



SCHILLING  
DEVELOPMENT & REAL ESTATE

# COMMERCIAL

PROPERTIES



NWI'S  
FINEST  
DEVELOPMENTS

NORTHWEST INDIANA

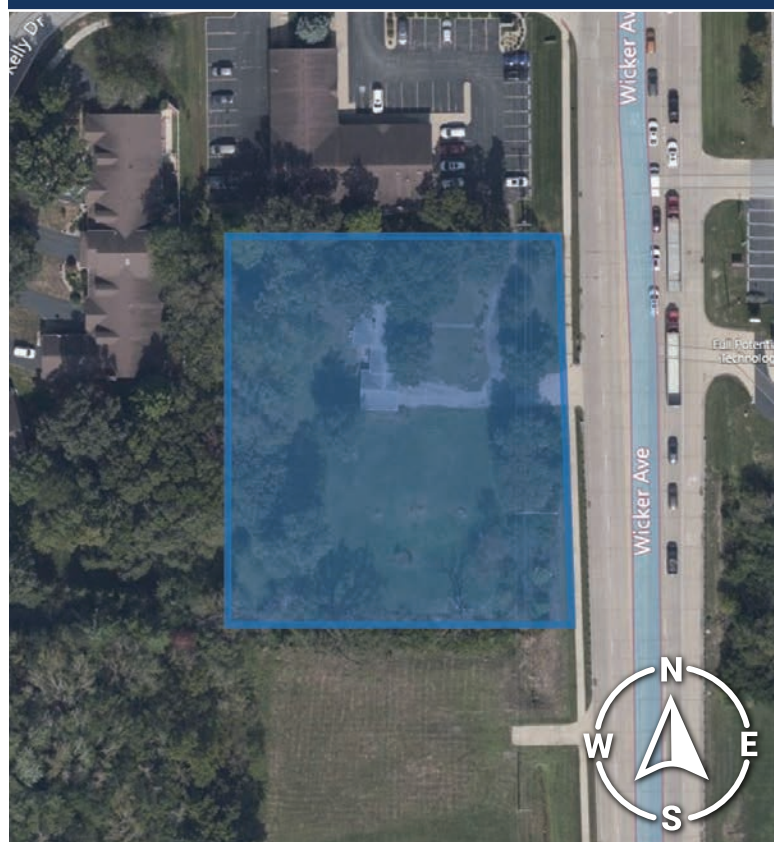
219.365.6000

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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)

