



SCHILLING
DEVELOPMENT & REAL ESTATE

COMMERCIAL

PROPERTIES



NWI'S
FINEST
DEVELOPMENTS

NORTHWEST INDIANA

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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



The map displays the intersection of Highway 41 and a local road. A yellow pin marks the intersection. A legend indicates that a white traffic light icon represents a 'Proposed Stop Light' and a red traffic light icon represents a 'Current Stop Light'. A compass rose shows North (N), South (S), East (E), and West (W).

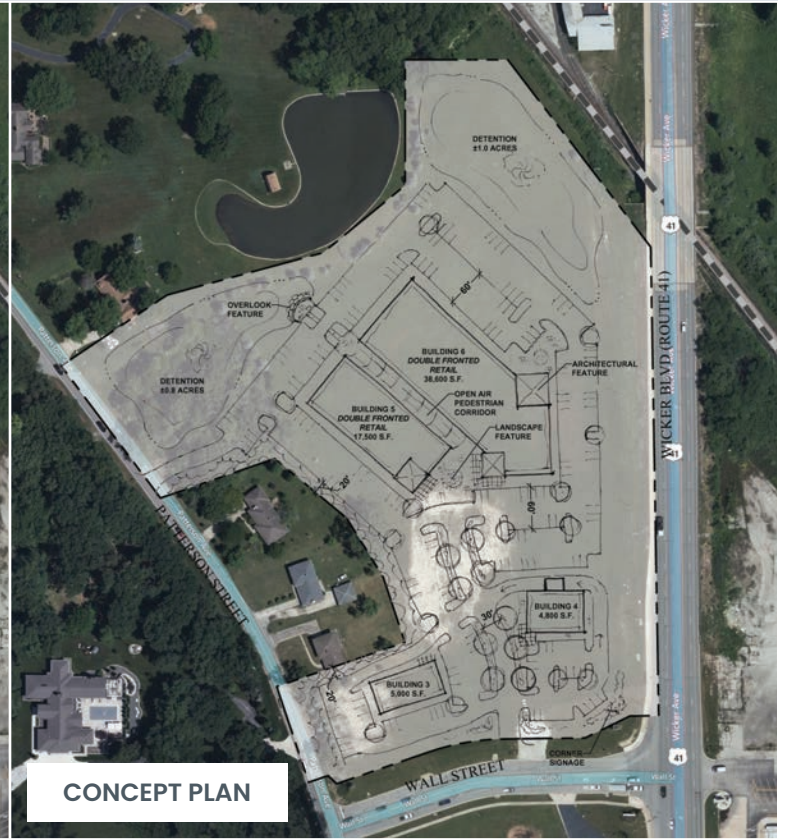
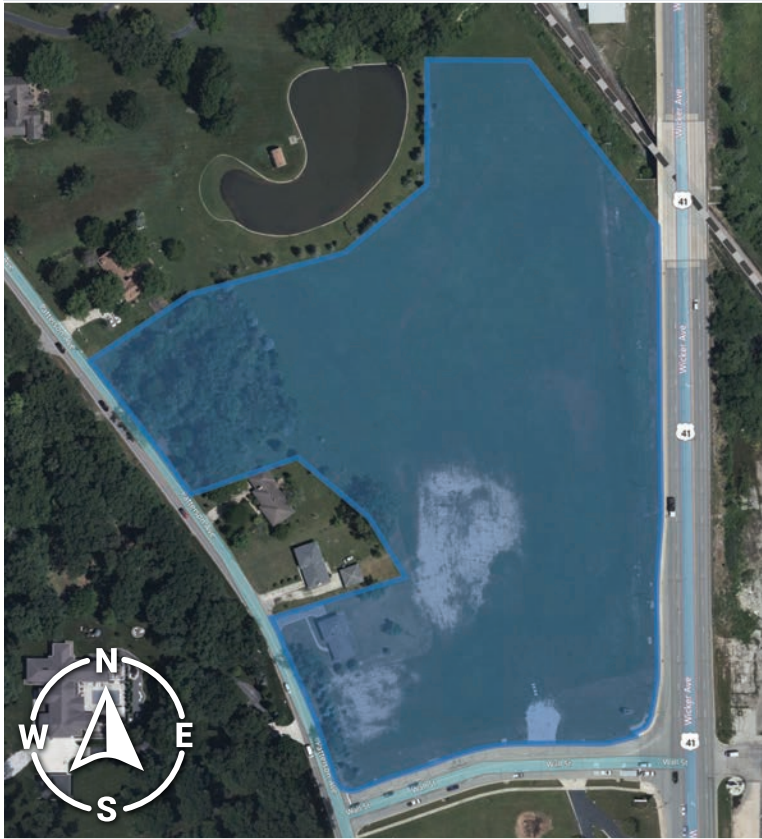
Businesses and landmarks shown on the map include:

- Game Stop
- Arby's
- Franciscan Alliance Owned Property
- ALSI
- Peoples Bank
- Tractor Supply Co.
- ALDI
- Target
- Shook & Son's Grocery Store
- McDonald's
- Crew
- Centier
- Wendy's
- CITGO
- Starbucks
- CVS Pharmacy
- First Midwest Bank
- Bank of America
- Chase
- Walgreens
- Schilling
- Schilling's
- Kolling Elementary School
- Teachers Credit Union
- Speedway
- Lake Central High School



AVAILABLE

Commercial Property



9117 Patterson St, St John, IN 46373

Property Overview

Large vacant parcel in a growing community.

Property Highlights

- Approximately 10.9 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

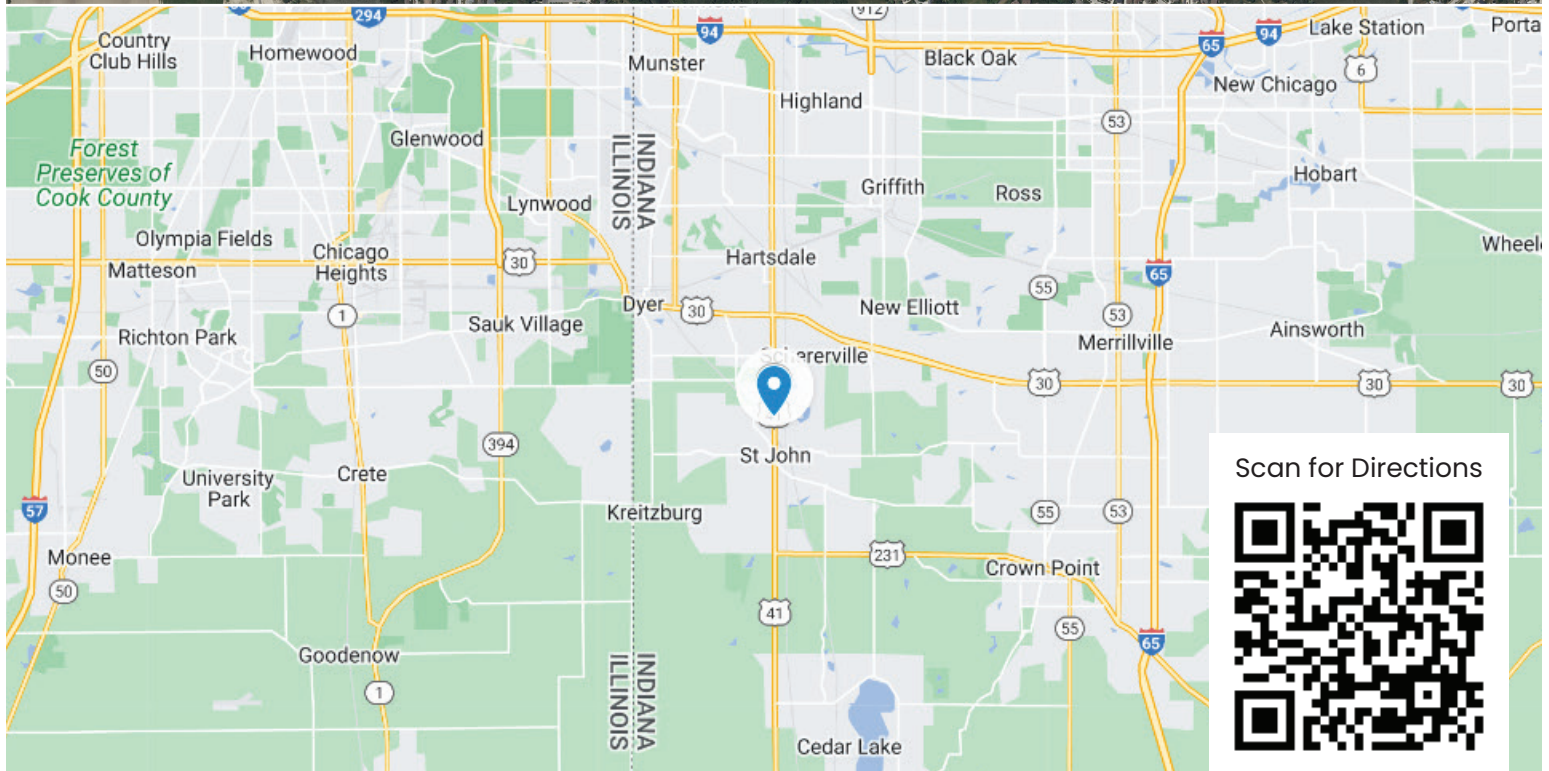
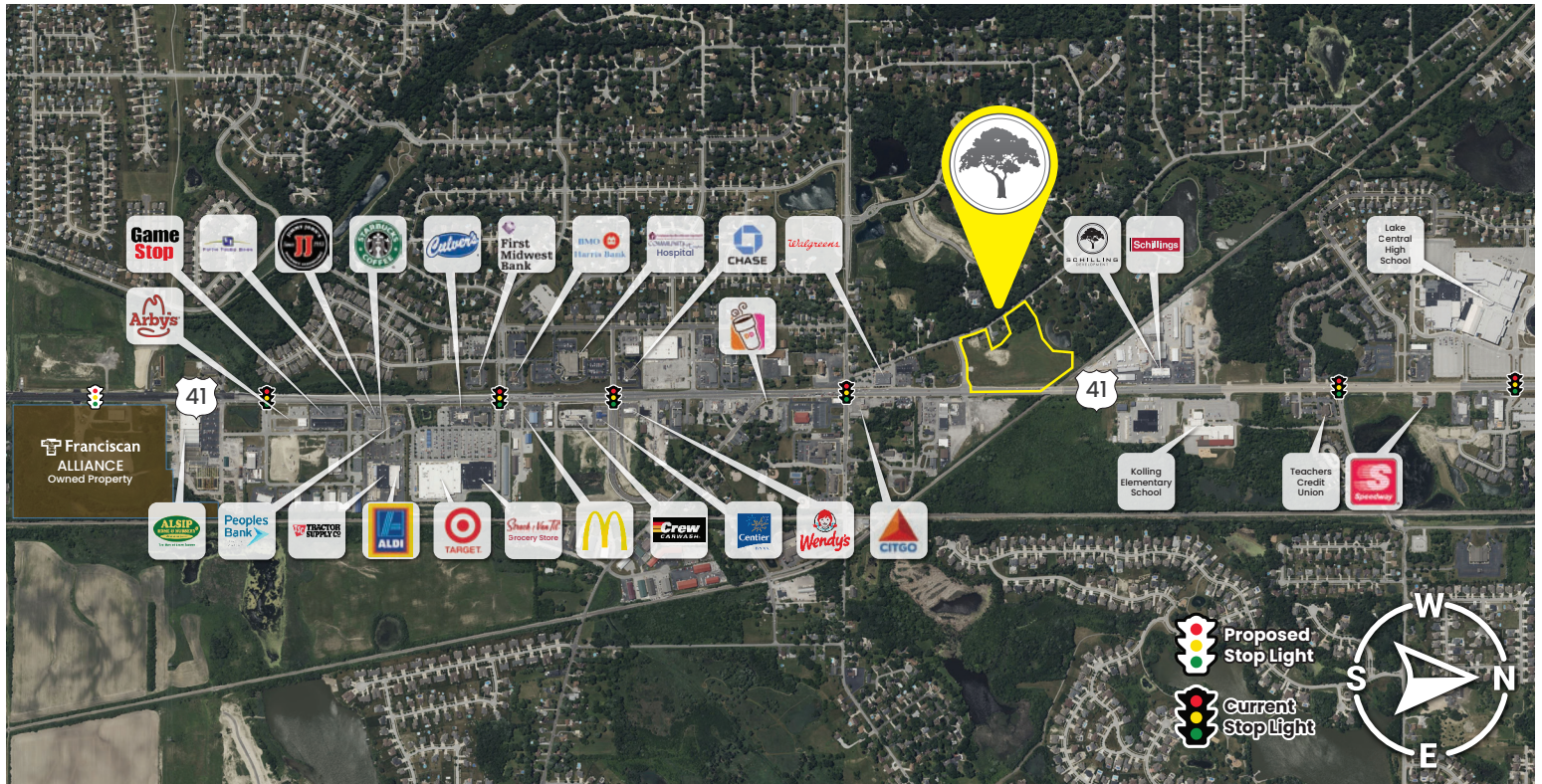
SITE DATA

Net Acreage:	10.89		
Net Sq. Ft	472,368.40		
Market	Lake County		
Traffic Count	27,025 VPD		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	77,872	161,835	477,019
Median HH Income	\$78,129	\$69,888	\$54,247



