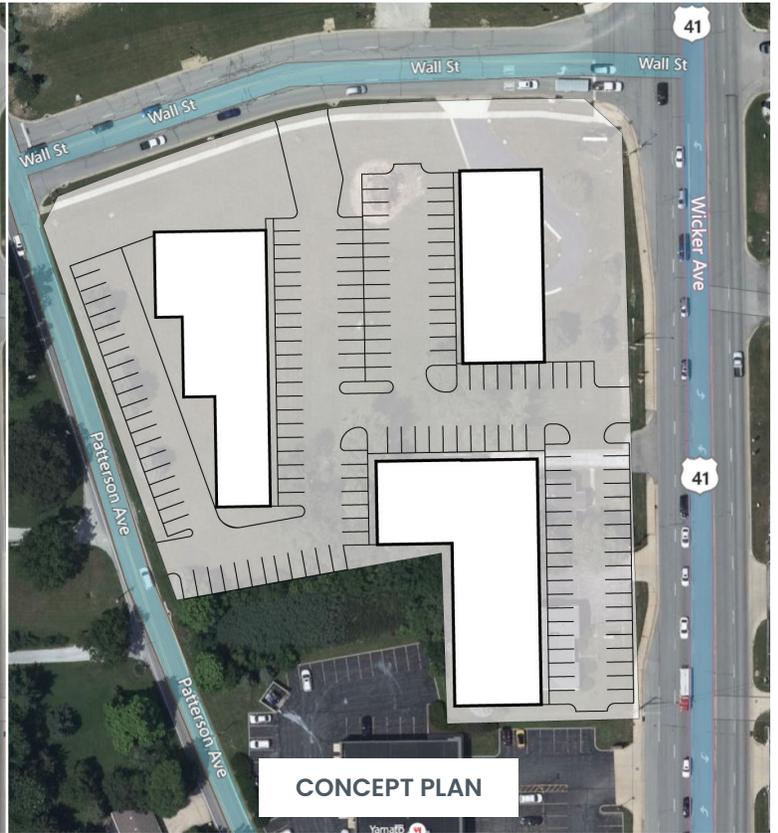


# AVAILABLE

Commercial Property



9150 Wicker Ave, St John, IN 46373

### Property Overview

Vacant parcel in a growing community.

### Property Highlights

- Approximately 3 acres of commercial land available on the Northwest side of Saint John
- Prominent location on US 41 with access on Wall Street and Patterson Avenue
- Direct access to municipal water, sewer, natural gas, electric, broadband fiber
- Zoned C2 (Highway Commercial District)
- Upscale Restaurant, Office, Stores, etc.
- 3 Way Liquor License Available
- Located in Tax Increment Finance district

### SITE DATA

Net Acreage:	2.85		
Net Sq. Ft	124,146.00		
Market	Lake County		
Traffic Count	27,025 VPD		
<b>Demographics</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	77,872	161,835	477,019
Median HH Income	\$78,129	\$69,888	\$54,247