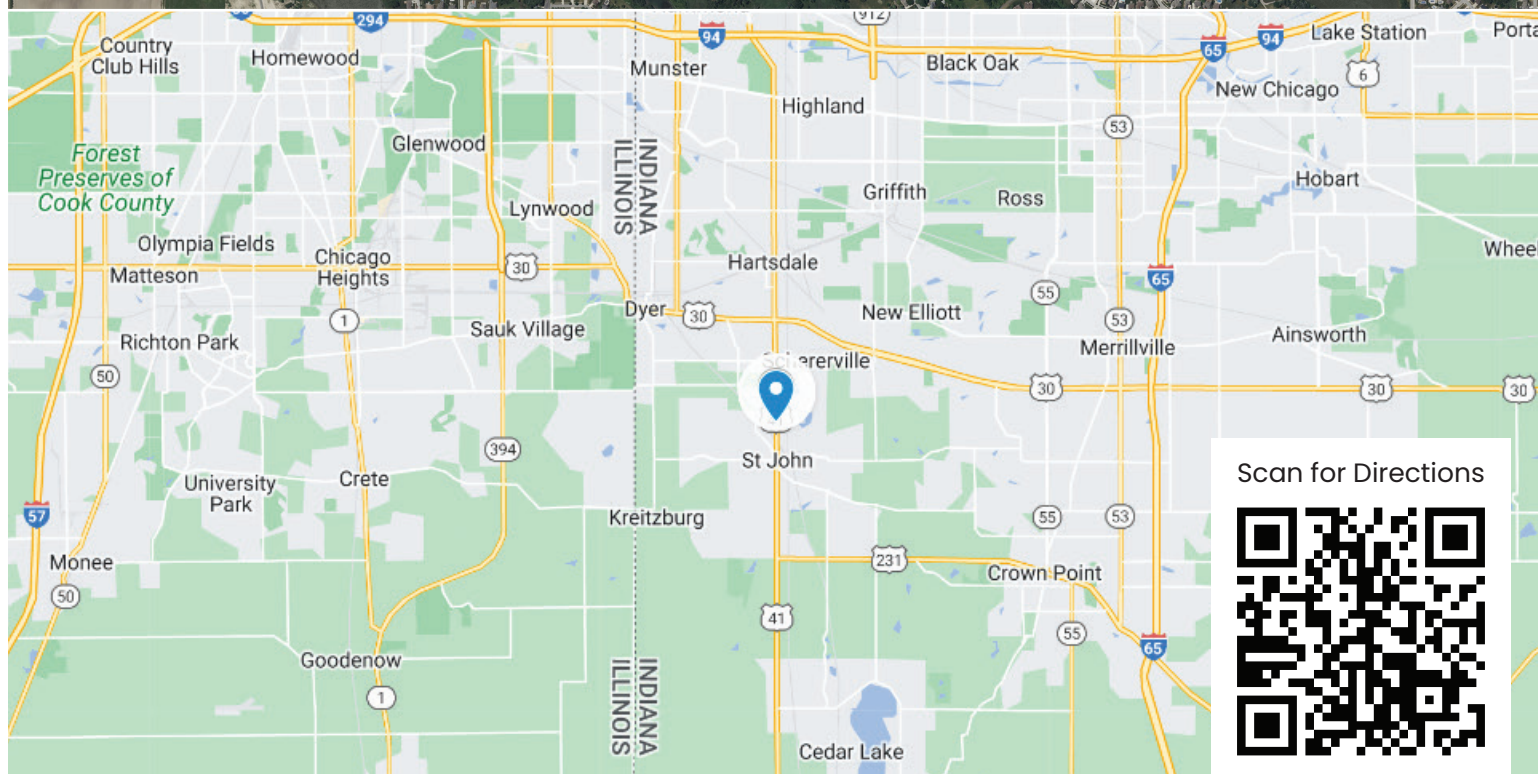
### SITE DATA

Net Acreage:	1.3		
Net Sq. Ft	56,375		
Market	Lake County		
Traffic Count	27,025 VPD		
<b>Demographics</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
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. Various businesses and landmarks are labeled with callouts, including Game Stop, Arby's, Franciscan Alliance, Peoples