Property Info

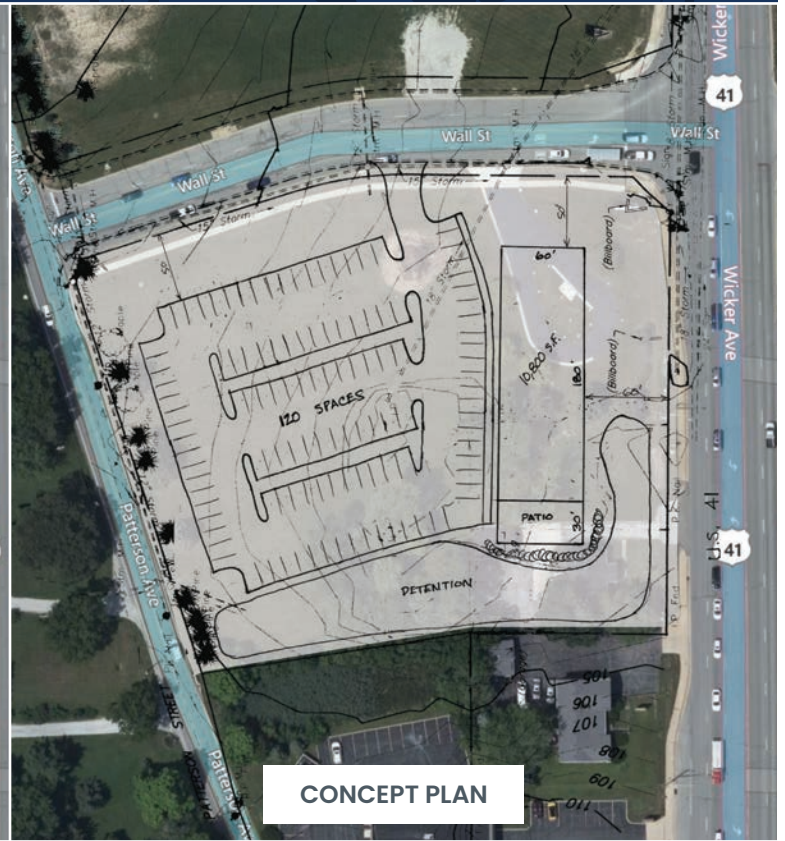
9117 Patterson St, St John, IN 46373



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AVAILABLE

Commercial Property



CONCEPT PLAN

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

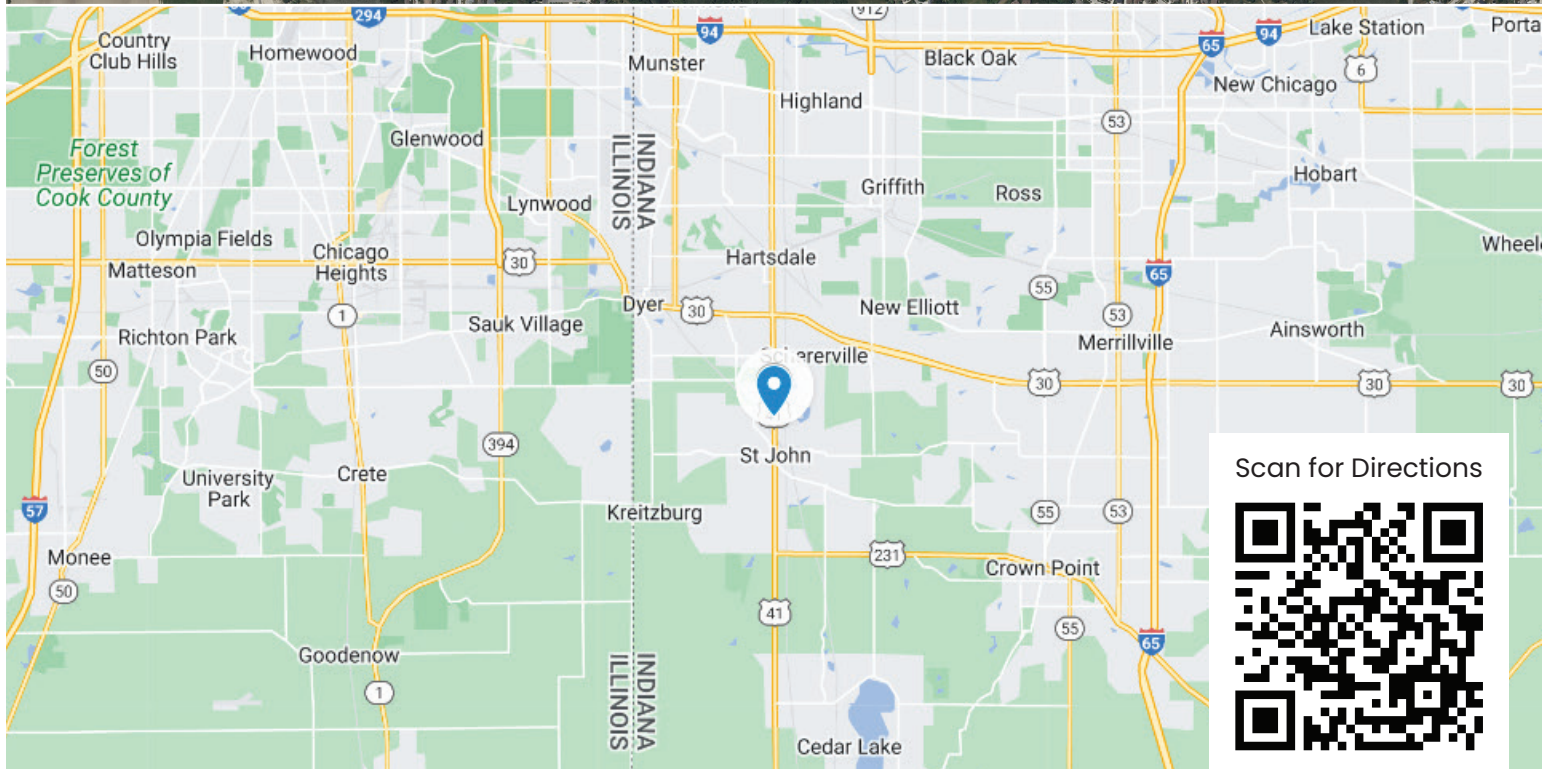
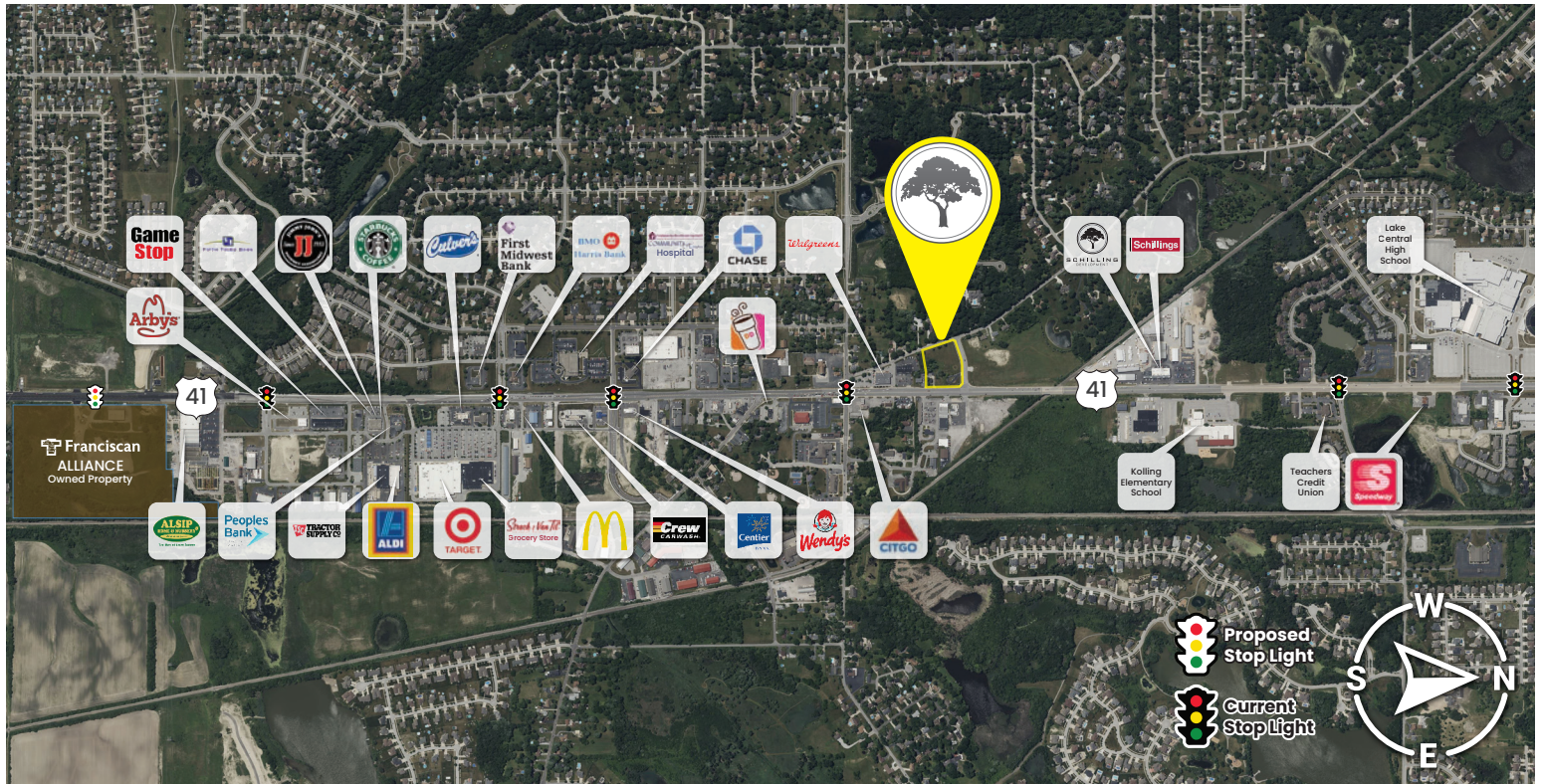
SITE DATA

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



Property Info

9150 Wicker Ave, St John, IN 46373



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AVAILABLE

Commercial Property



10400 Wicker Ave, St John, IN 46373

Property Overview

Large vacant parcel in a growing community.

Property Highlights

- Approximately 12 acres of commercial land available on the Southwest side of Saint John
- Prominent location on US 41
- 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 Tax Increment Finance district

SITE DATA

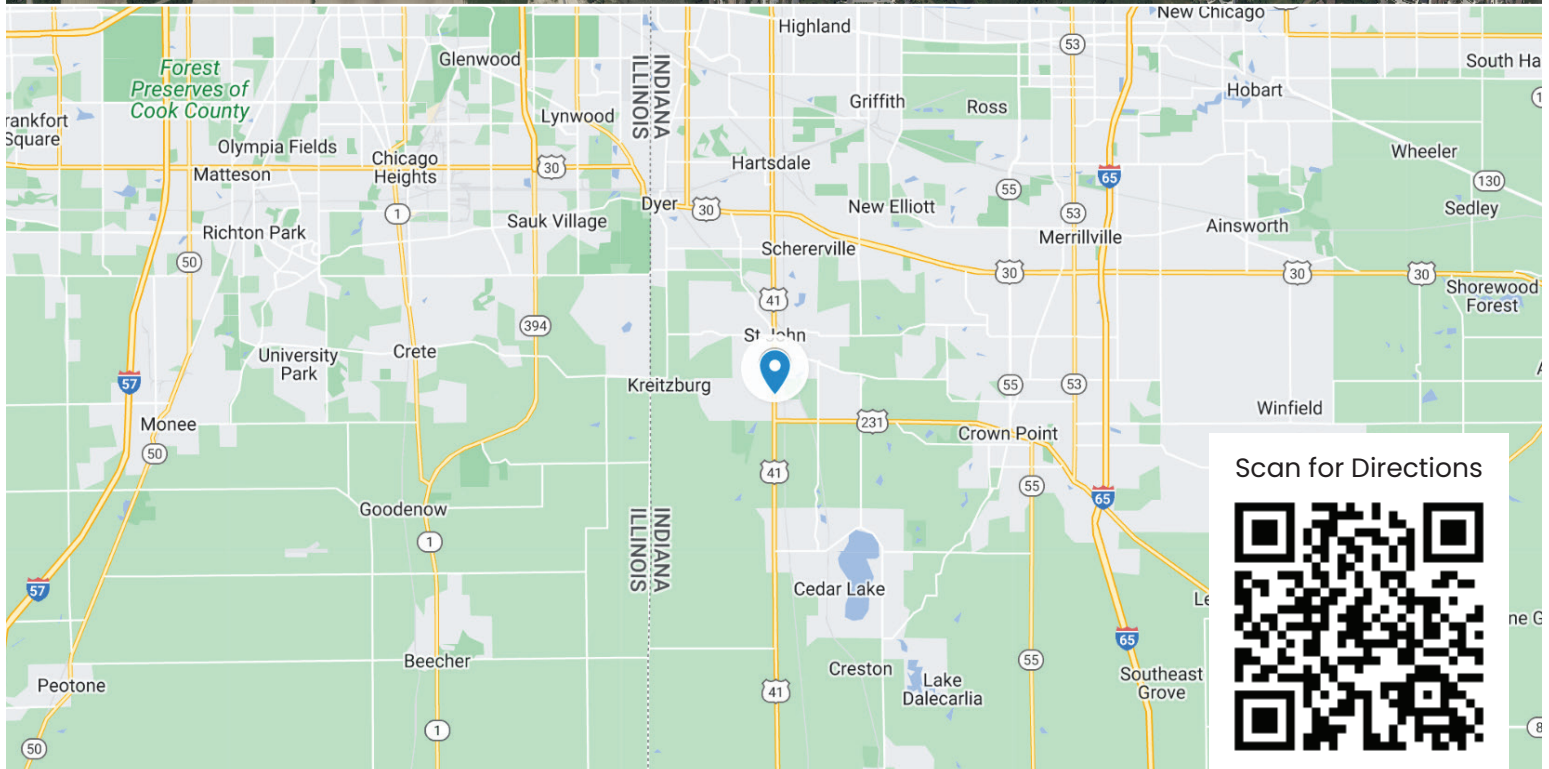
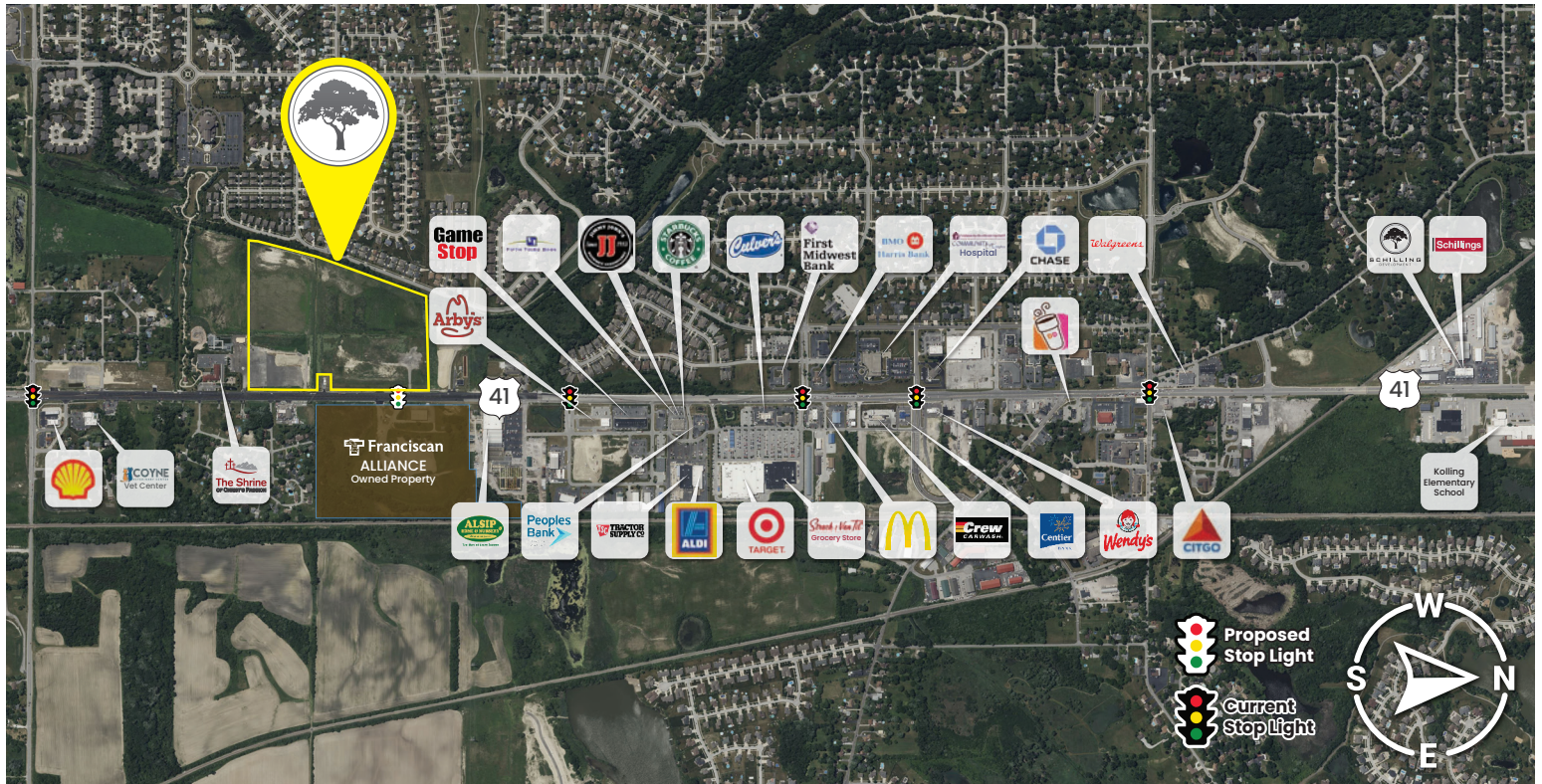
Net Acreage:	12
Net Sq. Ft	522,720.00
Market	Lake County
Traffic Count	27,025 VPD

Demographics	3 Miles	5 Miles	10 Miles
Total Population	59,511	135,711	397,134
Median HH Income	\$77,660	\$70,086	\$57,541