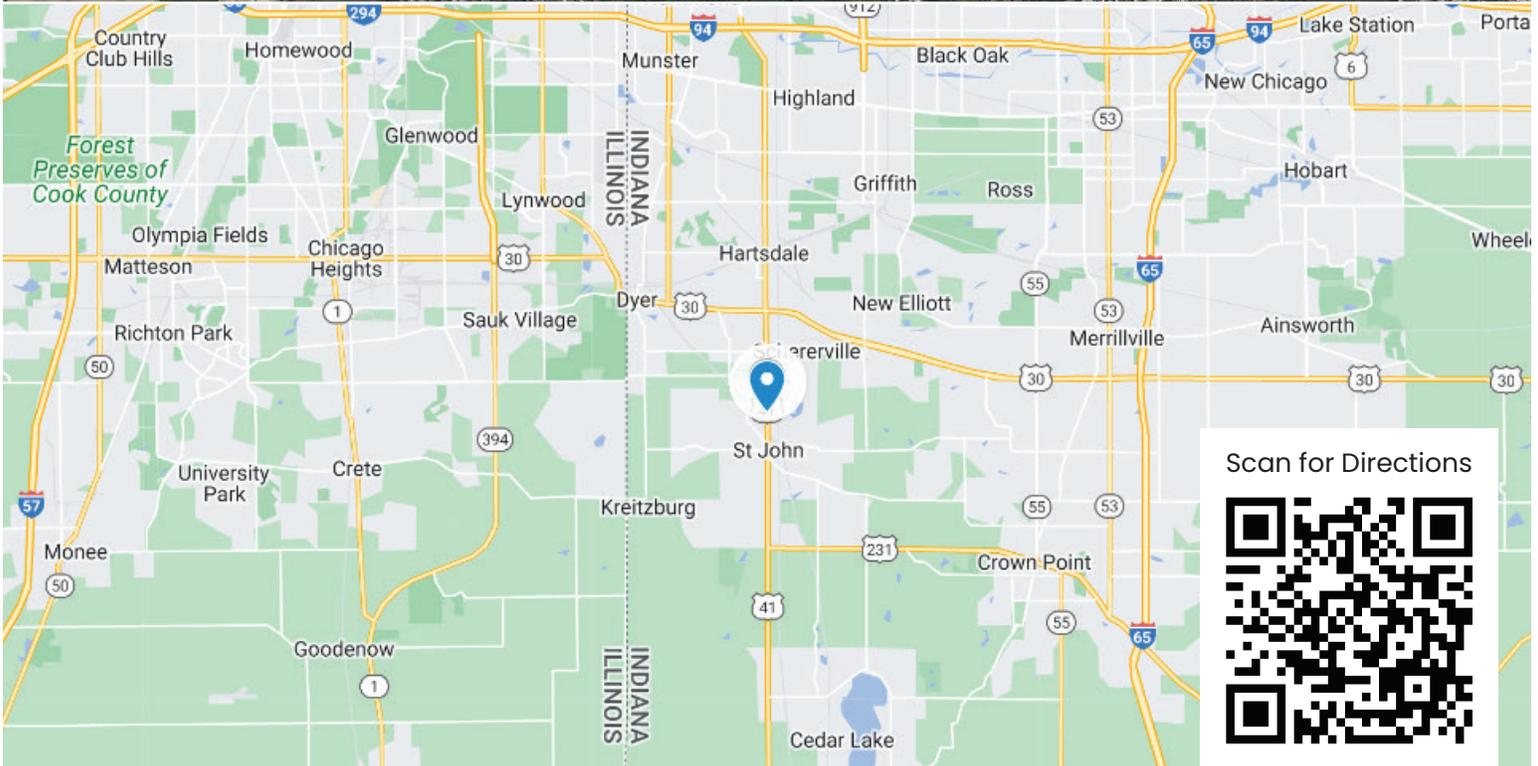
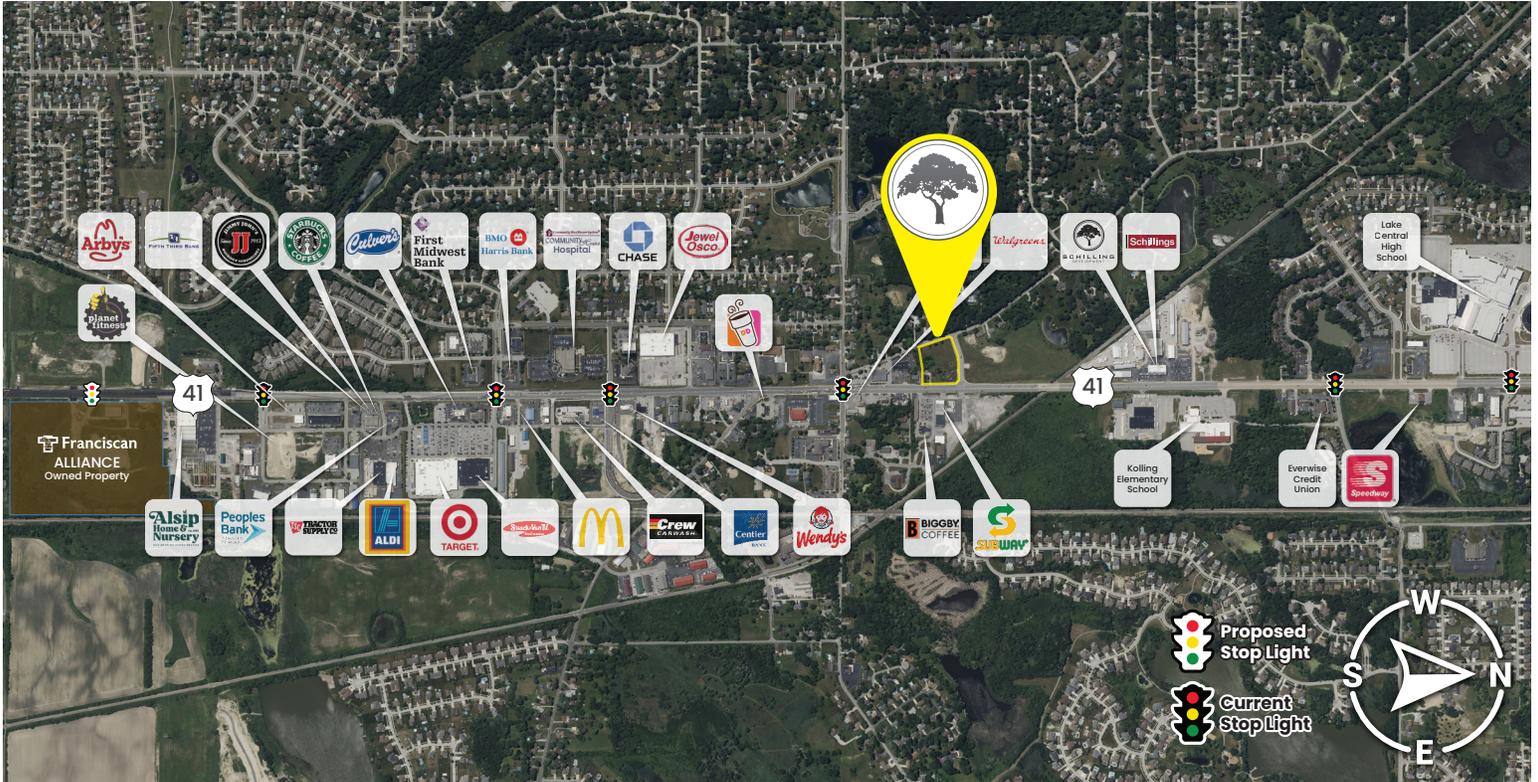


**SCHILLING**  
REAL ESTATE

**219.365.6000**  
SchillingRealEstate.com

# Property Info

## 9150 Wicker Ave, St John, IN 46373



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