Bank, ALDI, Target, McDonald's, Crew, Center, Wendy's, CITGO, Starbucks, Catano's, First Midwest Bank, Bank of America, Children's Hospital, Chase, Walgreens, Schilling, Lake Central High School, Kolling Elementary School, Teachers Credit Union, and Speedway. A legend in the bottom right corner 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, South, East, and West.

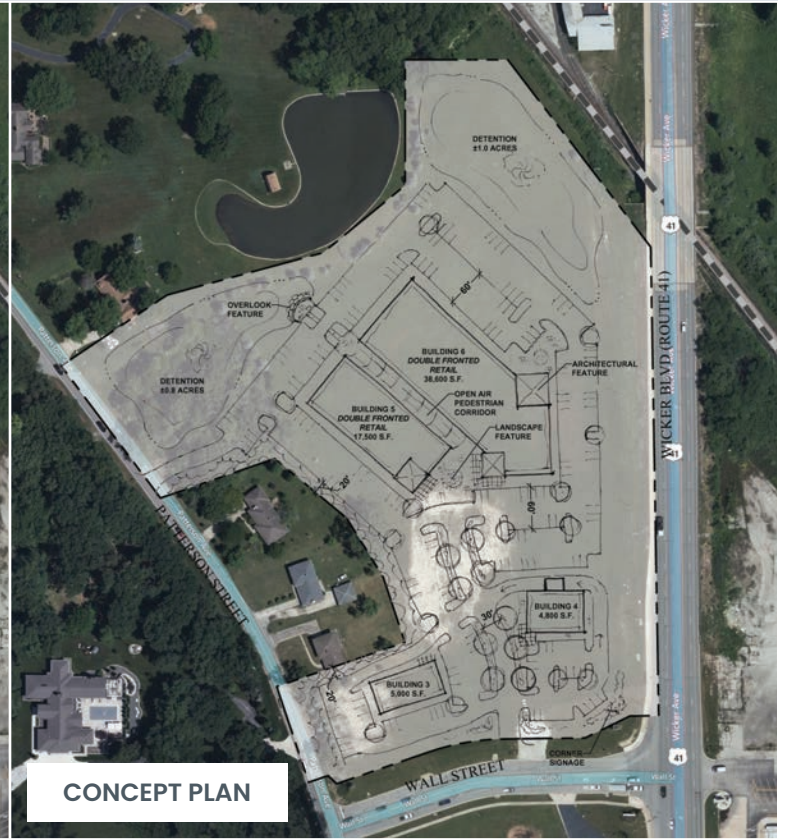
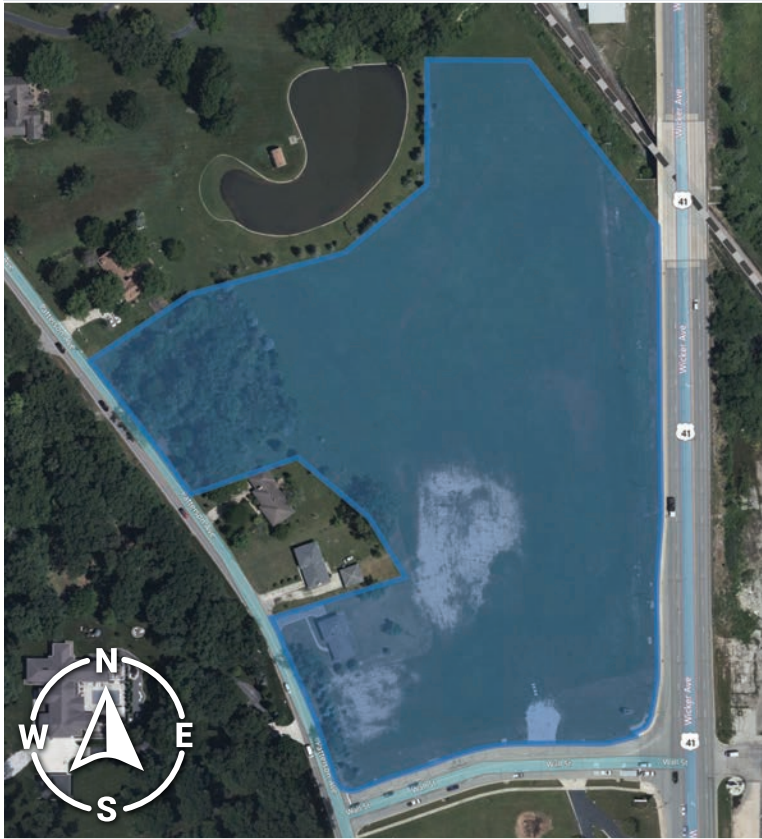