Property Info

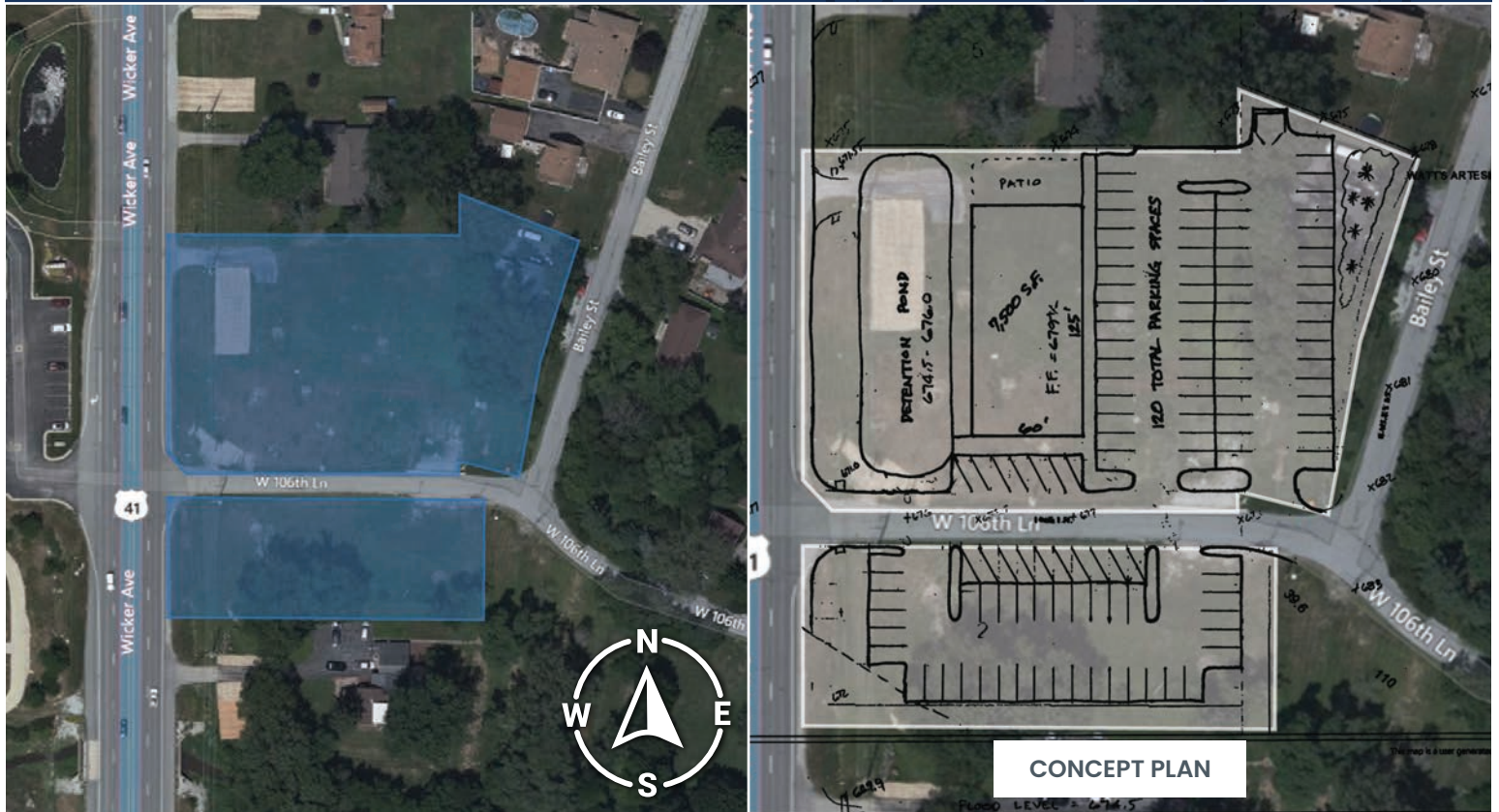
10400 Wicker Ave, St John, IN 46373



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AVAILABLE

Commercial Property



10637 Wicker Ave, St John, IN 46373

Property Overview

Vacant parcel in a growing community.

- **Property Highlights**
- Approximately 2 acres of commercial land available on the Southeast side of Saint John
- Prominent location on US 41
- Direct access to municipal water, sewer, natural gas, electric, broadband fiber
- Zoned C1 (General Commercial District)
- Upscale Restaurant, Office, Stores, etc.
- Liquor License Available
- Located in a Tax Increment Finance district

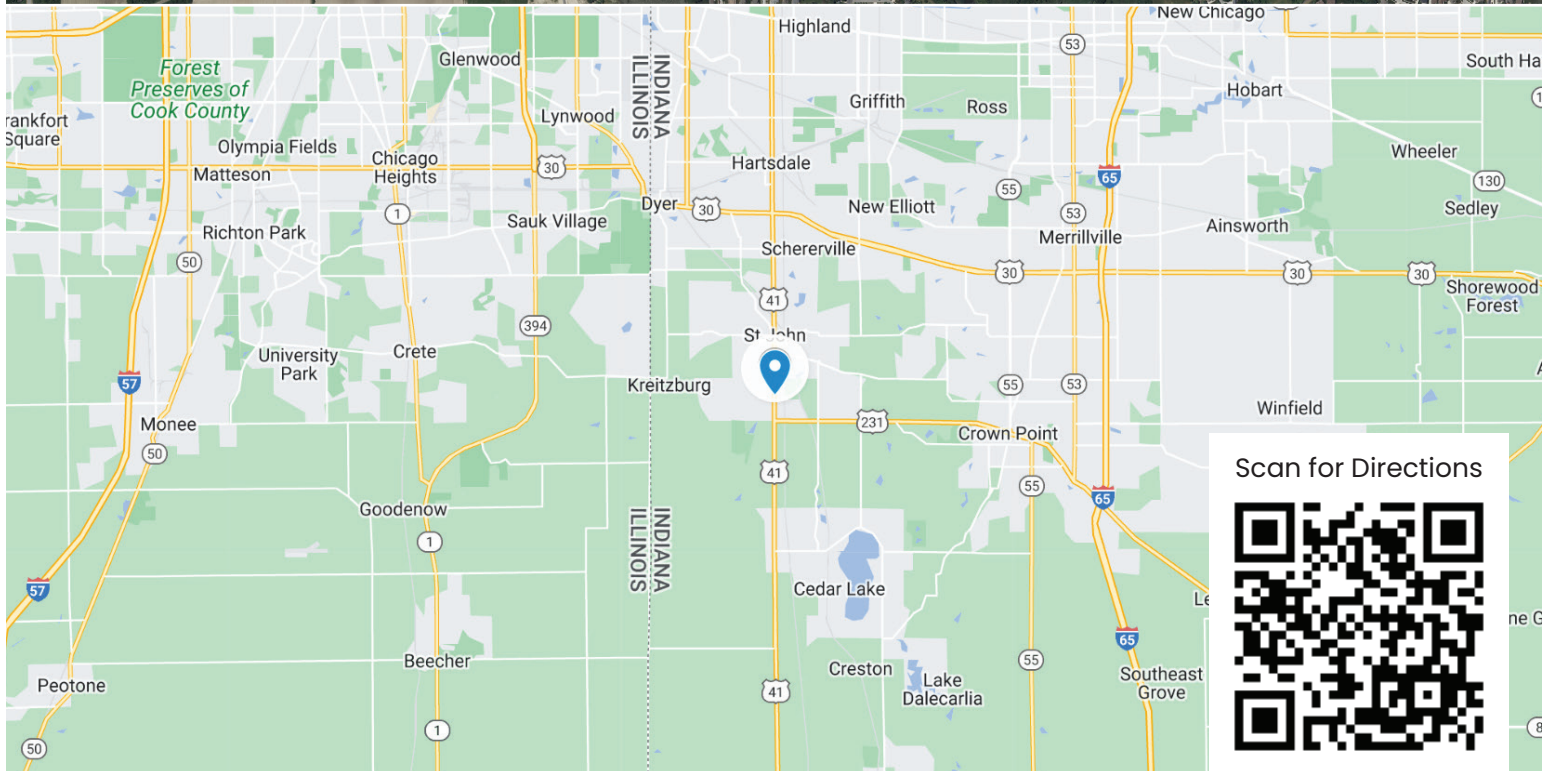
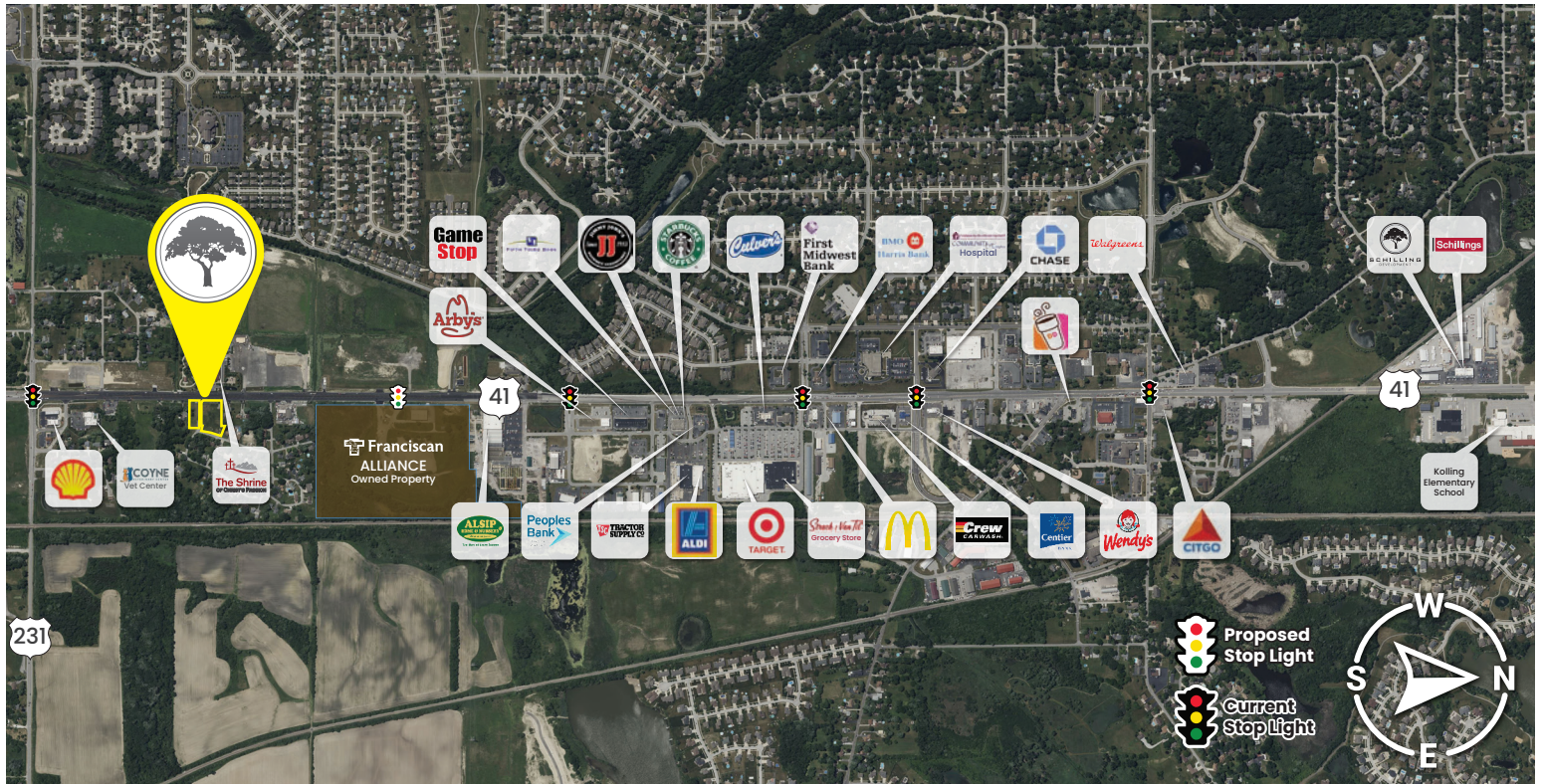
SITE DATA

Net Acreage:	1.71		
Net Sq. Ft	74,487.60		
Market	Lake County		
Traffic Count	27,025 VPD		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	59,511	135,711	397,134
Median HH Income	\$77,660	\$70,086	\$57,541



Property Info

10637 Wicker Ave, St John, IN 46373



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AVAILABLE

Commercial Property



CONCEPT PLAN

11216 W 107th Pl, St John, IN 46373

Property Overview

Large vacant parcel in a growing community.

Property Highlights

- Approximately 12 acres of commercial land available on the Southwest side of Saint John
- Prominent location on US 41
- 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 Finance district

