

# AVAILABLE

## Commercial Property



**8630 Wicker Ave, St John, IN 46373**

### Property Overview

Vacant parcel in a growing community.

### Property Highlights

- Approximately 1.3 acres of commercial land available on the Northwest side of Saint John
- Prominent location on US 41
- Direct access to municipal water, sewer, natural gas, electric, broadband fiber
- Owner plans to fill site to be level with the road
- Zoned C-2 (Highway Commercial District)

### SITE DATA

Net Acreage:	1.3		
Net Sq. Ft	56,375		
Market	Lake County		
Traffic Count	27,025 VPD		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	83,890	169,637	514,469
Median HH Income	\$75,376	\$69,324	\$53,413



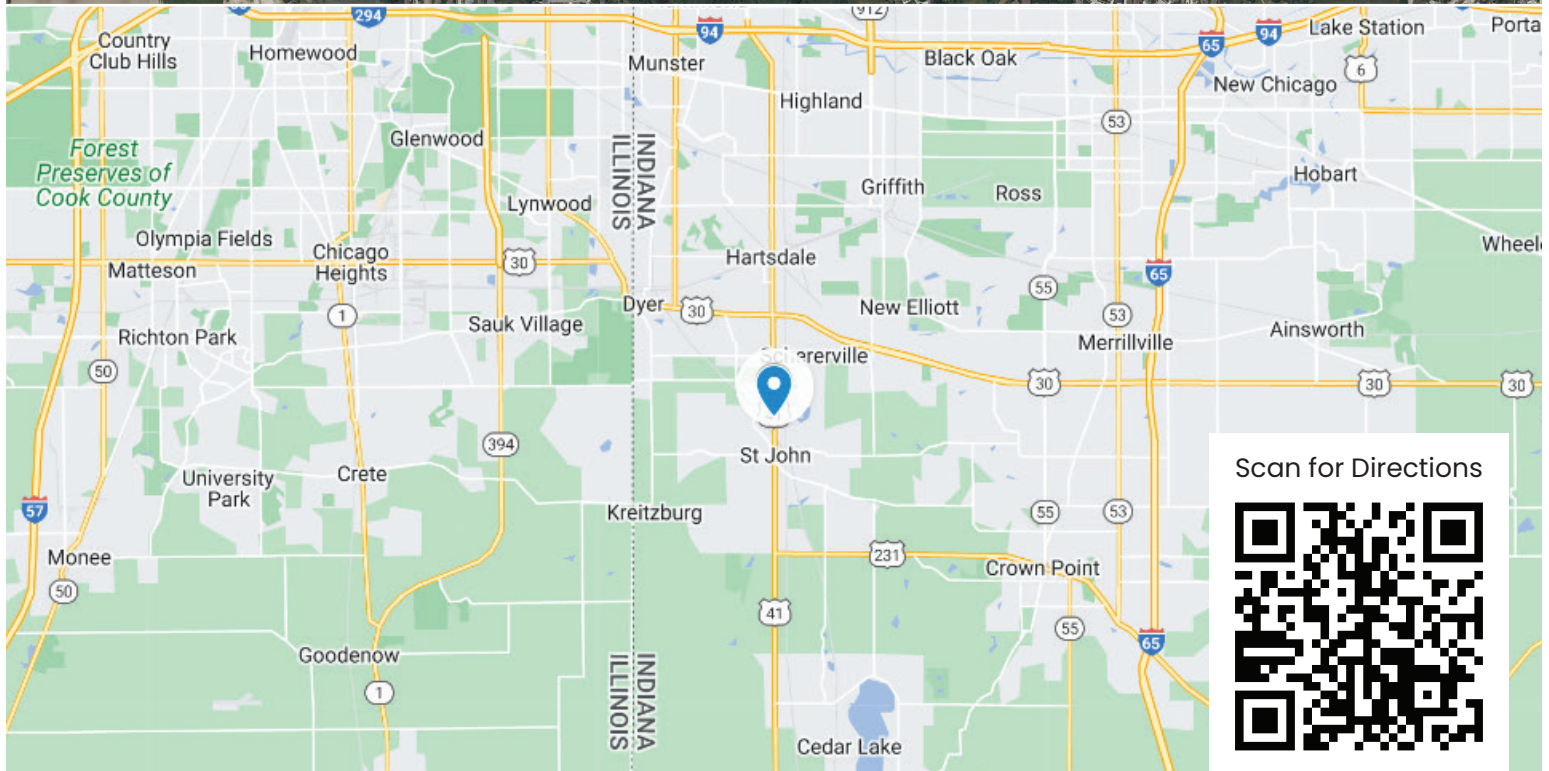
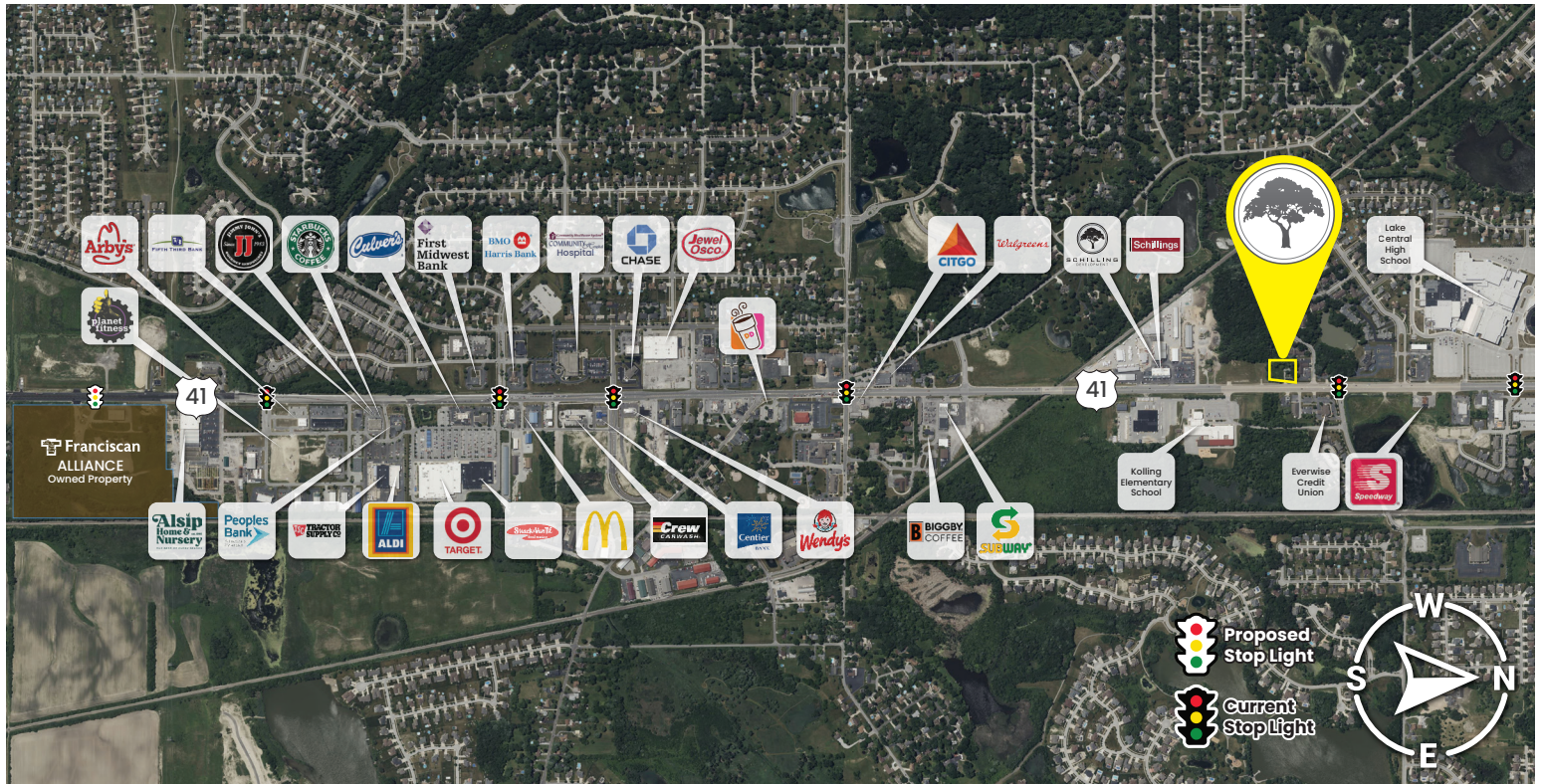
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**219.365.6000**  
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## Property Info

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