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# AVAILABLE

## 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

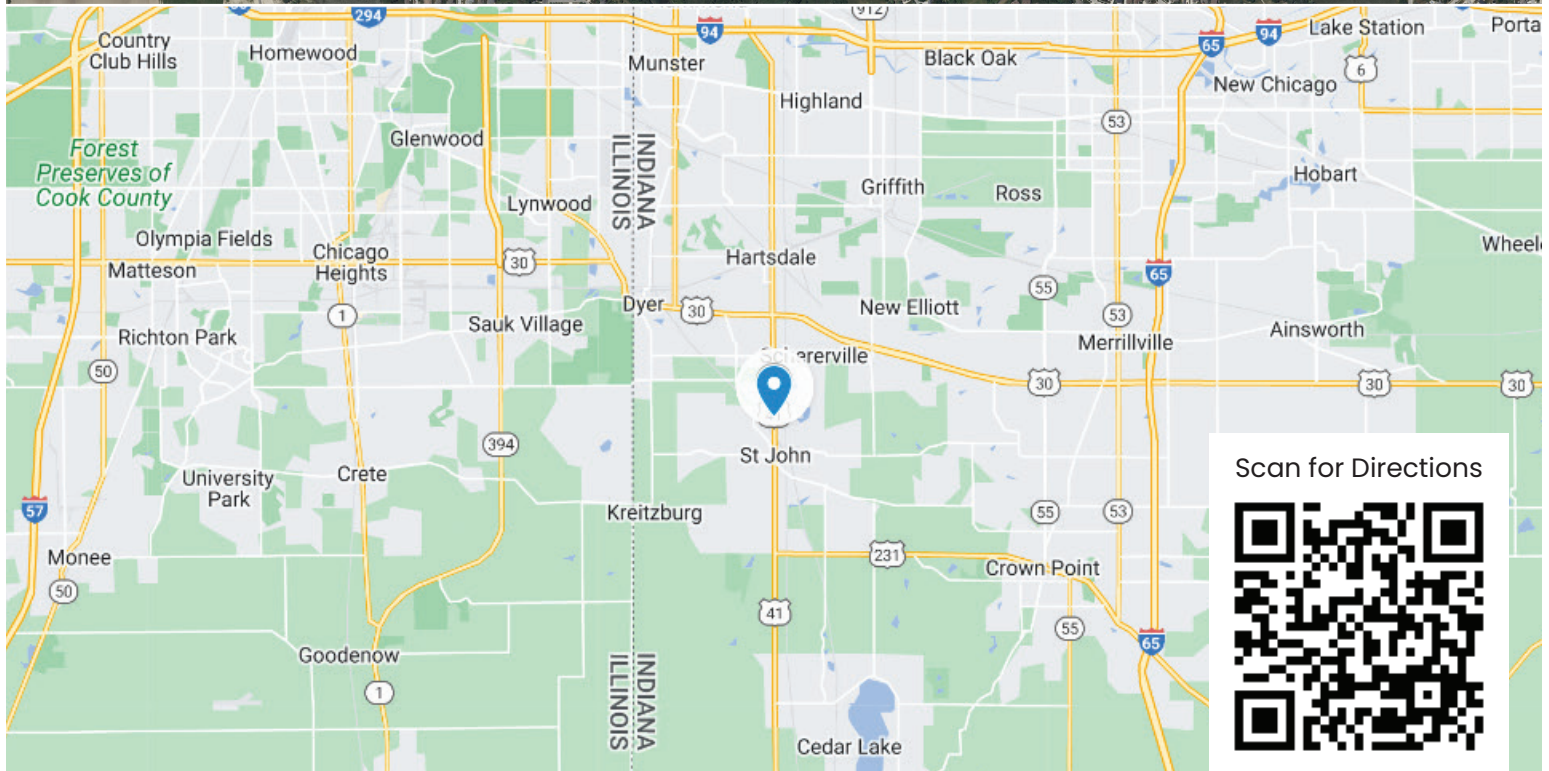
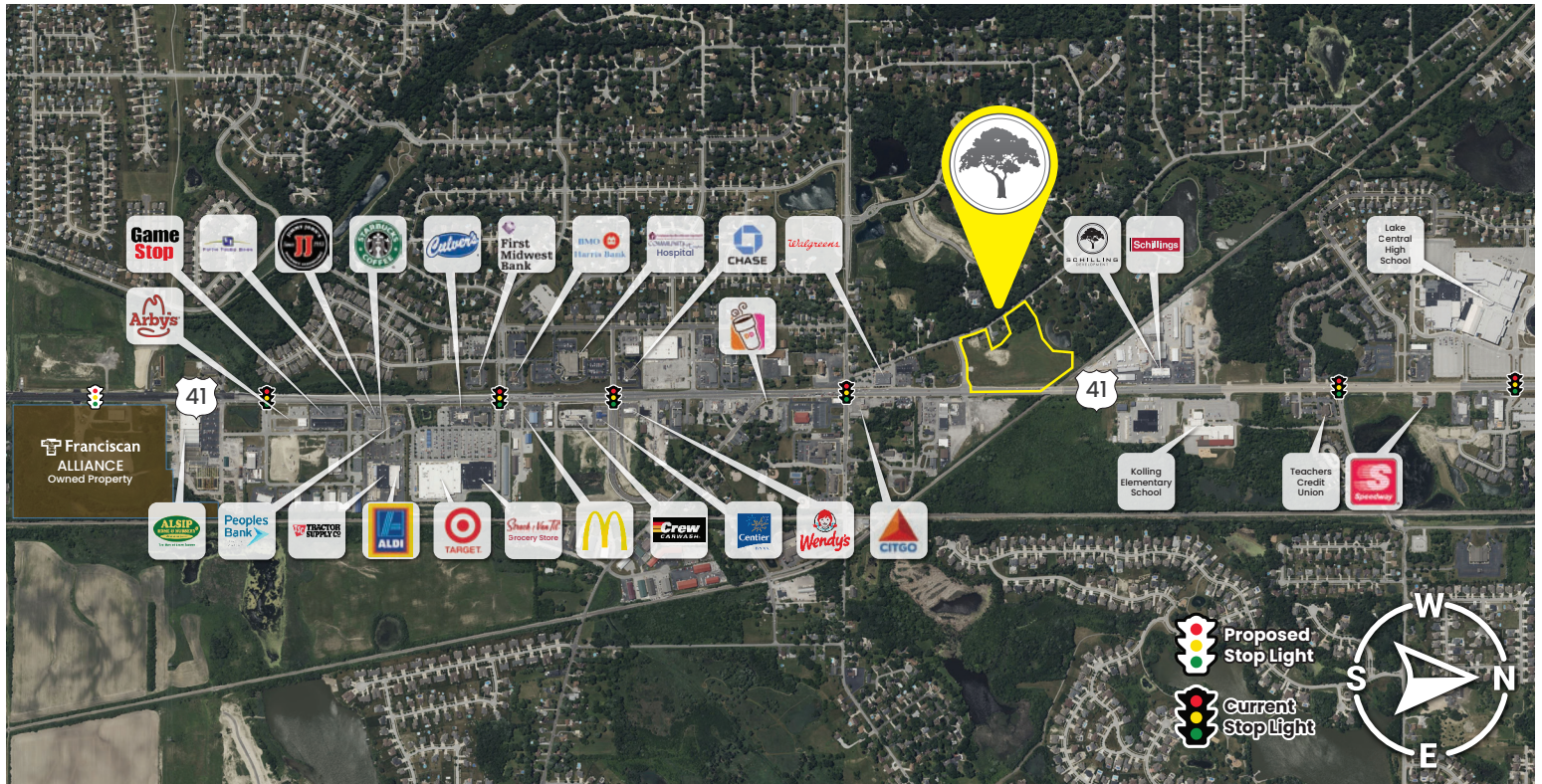
Net Acreage:	10.89		
Net Sq. Ft	472,368.40		
Market	Lake County		
Traffic Count	27,025 VPD		
<b>Demographics</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	77,872	161,835	477,019
Median HH Income	\$78,129	\$69,888	\$54,247