SITE DATA

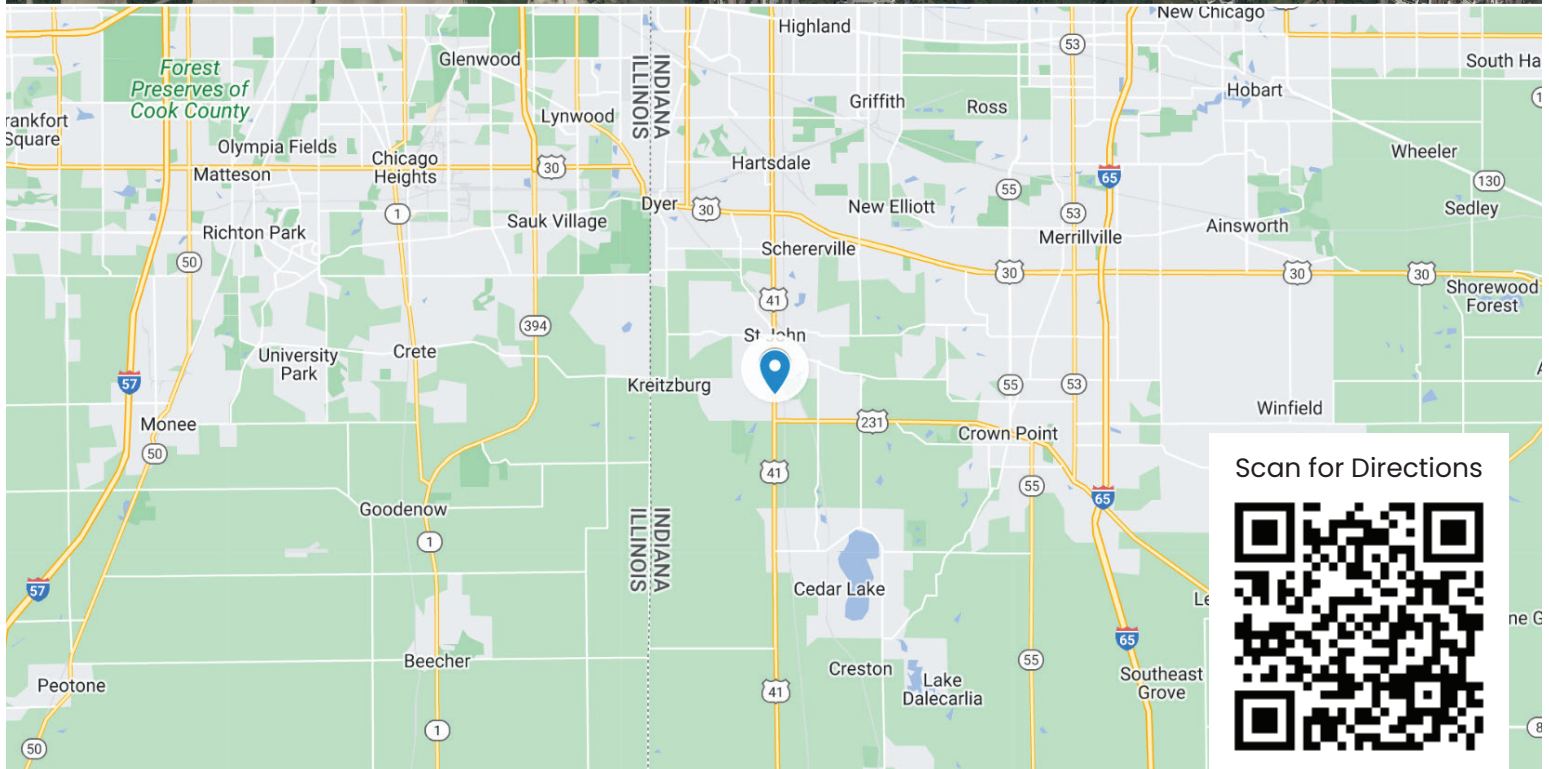
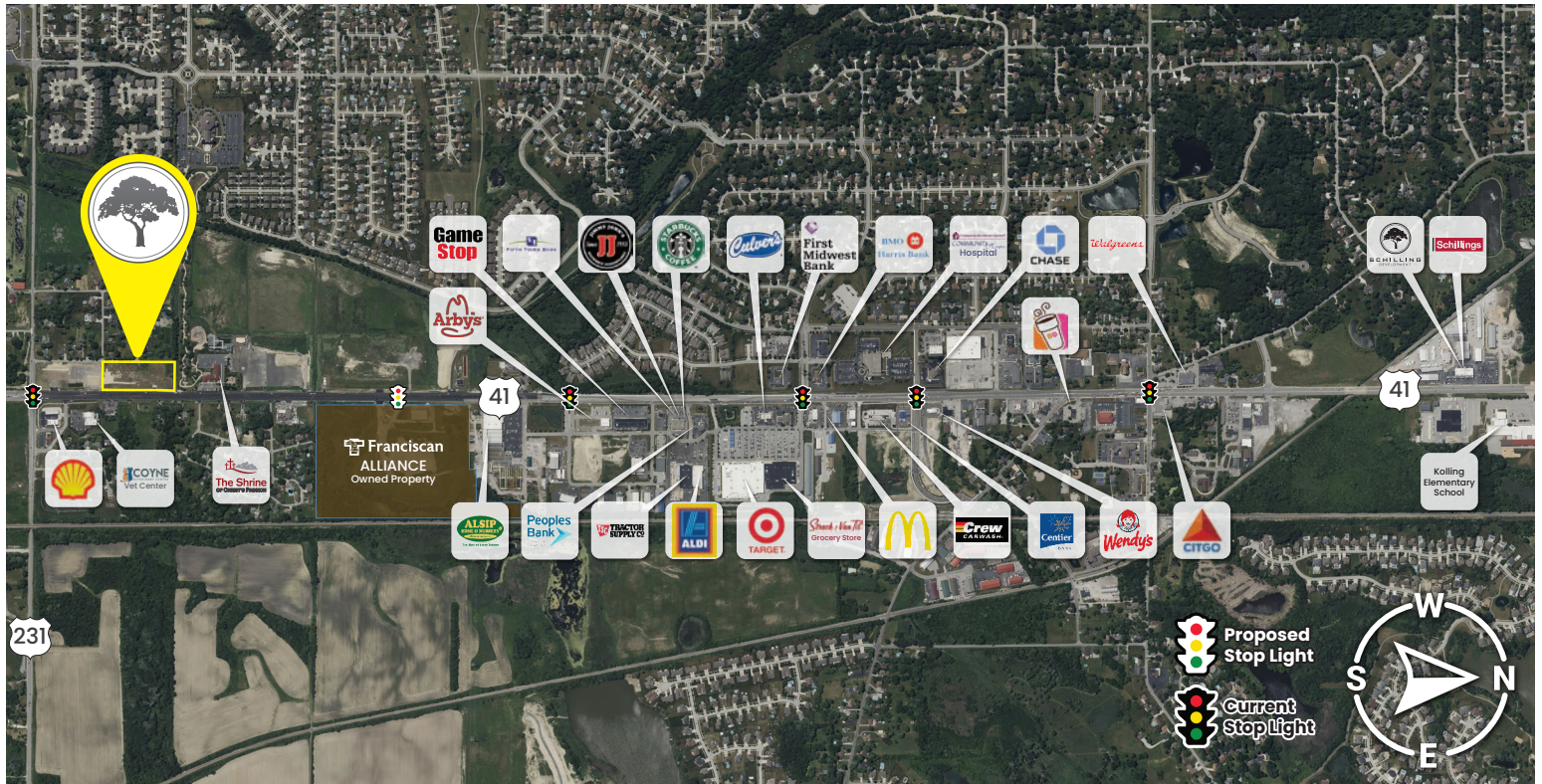
Net Acreage:	12
Net Sq. Ft	522,720.00
Market	Lake County
Traffic Count	21,860 VPD

Demographics	3 Miles	5 Miles	10 Miles
Total Population	59,511	135,711	397,134
Median HH Income	\$77,660	\$70,086	\$57,541



Property Info

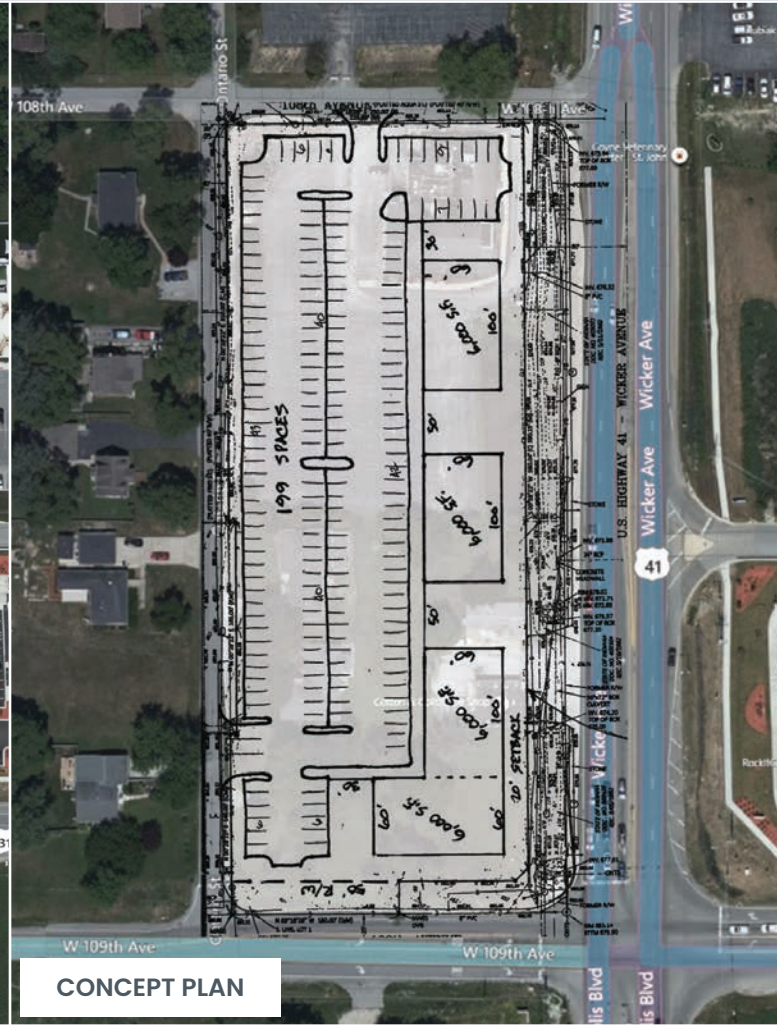
11216 W 107th Pl, St John, IN 46373



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AVAILABLE

Commercial Property



10808 Wicker Ave, St John, IN 46373

Property Overview

High visibility corner parcel.

Property Highlights

- Approximately 4 acres of commercial land available on the Southwest side of Saint John
- Prominent location on US 41
- 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 Finance district

SITE DATA

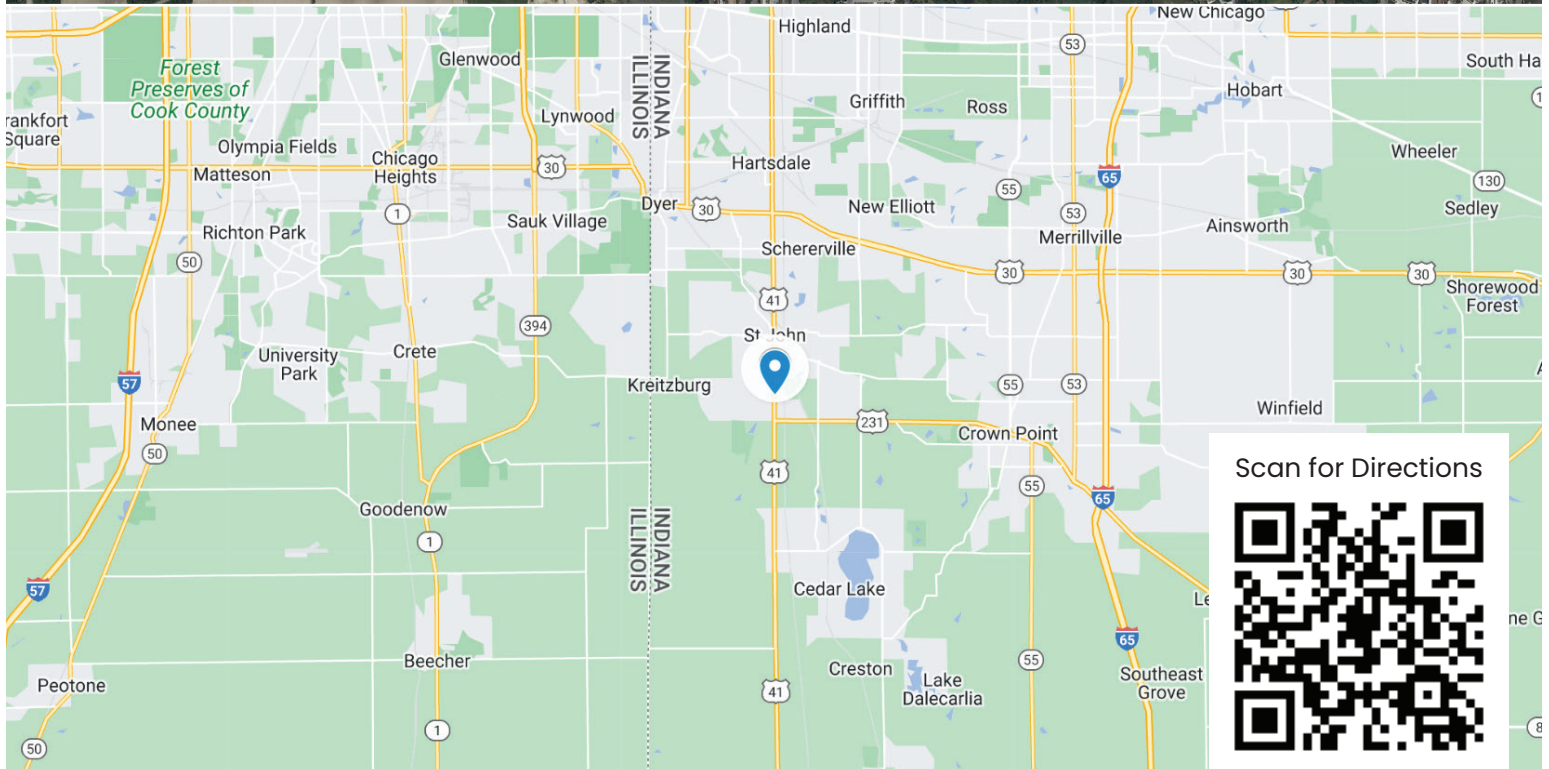
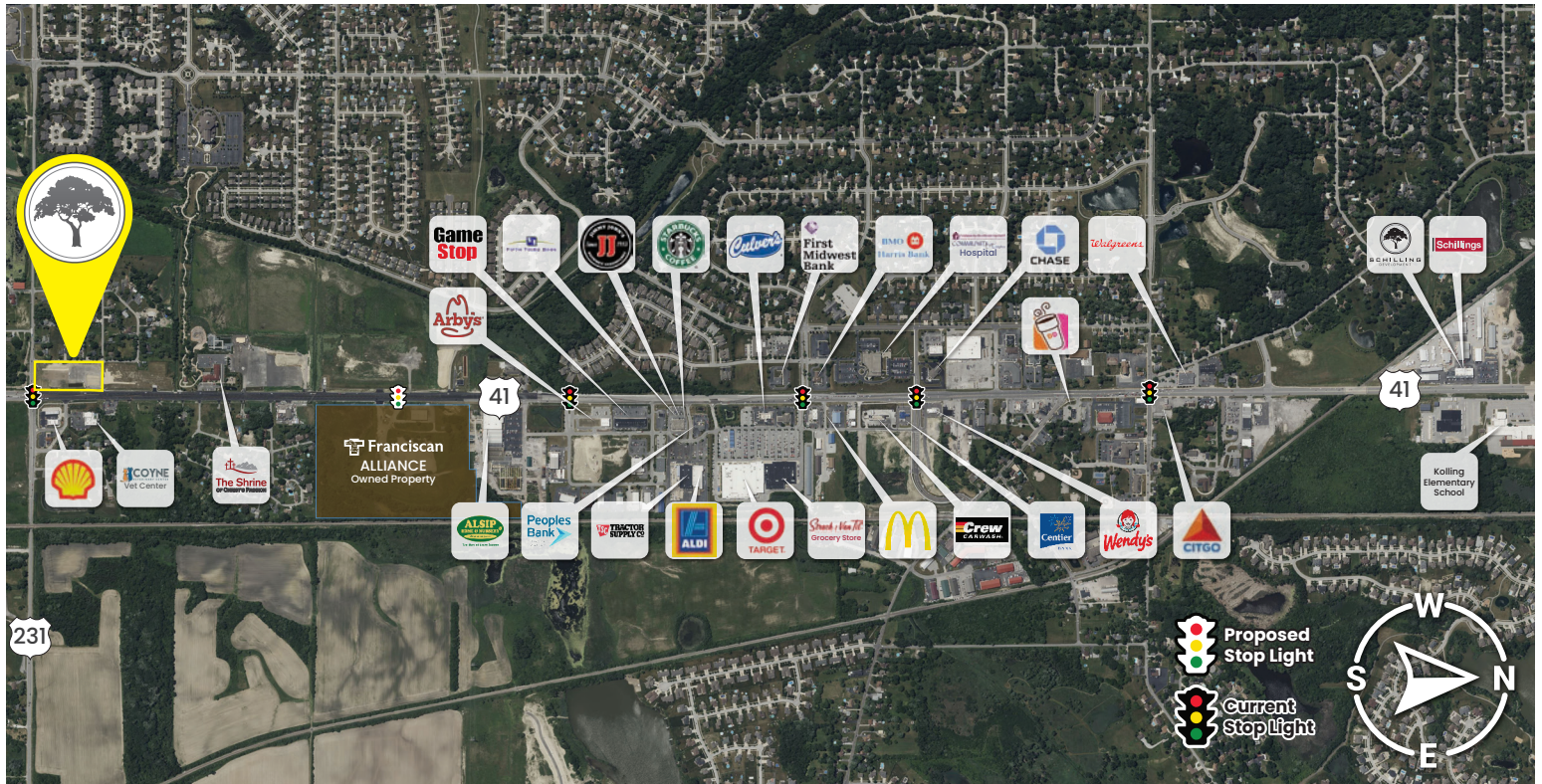
Net Acreage:	3.94
Net Sq. Ft	171,626.40
Market	Lake County
Traffic Count	21,860 VPD

Demographics	3 Miles	5 Miles	10 Miles
Total Population	59,511	135,711	397,134
Median HH Income	\$77,660	\$70,086	\$57,541



