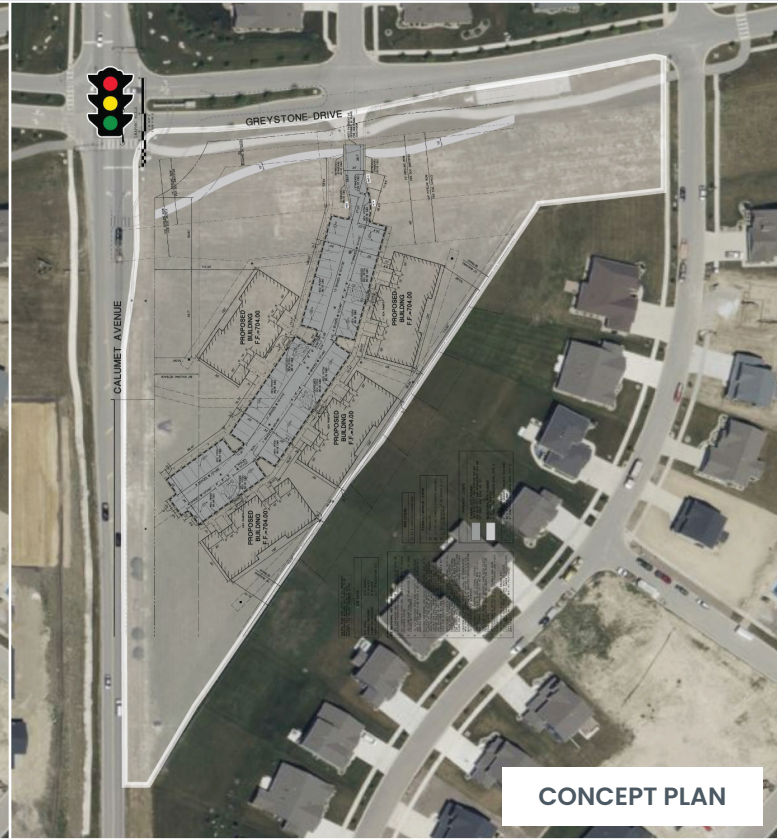
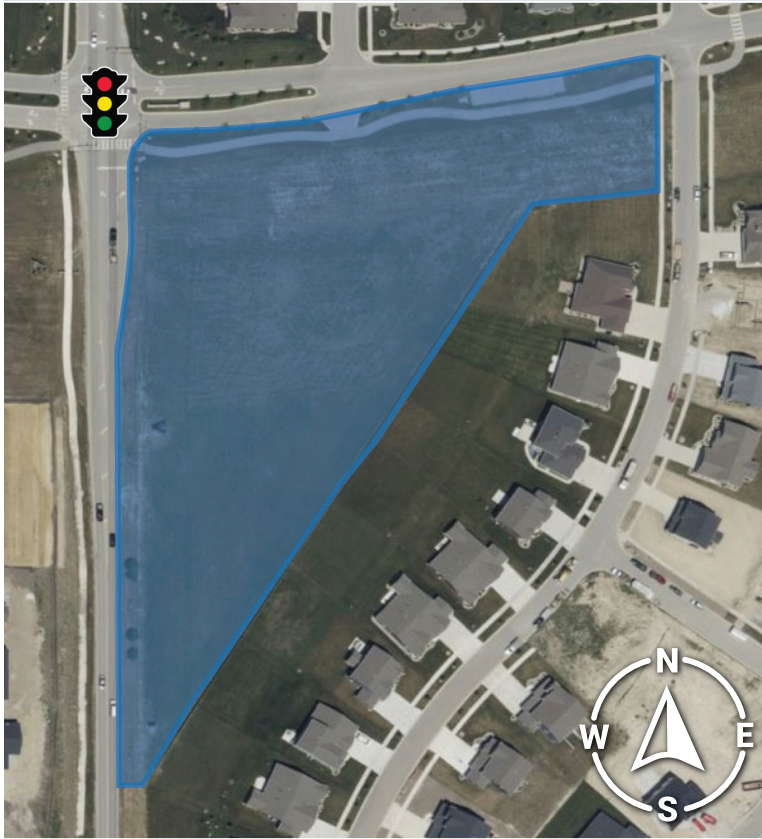


AVAILABLE

Commercial Property



10609 Calumet Ave, St John, IN 46373

Property Overview

Vacant parcel in a growing community.

Property Highlights

- Approximately 5 acres of commercial land available on the Southwest side of Saint John
- Prominent location on Calumet Avenue
- Direct access to municipal water, sewer, natural gas, electric, broadband fiber
- Zoned C1
- Professional Offices, Retail Stores, Etc.