## Property Info

9117 Patterson St, St John, IN 46373

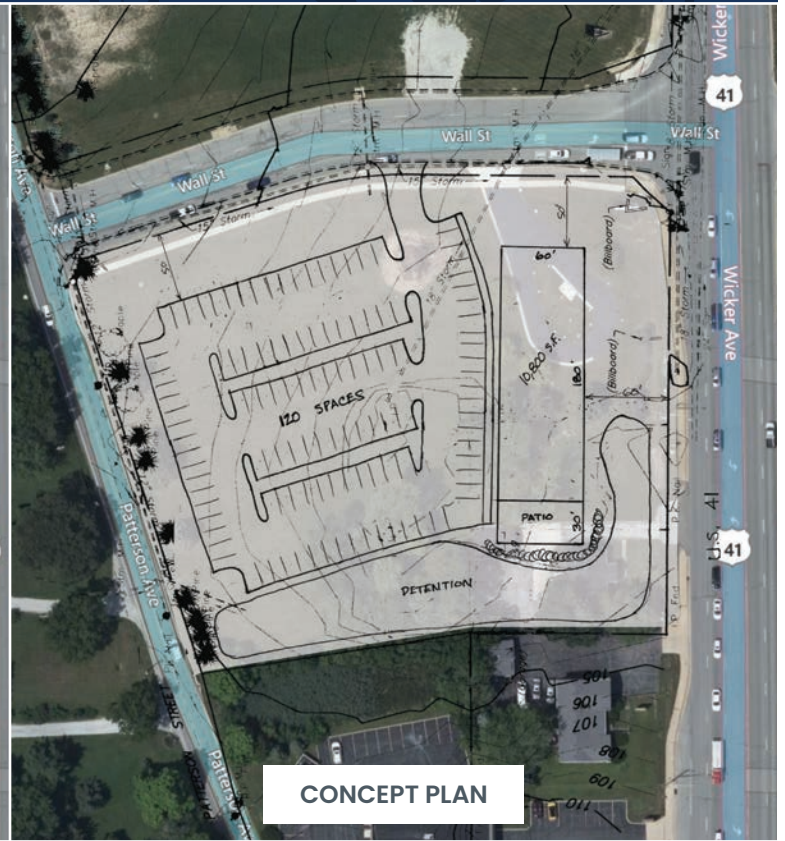


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# AVAILABLE

## 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

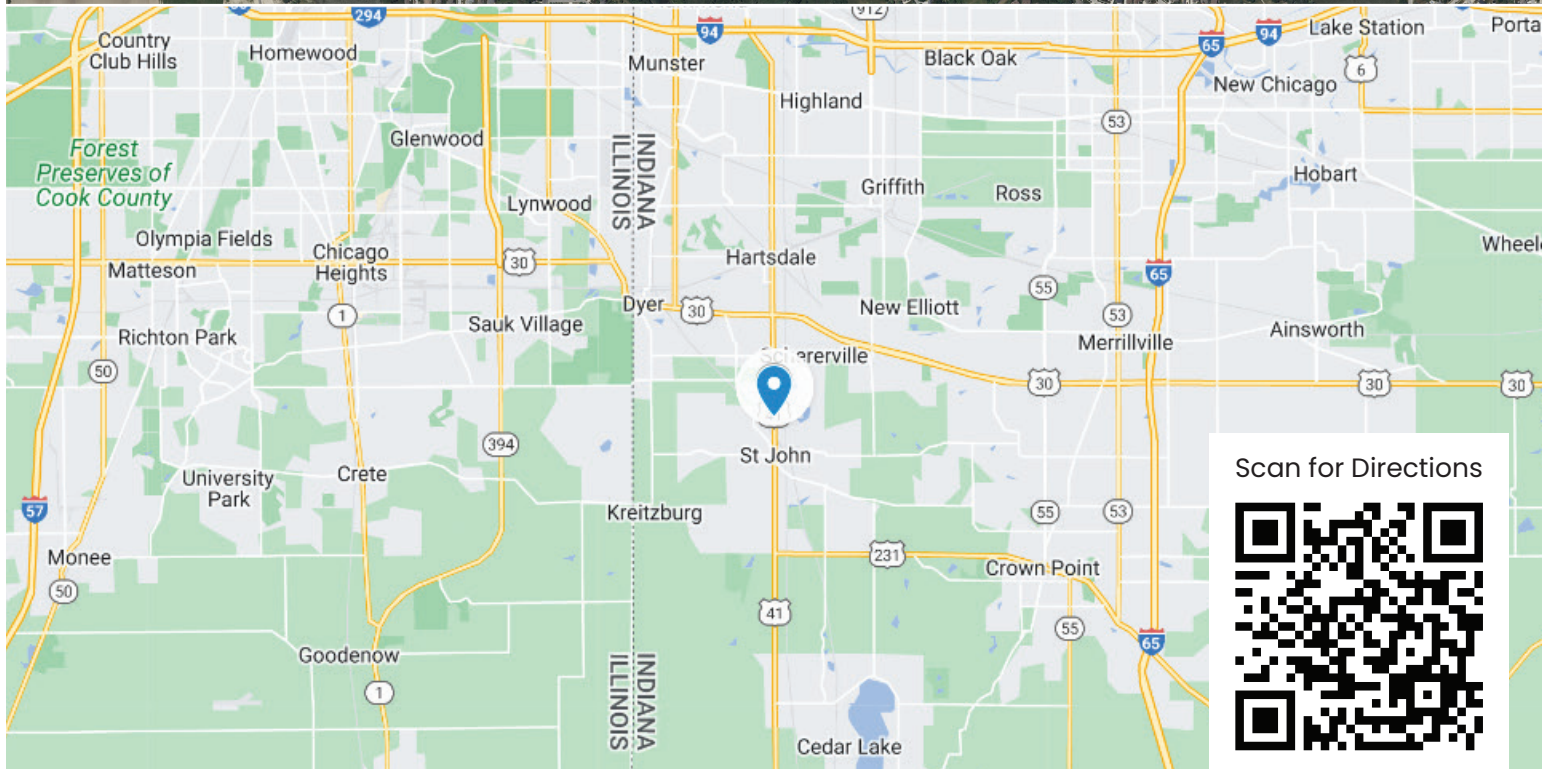