Property Info

10808 Wicker Ave, St John, IN 46373



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AVAILABLE

Commercial Property



CONCEPT PLAN

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

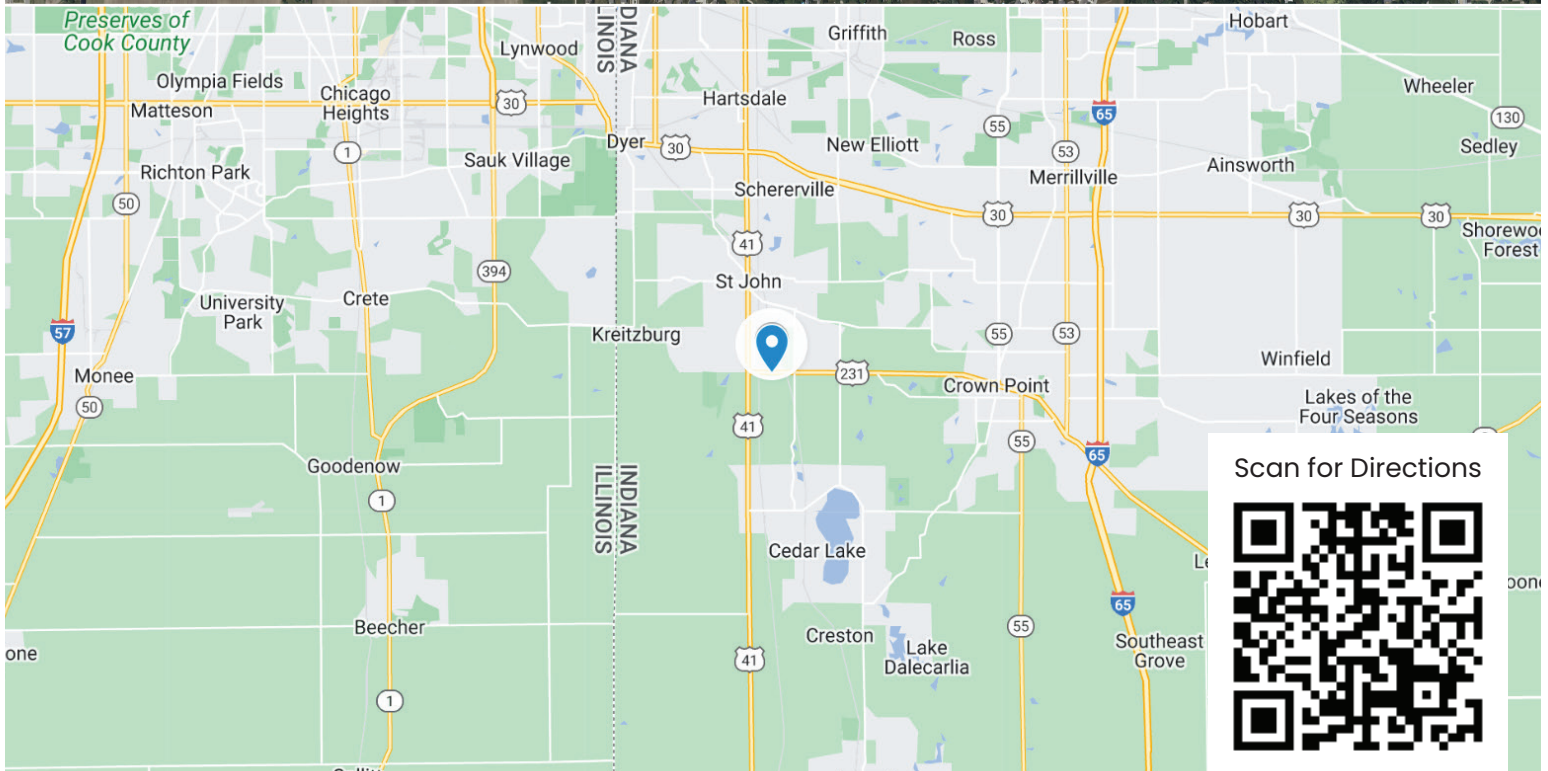
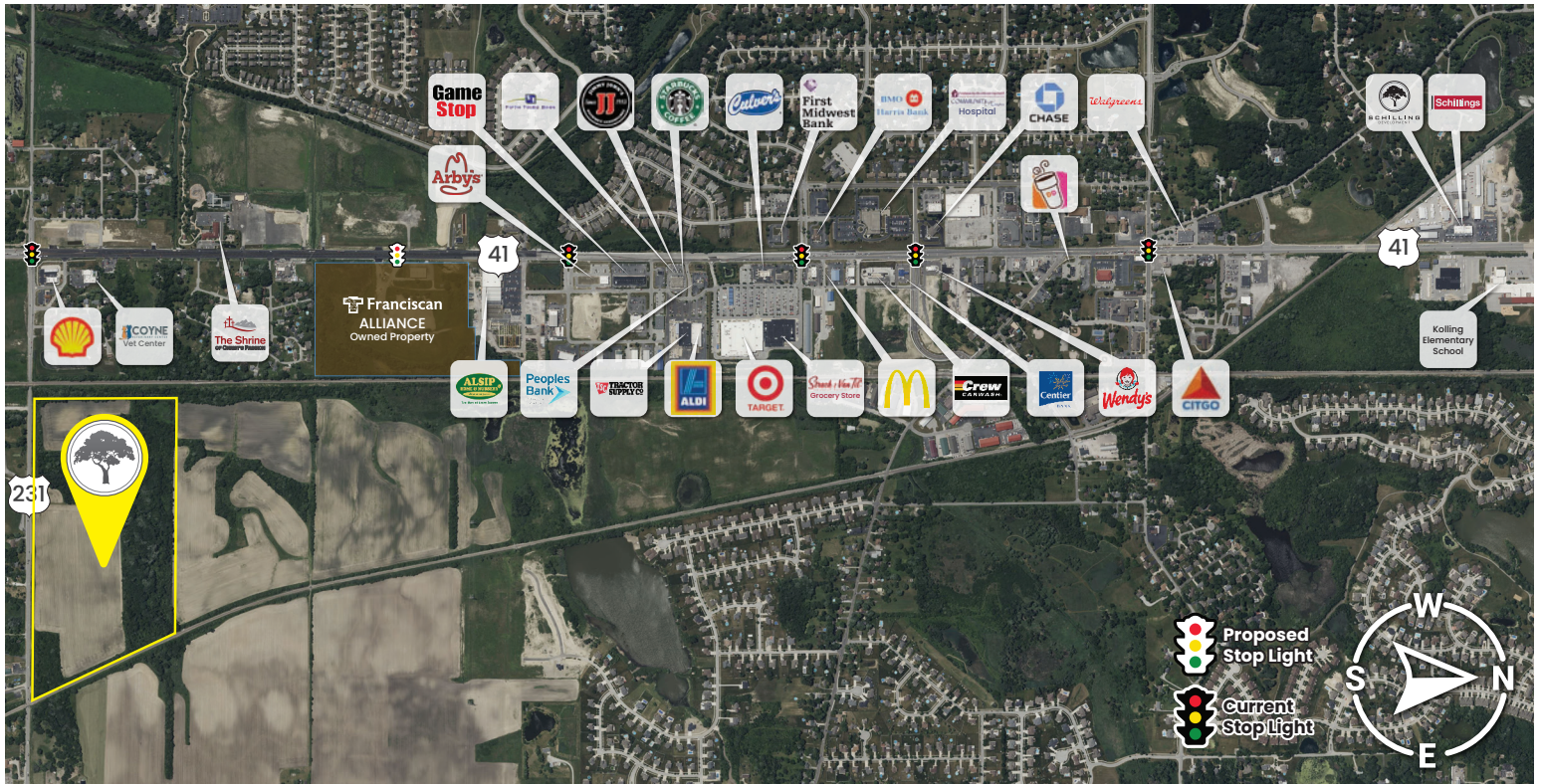
SITE DATA

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



Property Info

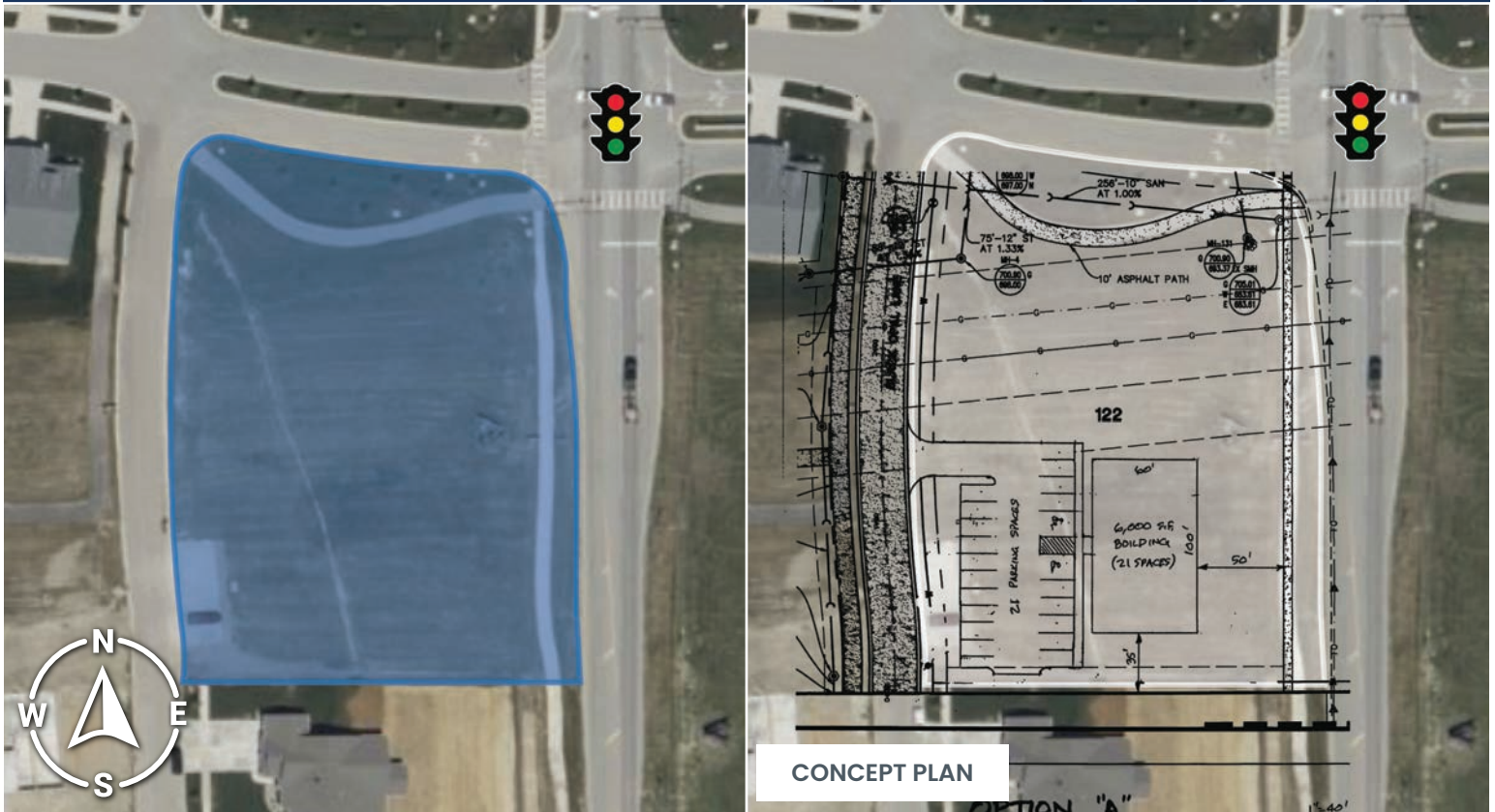
10300 W 109th Ave, St John, IN 46373



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AVAILABLE

Commercial Property



10499 Black Opal Ln, St John, IN 46373

Property Overview

Vacant parcel in a growing community.

Property Highlights

- Approximately 1.4 acres of commercial land available on the Southwest side of Saint John
- Prominent location on Calumet Ave
- Direct access to municipal water, sewer, natural gas, electric, broadband fiber
- Zoned C1
- Professional Offices, Retail Stores, Etc.

SITE DATA

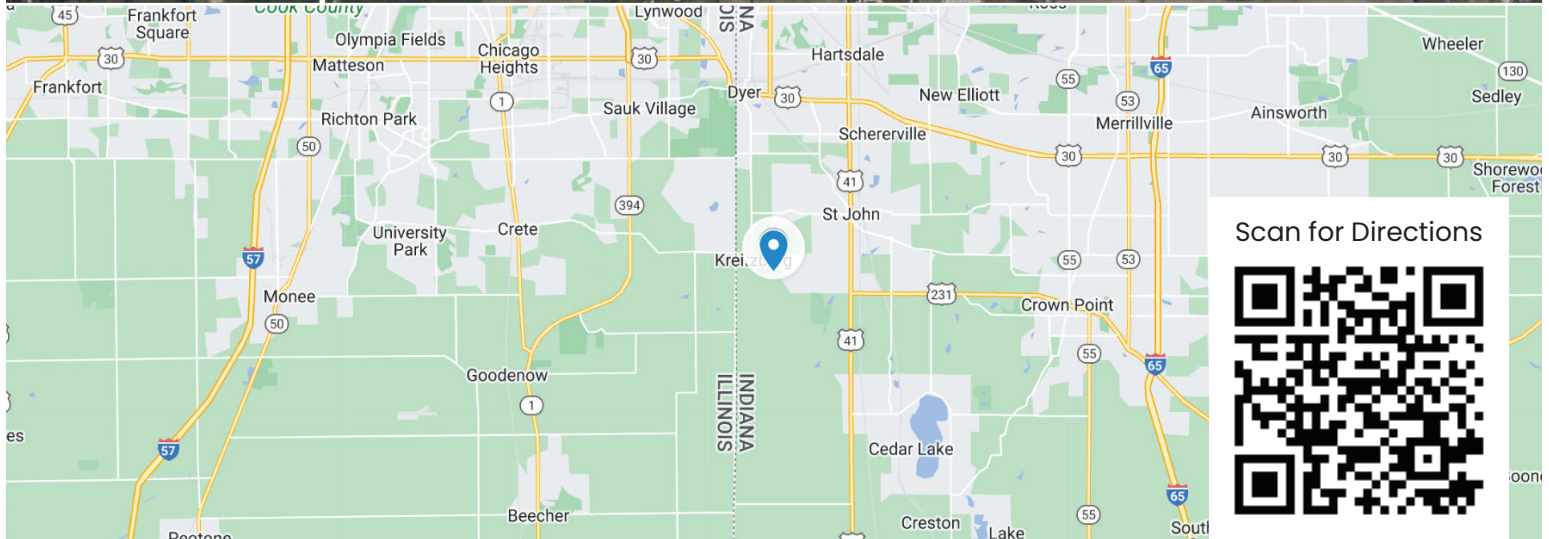
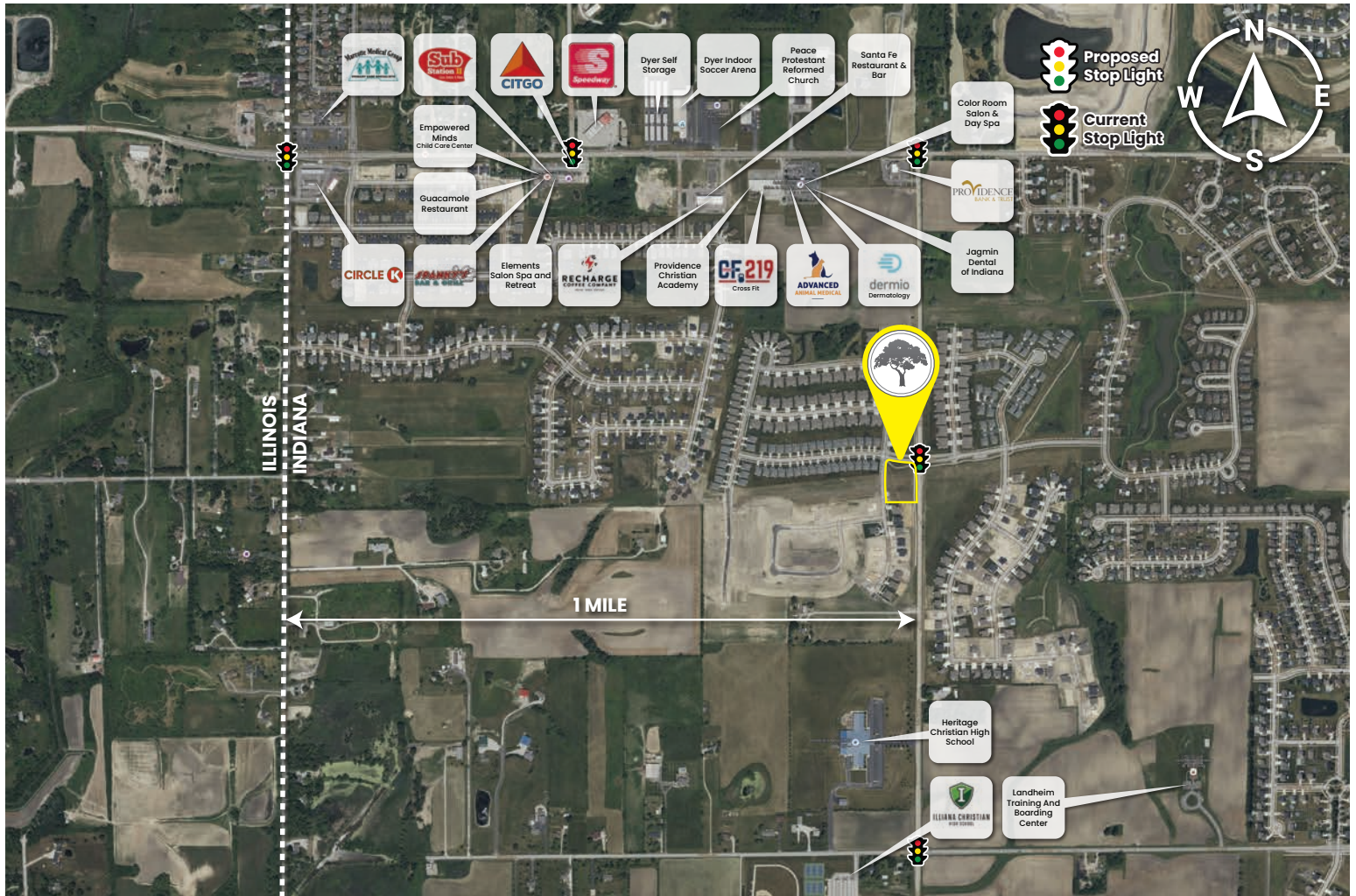
Net Acreage:	1.39
Net Sq. Ft	60,548.40
Market	Lake County