SITE DATA

Net Acreage:	5.3
Net Sq. Ft	230,868.00
Market	Lake County

Demographics	3 Miles	5 Miles	10 Miles
Total Population	46,371	118,157	419,390
Median HH Income	\$79,112	\$69,646	\$58,449



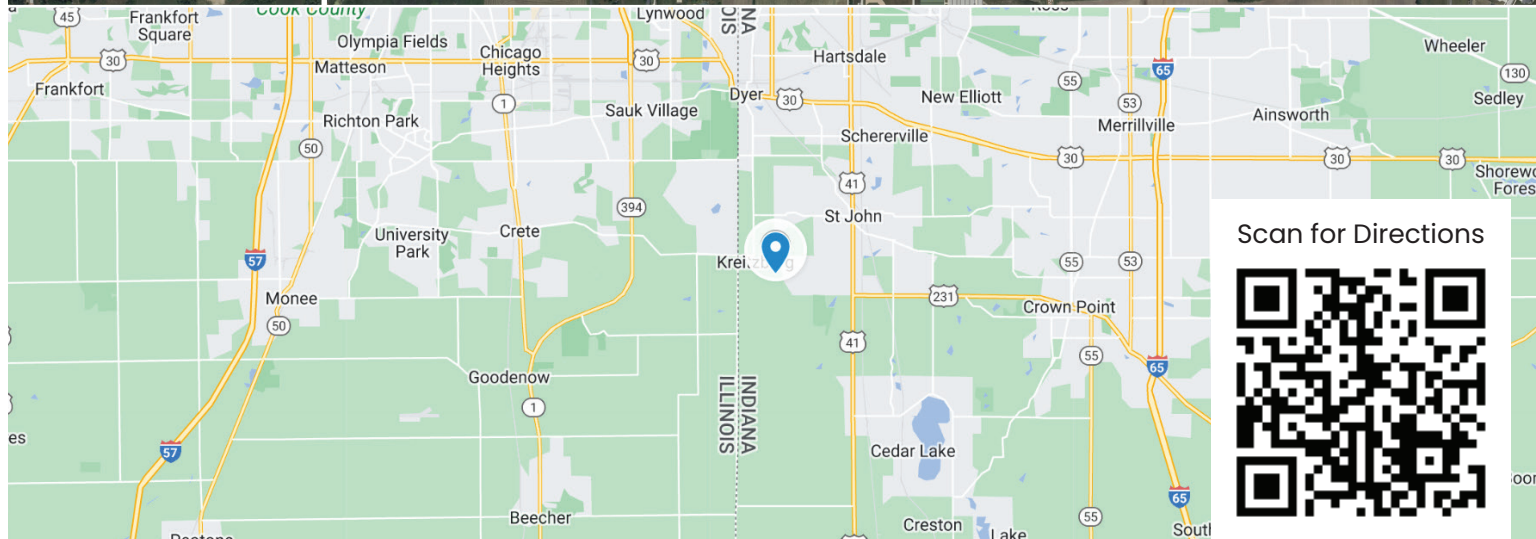
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This aerial map illustrates the intersection of Illinois and Indiana, highlighting the proposed and current stop light locations. The map includes a compass rose in the top right corner, indicating North (N), South (S), East (E), and West (W). A scale bar at the bottom center shows a distance of 1 mile. The Illinois-Indiana border is marked by a dashed line on the left side of the map.

Key locations and businesses identified on the map include:

- Proposed Stop Light:** Located at the intersection of Illinois and Indiana.
- Current Stop Light:** Located at the intersection of Illinois and Indiana.
- Businesses and Landmarks:**
 - Wagner Medical Group
 - CITGO
 - Speedway
 - Dyer Self Storage
 - Dyer Indoor Soccer Arena
 - Peace Protestant Reformed Church
 - Color Room Salon & Day Spa
 - PROVIDENCE BANK & TRUST
 - BAGEL
 - Moda Beauty Bar
 - Jagmin Dental of Indiana
 - dermio Dermatology
 - ADVANCED ANIMAL MEDICAL
 - GF219 Cross Fit
 - Providence Christian Academy
 - Santa Fe Restaurant & Bar
 - Elements Salon Spa and Retreat
 - FRANKIE BAR & GRILL
 - CIRCLE K
 - Guacamole Restaurant
 - Empowered Minds Child Care Center
 - Heritage Christian High School
 - Landheim Training And Boarding Center
 - ILLIANA CHRISTIAN HIGH SCHOOL



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