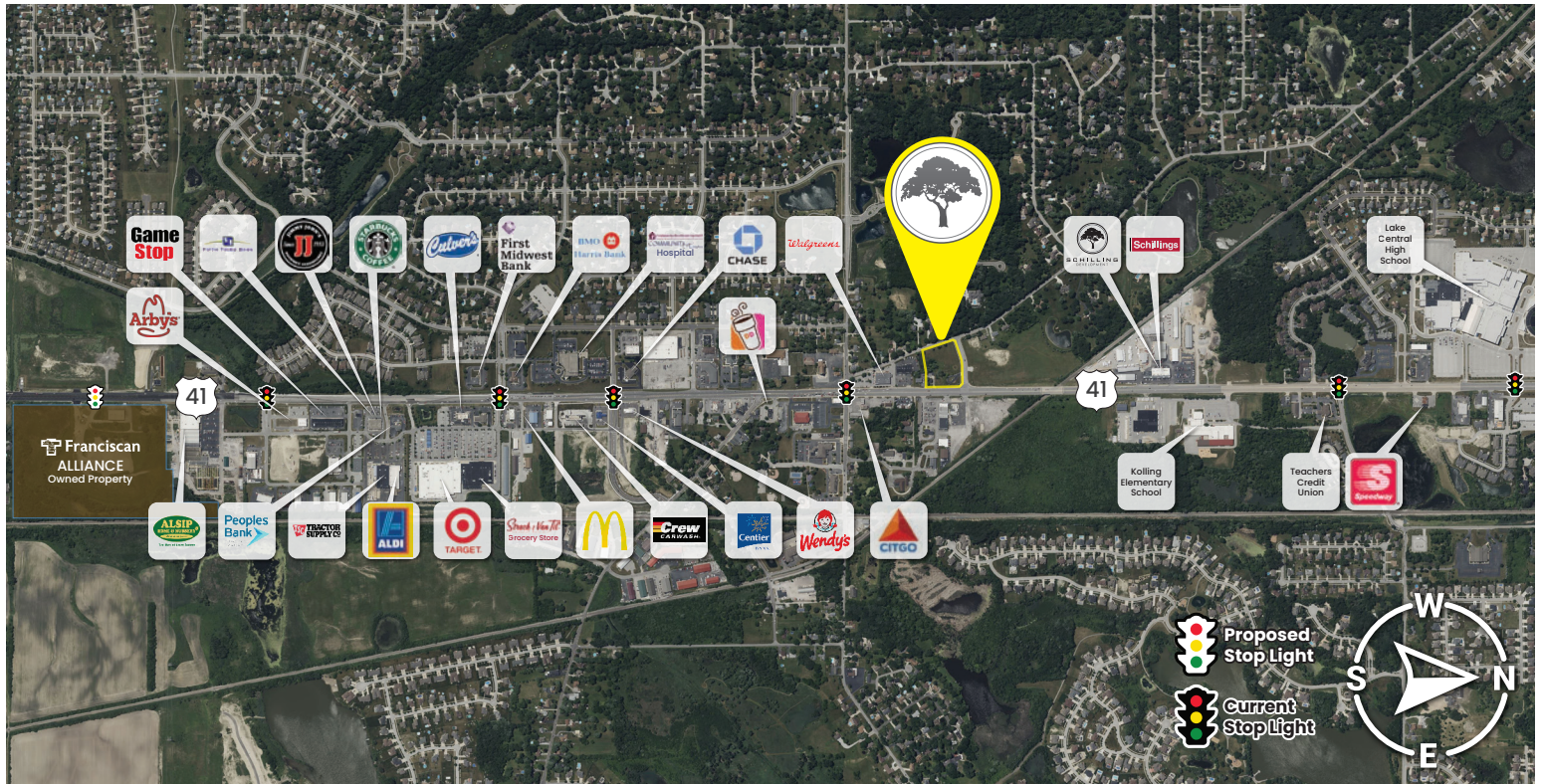
Net Acreage:	2.85		
Net Sq. Ft	124,146.00		
Market	Lake County		
Traffic Count	27,025 VPD		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	77,872	161,835	477,019
Median HH Income	\$78,129	\$69,888	\$54,247