Demographics	3 Miles	5 Miles	10 Miles
Total Population	40,031	127,338	433,235
Median HH Income	\$80,560	\$68,706	\$58,307



Property Info

10499 Black Opal Ln, St John, IN 46373



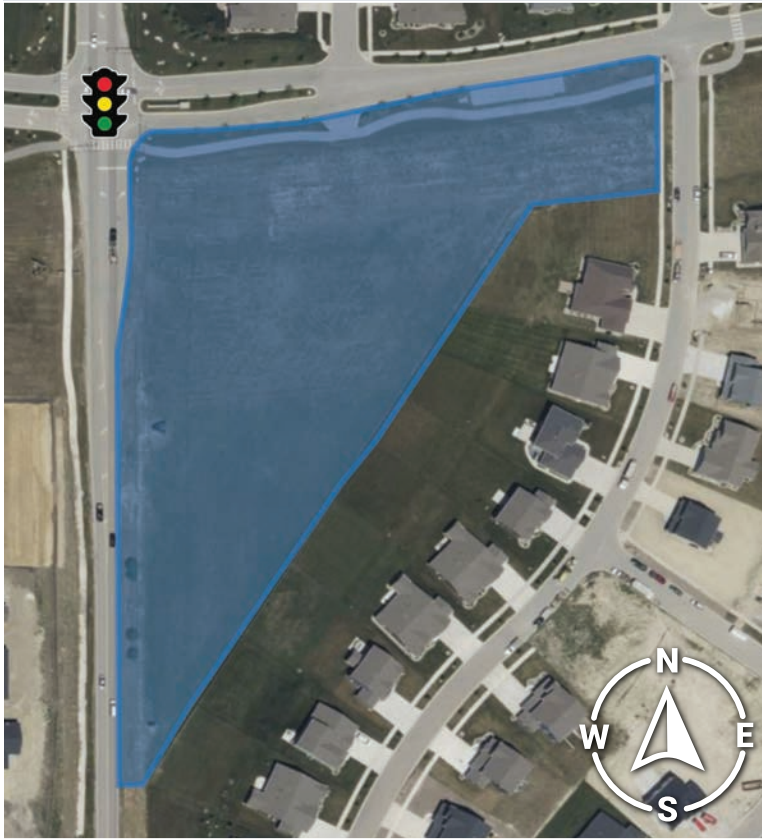
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AVAILABLE

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

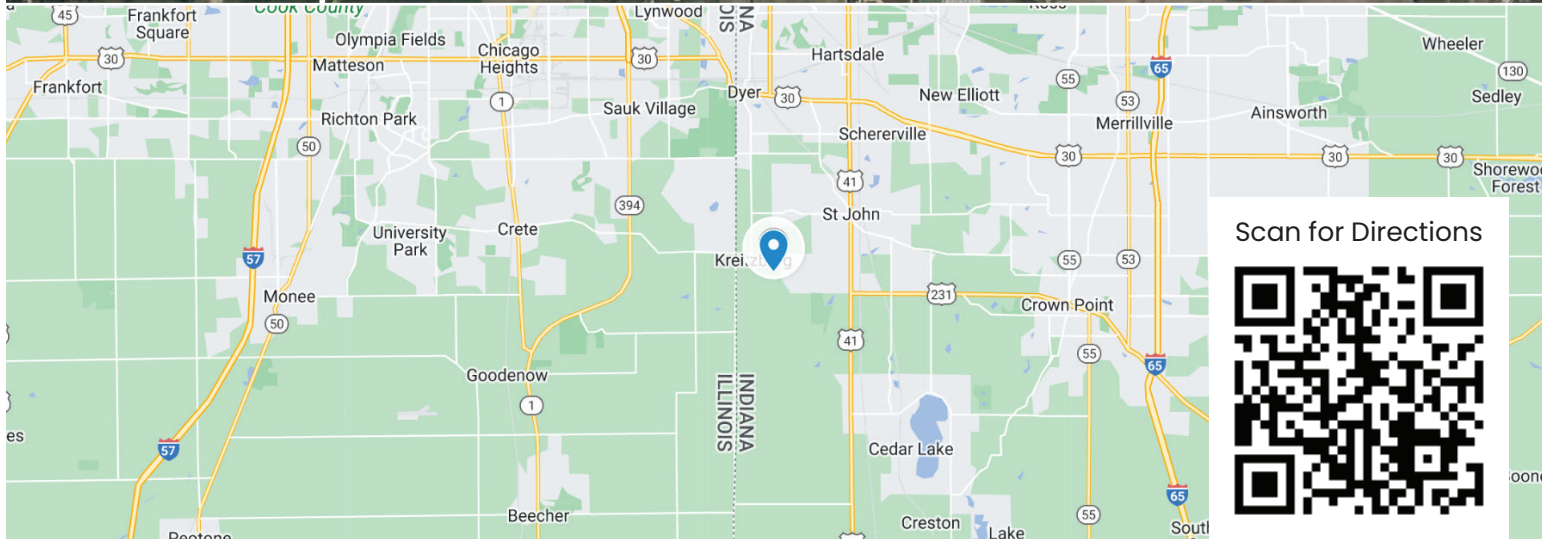
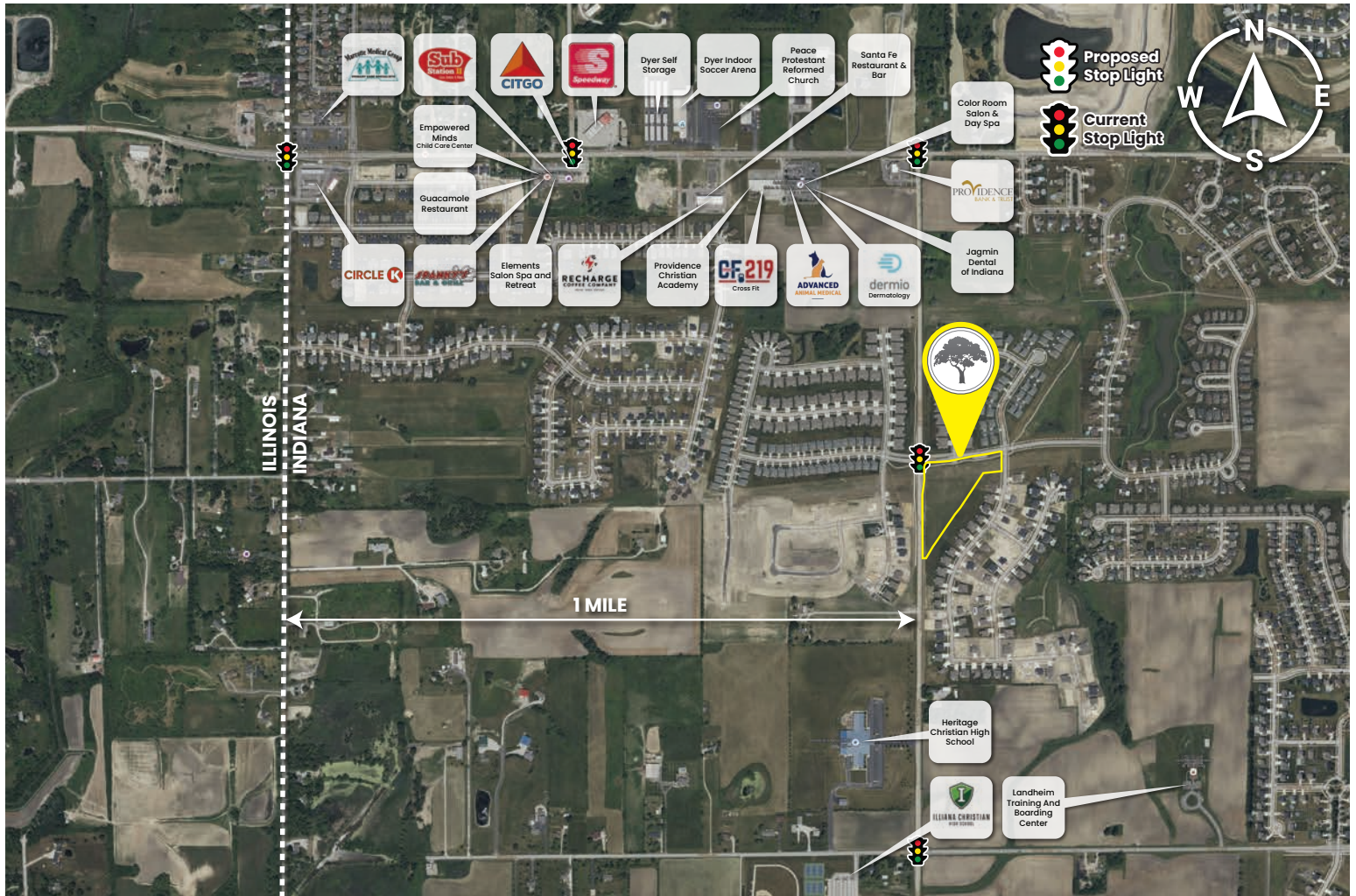
Net Acreage:	5.3
Net Sq. Ft	230,868.00
Market	Lake County

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



Property Info

10609 Calumet Ave, St John, IN 46373



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AVAILABLE LOTS

Business Park



10698 Joliet St, St John, IN 46373

Property Overview

Large vacant parcel in a growing community.

Property Highlights

- Approximately 62 acres of industrial land available on the east side of Saint John
- Prominent location on Joliet St.
- Direct access to municipal water, sewer, natural gas, electric, broadband fiber
- Zoned I-1 (Industrial)
- Business sites, professional office, restaurants, etc.
- Liquor Licenses Available
- Located in a Tax Increment Finance district

SITE DATA

Net Acreage: 62.55

Net Sq. Ft 2,724,678

Market Lake County

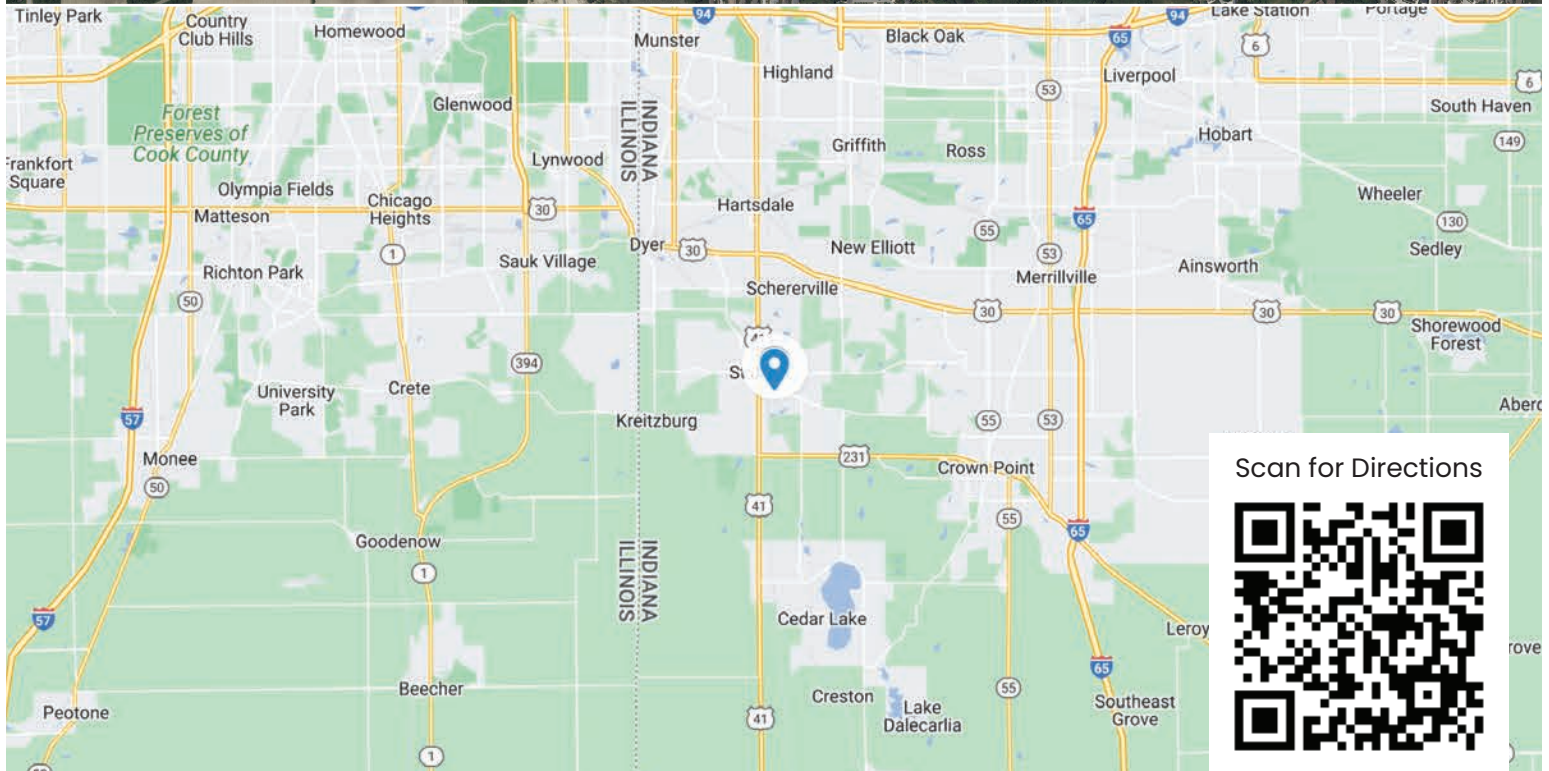
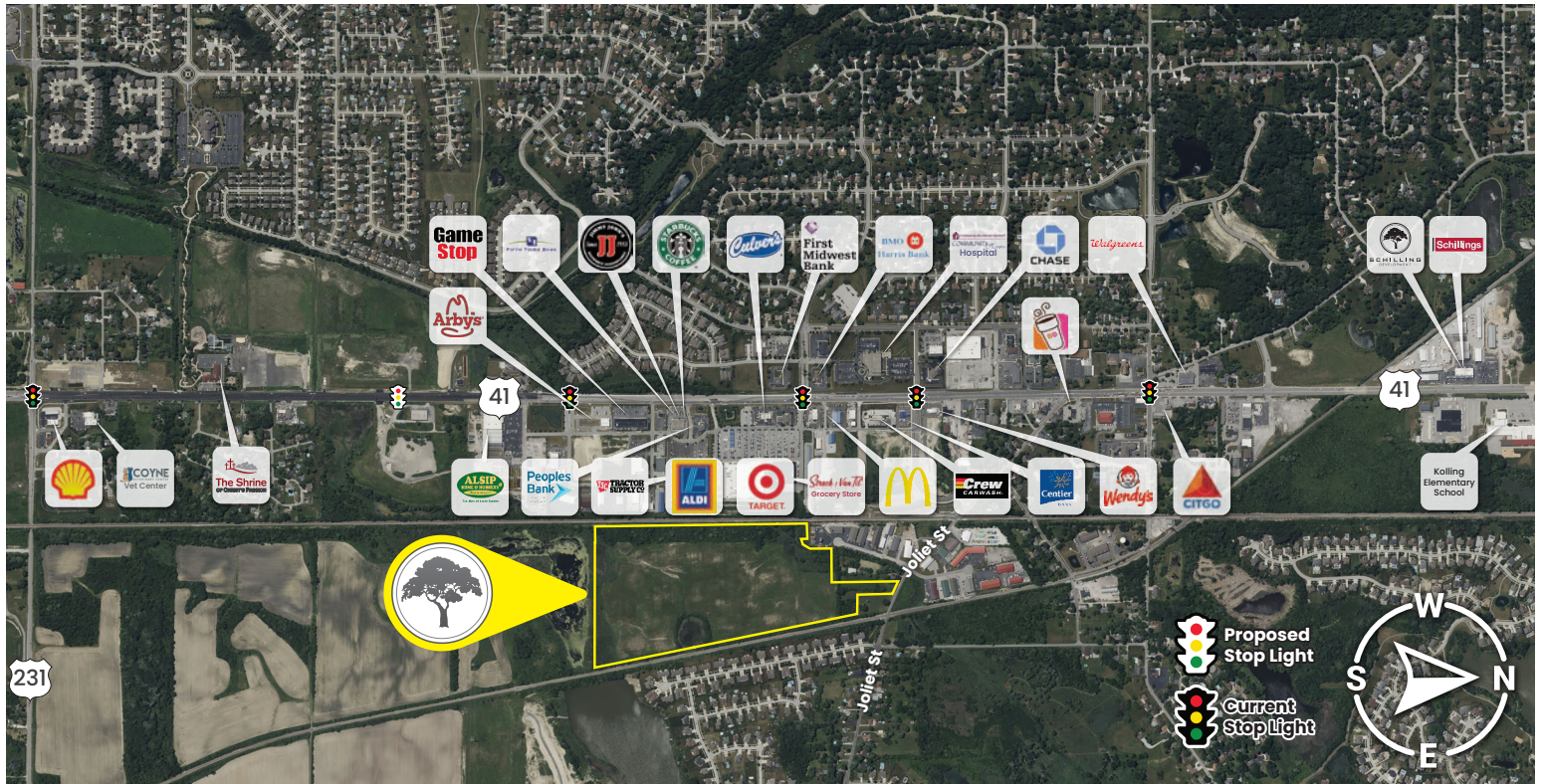
Traffic Count 5,207 VPD

Demographics	3 Miles	5 Miles	10 Miles
Total Population	71,125	154,484	442,157
Median HH Income	\$77,583	\$67,833	\$55,463



Property Info

10698 Joliet St, St John, IN 46373



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AVAILABLE

Commercial Property



8609 W 109th Ave, Saint John, IN

Property Overview

Vacant parcel in a growing community

Property Highlights

- Approximately 17 acres of commercial land available on the West side of Crown Point right next to St. John
- Prominent location on US 231
- Direct access to municipal water, sewer, natural gas, electric, broadband fiber
- Zoned C-2 (Highway Commercial District)

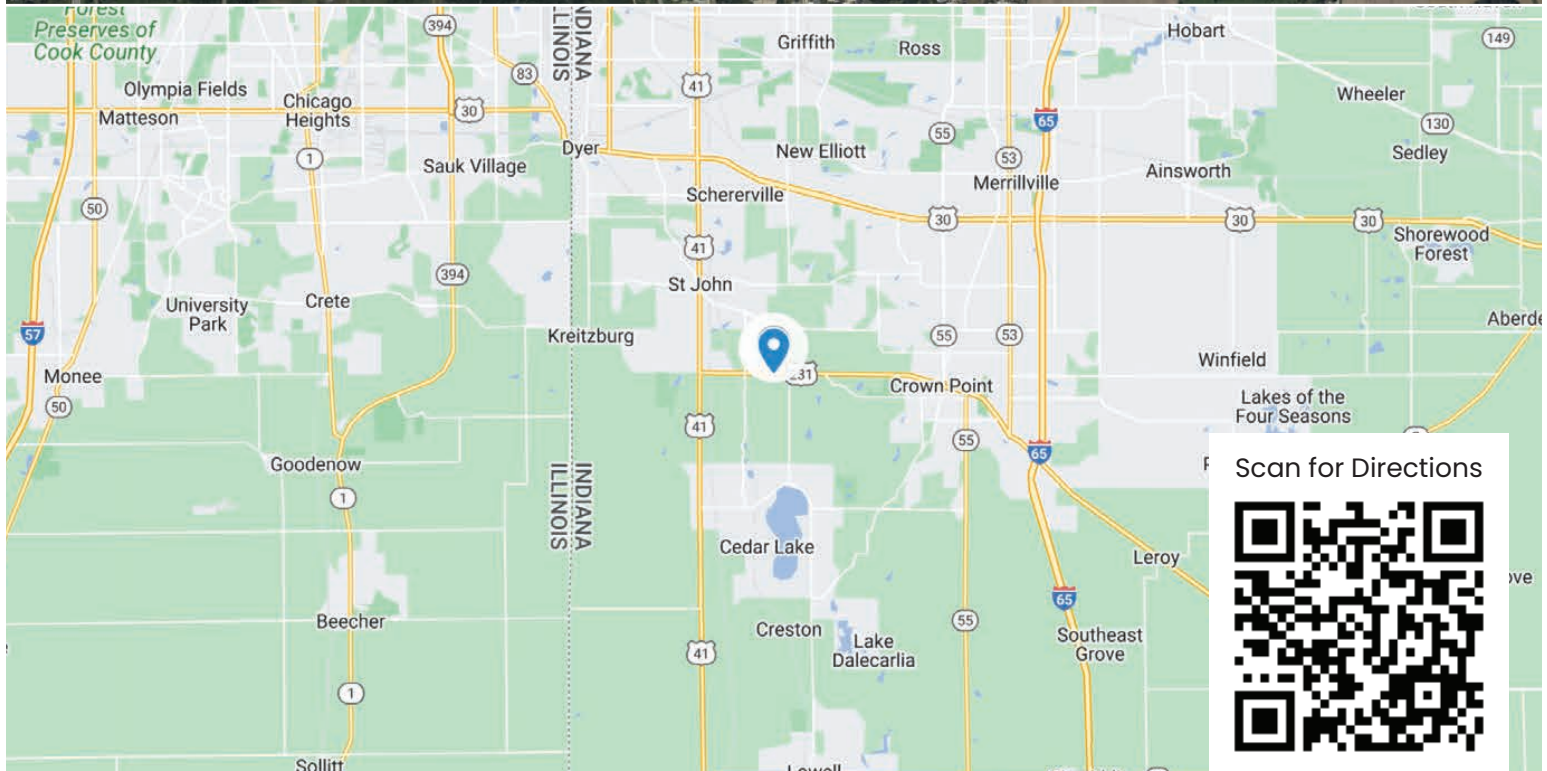
SITE DATA

Net Acreage:	17.66		
Net Sq. Ft	769,269		
Market	Lake County		
Traffic Count	15,033		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	69,413	129,584	346,350
Median HH Income	\$75,712	\$71,072	\$60,738



Property Info

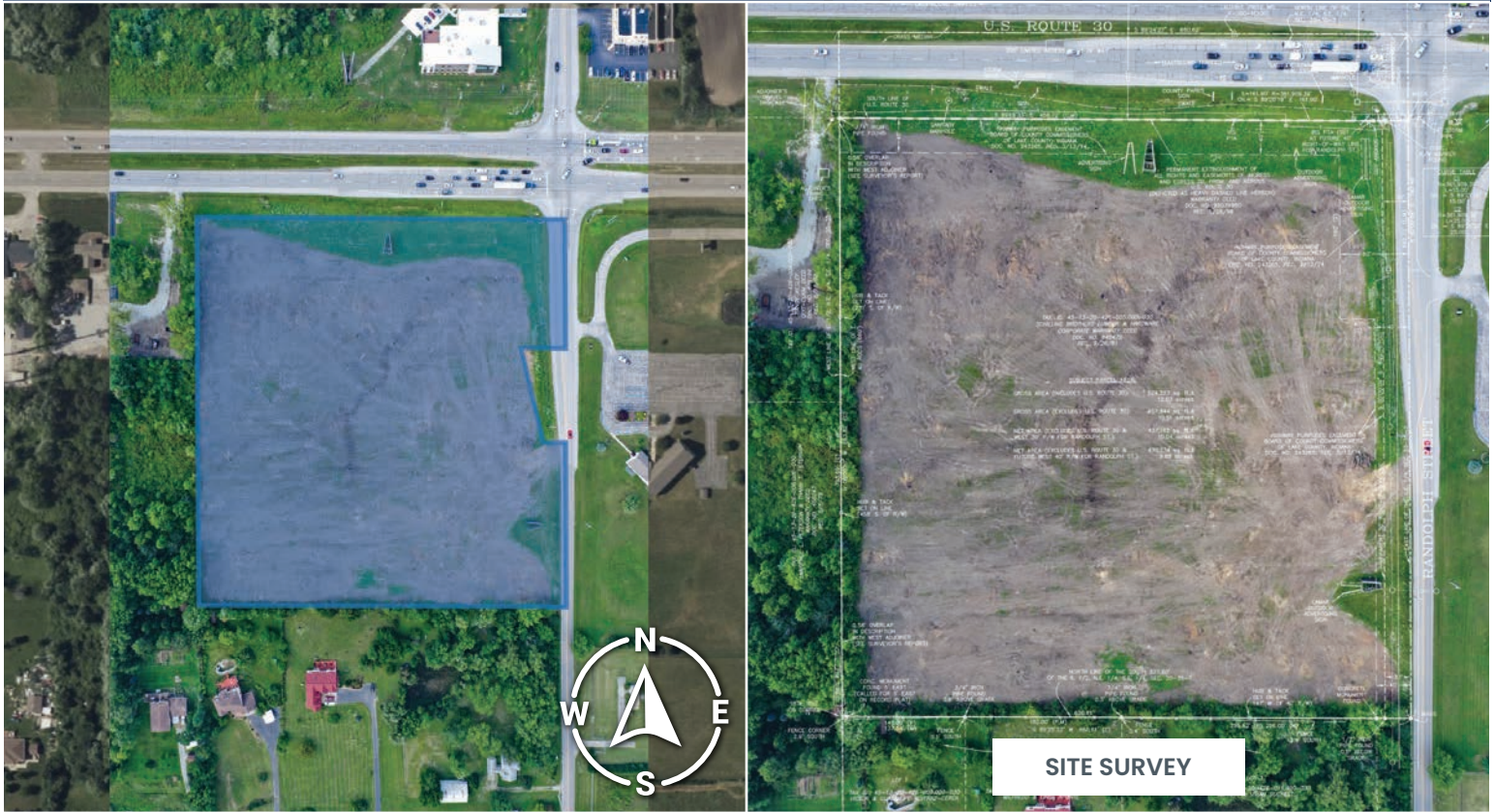
8609 W 109th Ave, Saint John, IN



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AVAILABLE

Commercial Property



7990 E 81st Ave, Merrillville, IN 46410

Property Overview

Vacant parcel in a growing community.

Property Highlights

- Approximately 9.5 acres of commercial land available on the East side of Merrillville
- Prominent location on US 30
- Direct access to municipal water, sewer, natural gas, electric, broadband fiber
- Zoned C-2 (Highway Commercial District)

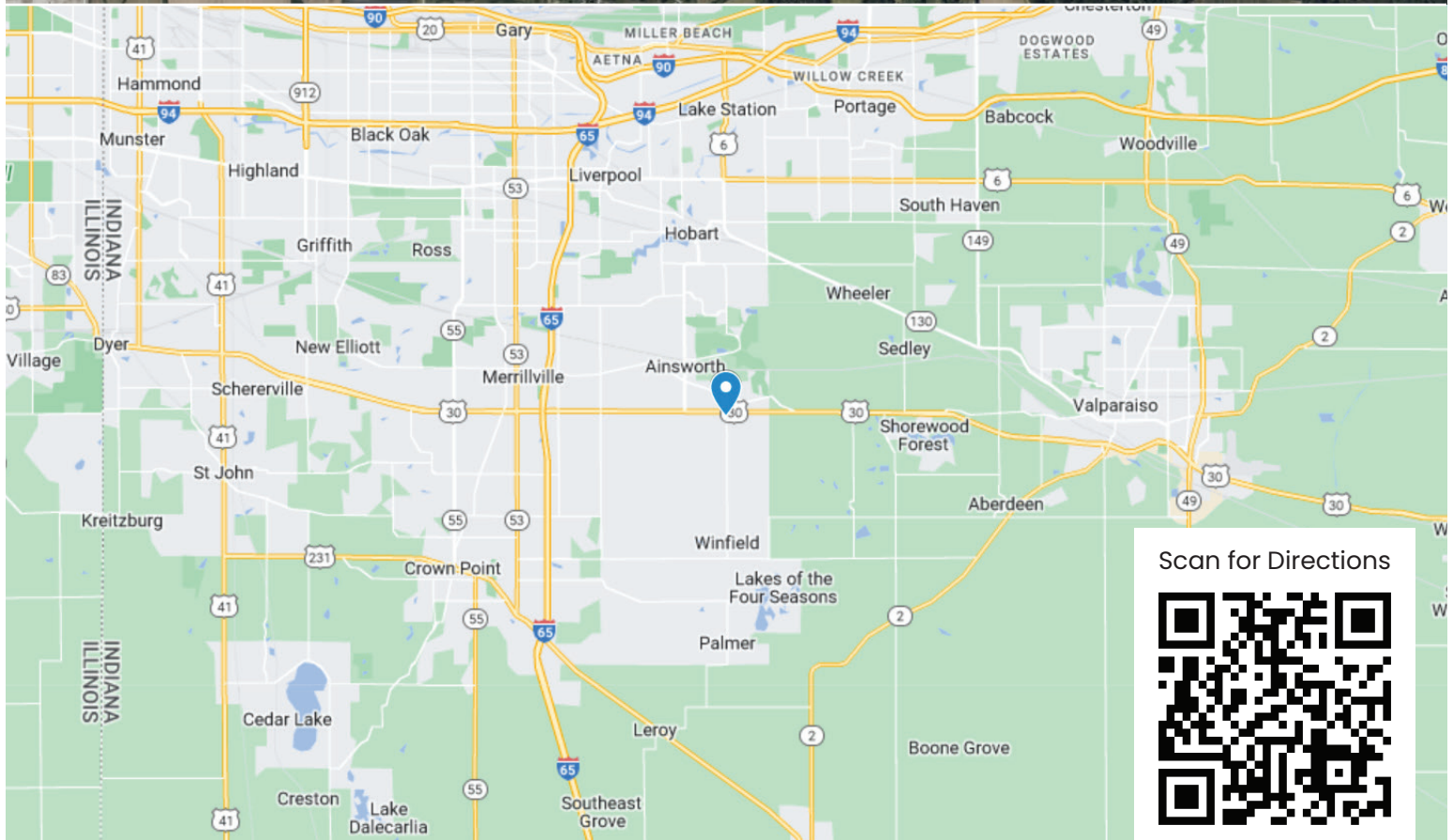
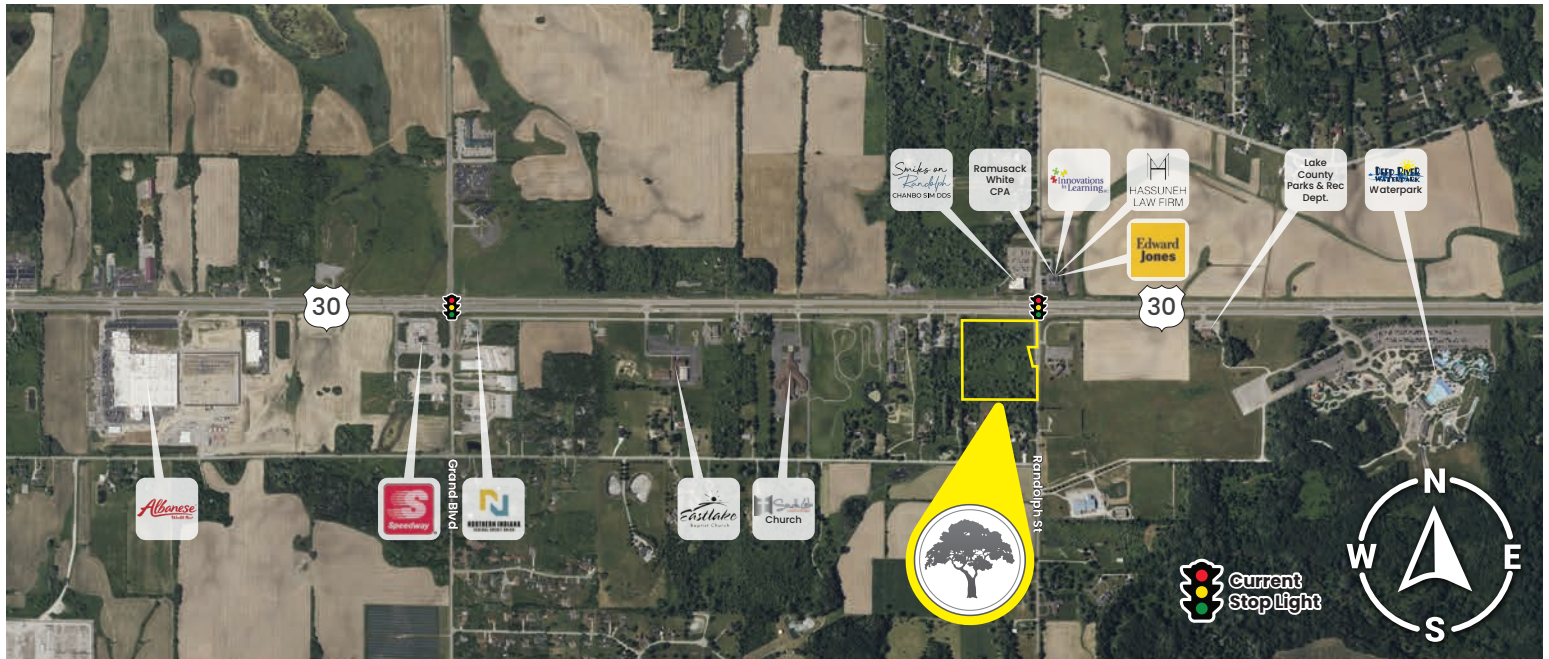
SITE DATA