## 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

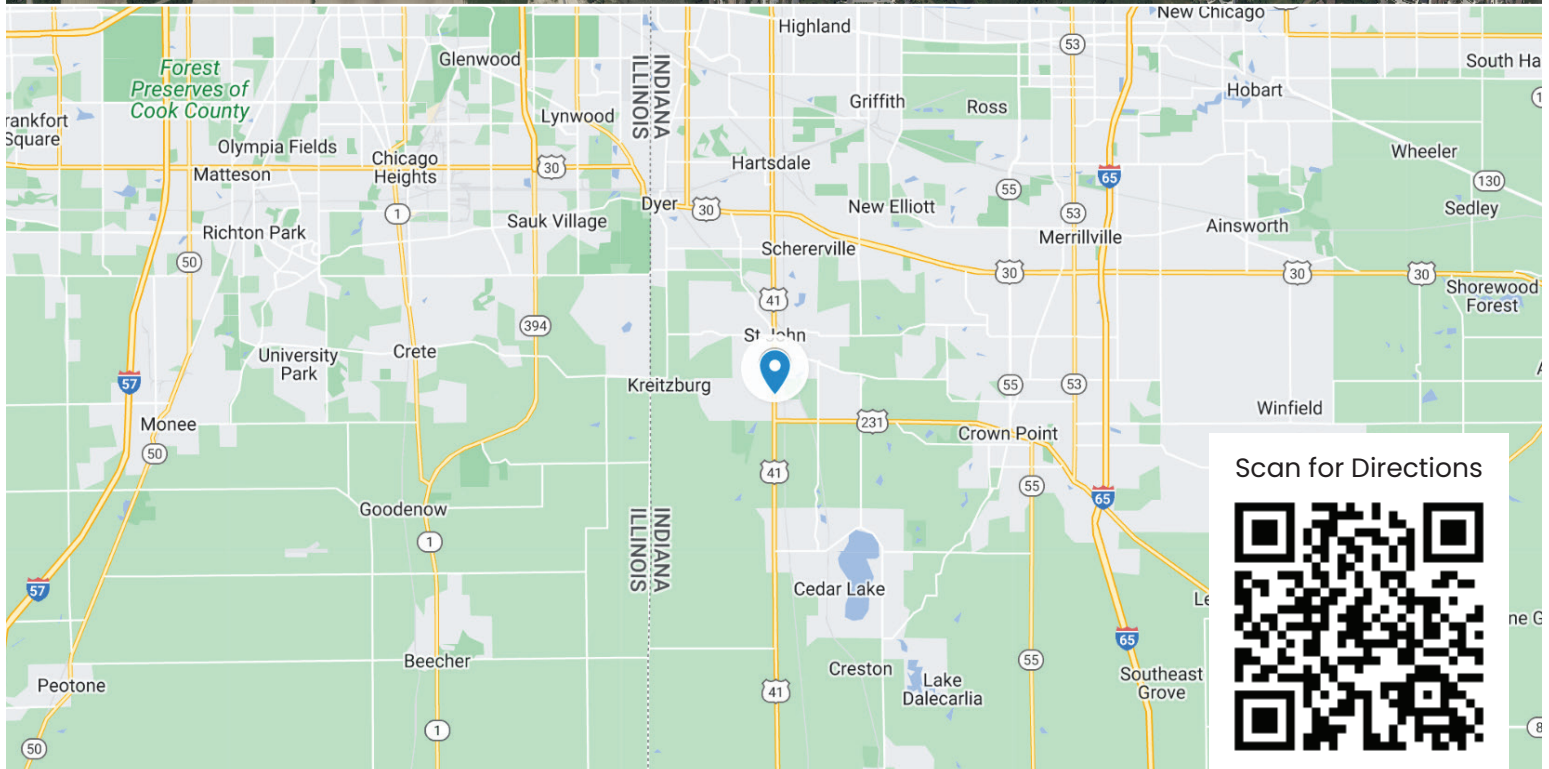
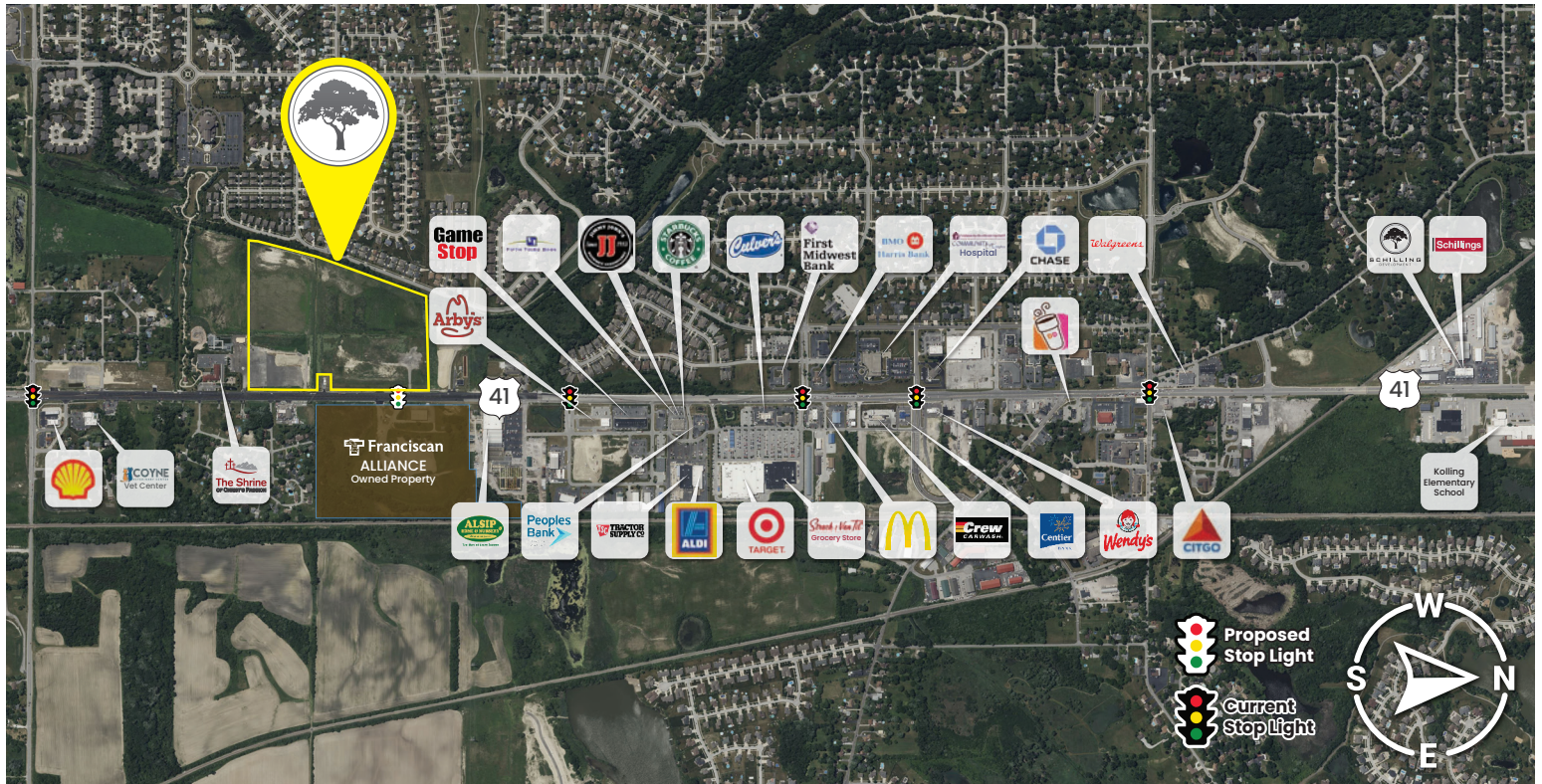
Demographics	3 Miles	5 Miles	10 Miles
Total Population	59,511	135,711	397,134
Median HH Income	\$77,660	\$70,086	\$57,541