Net Acreage:	9.564		
Net Sq. Ft	416,608		
Market	Lake County		
Traffic Count	30,000 VPD		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	39,943	98,211	366,931
Median HH Income	\$76,931	\$65,059	\$51,017



Property Info

7990 E 81st Ave, Merrillville, IN 46410



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AVAILABLE

Commercial Property



11120 W 93rd Ave, St John, IN 46373

Property Overview

Vacant parcel in a growing community.

Property Highlights

- Approximately 1 acre of commercial land available on the Northeast side of Saint John
- Prominent location on 93rd Ave, One block off of US 41
- Liquor License Available
- Direct access to municipal water, sewer, natural gas, electric, broadband fiber
- Zoned C-2 (Highway Commercial District)

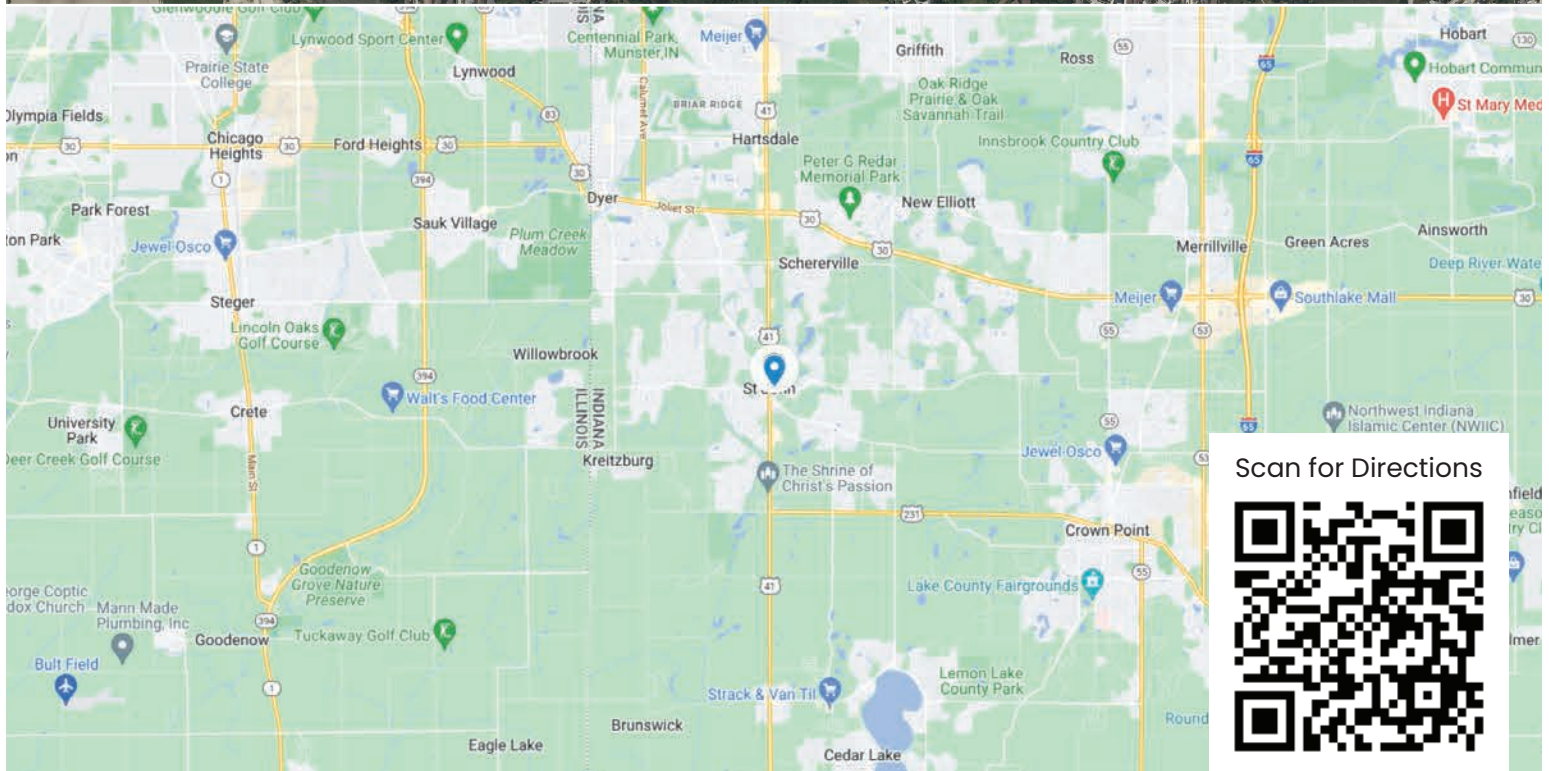
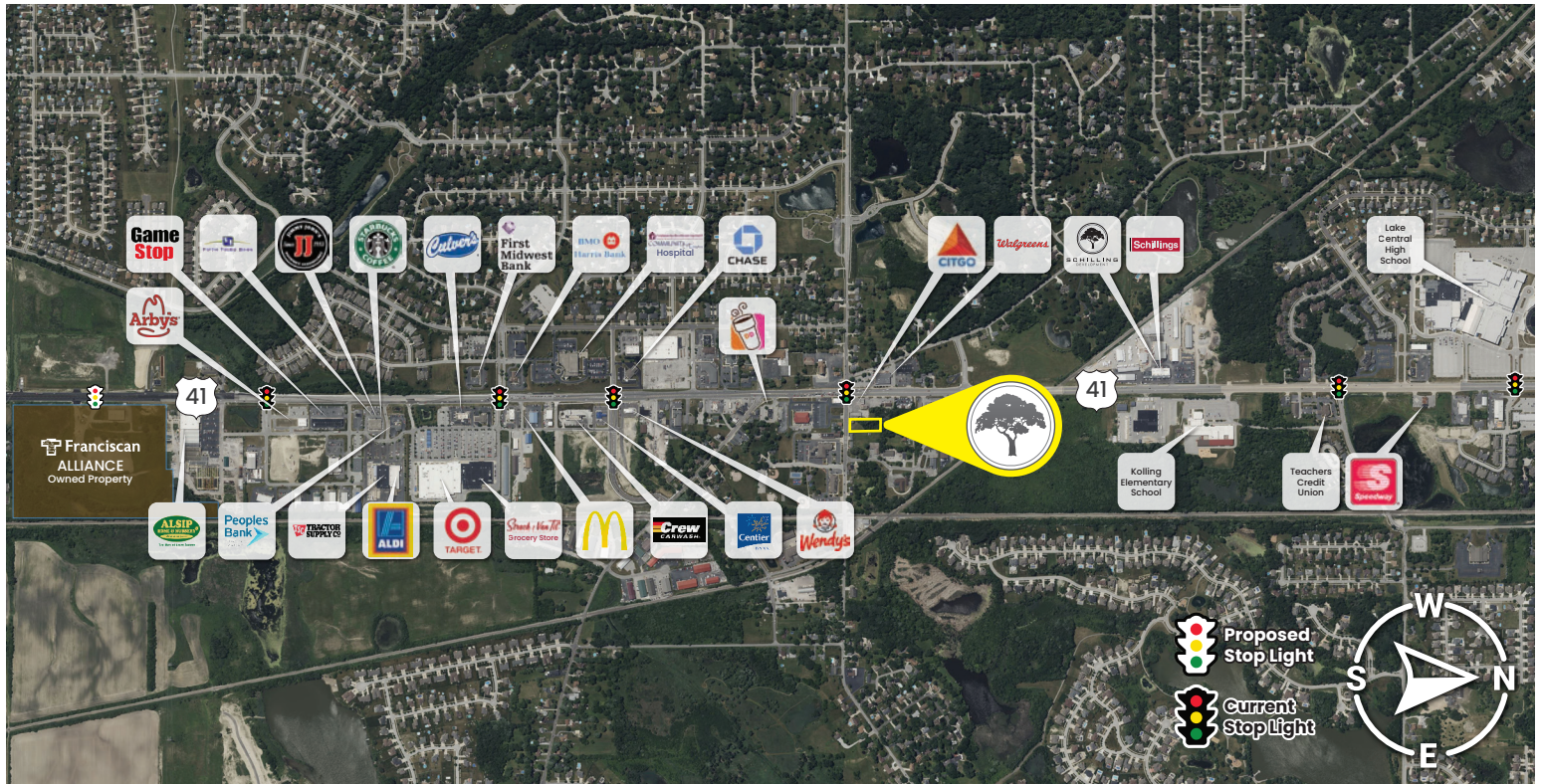
SITE DATA

Net Acreage:	1.0		
Net Sq. Ft	43,560		
Market	Lake County		
Traffic Count	7,790 VPD		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	71,228	159,941	473,260
Median HH Income	\$77,187	\$67,273	\$54,617



Property Info

11120 W 93rd Ave, St John, IN 46373

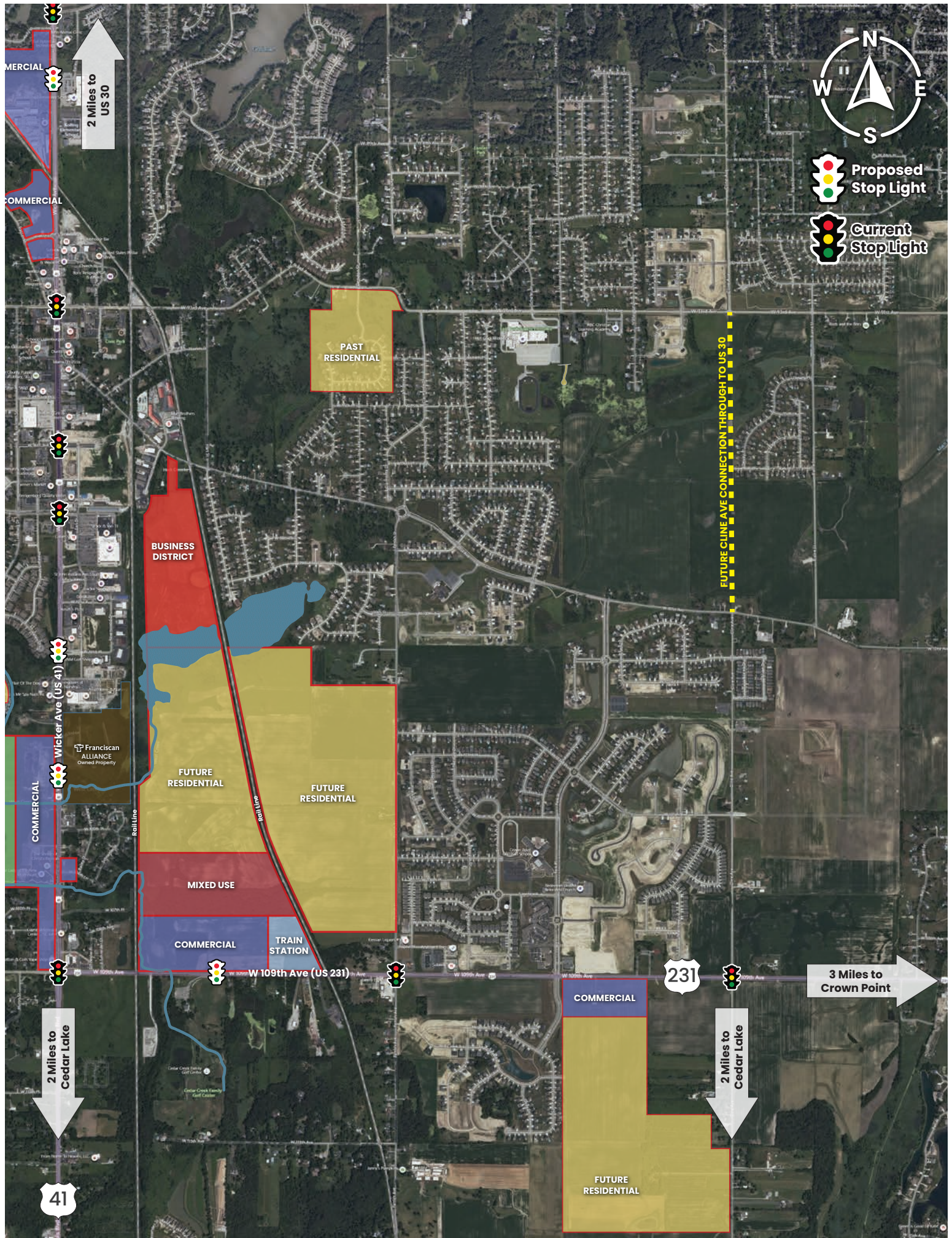


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FUTURE CLINE AVE CONNECTION THROUGH TO US 30

2 Miles to US 30

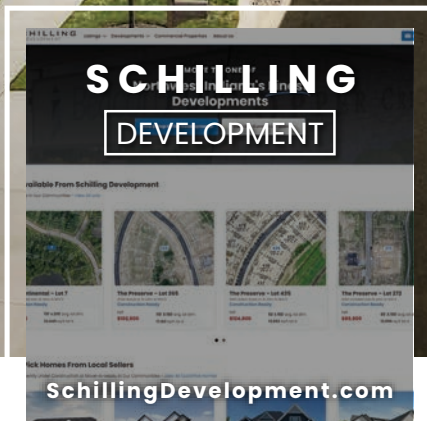
3 Miles to Crown Point

2 Miles to Cedar Lake

2 Miles to Cedar Lake



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