## Property Info

10400 Wicker Ave, St John, IN 46373



Scan for Directions

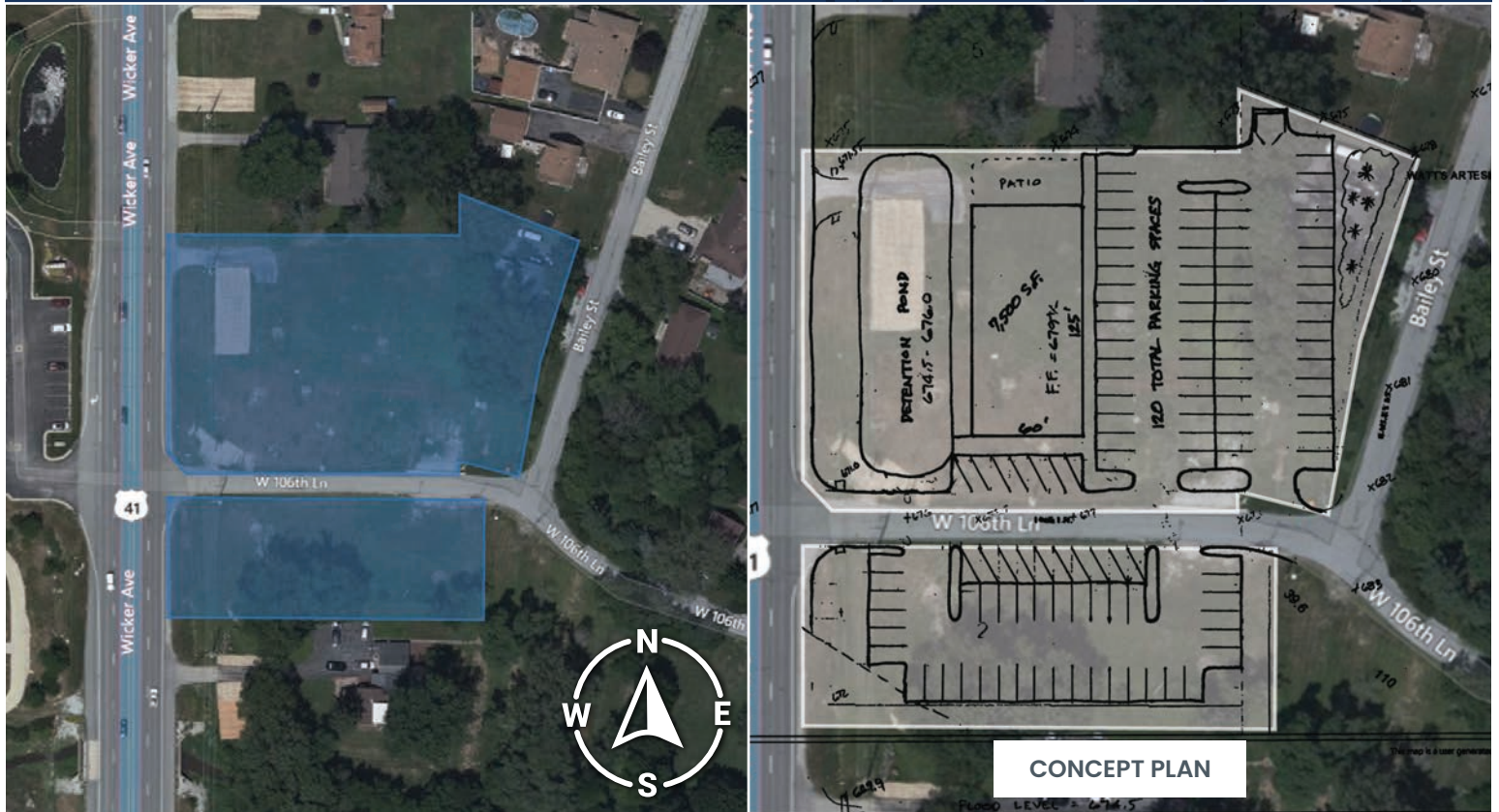


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# AVAILABLE

## 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

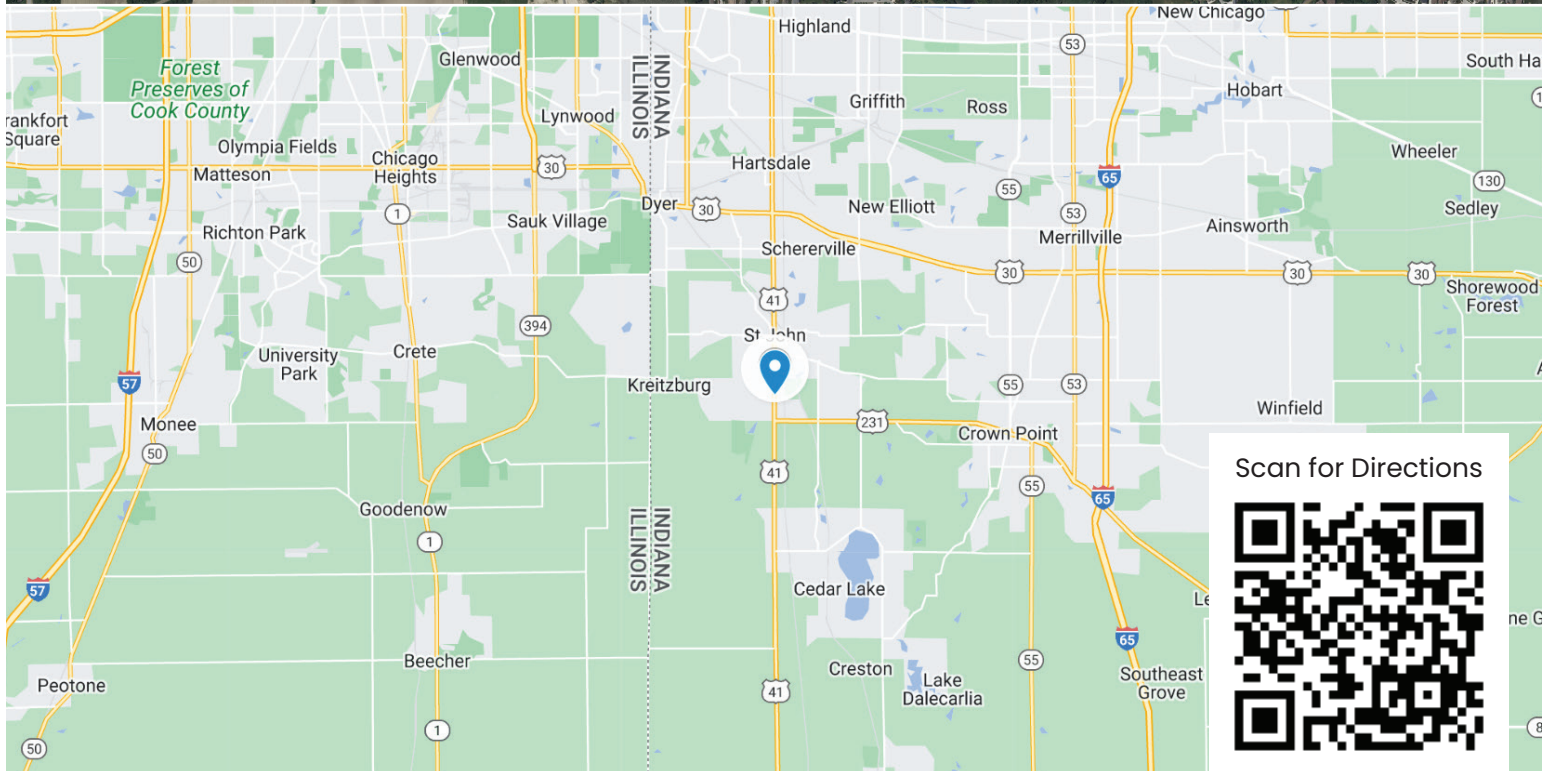
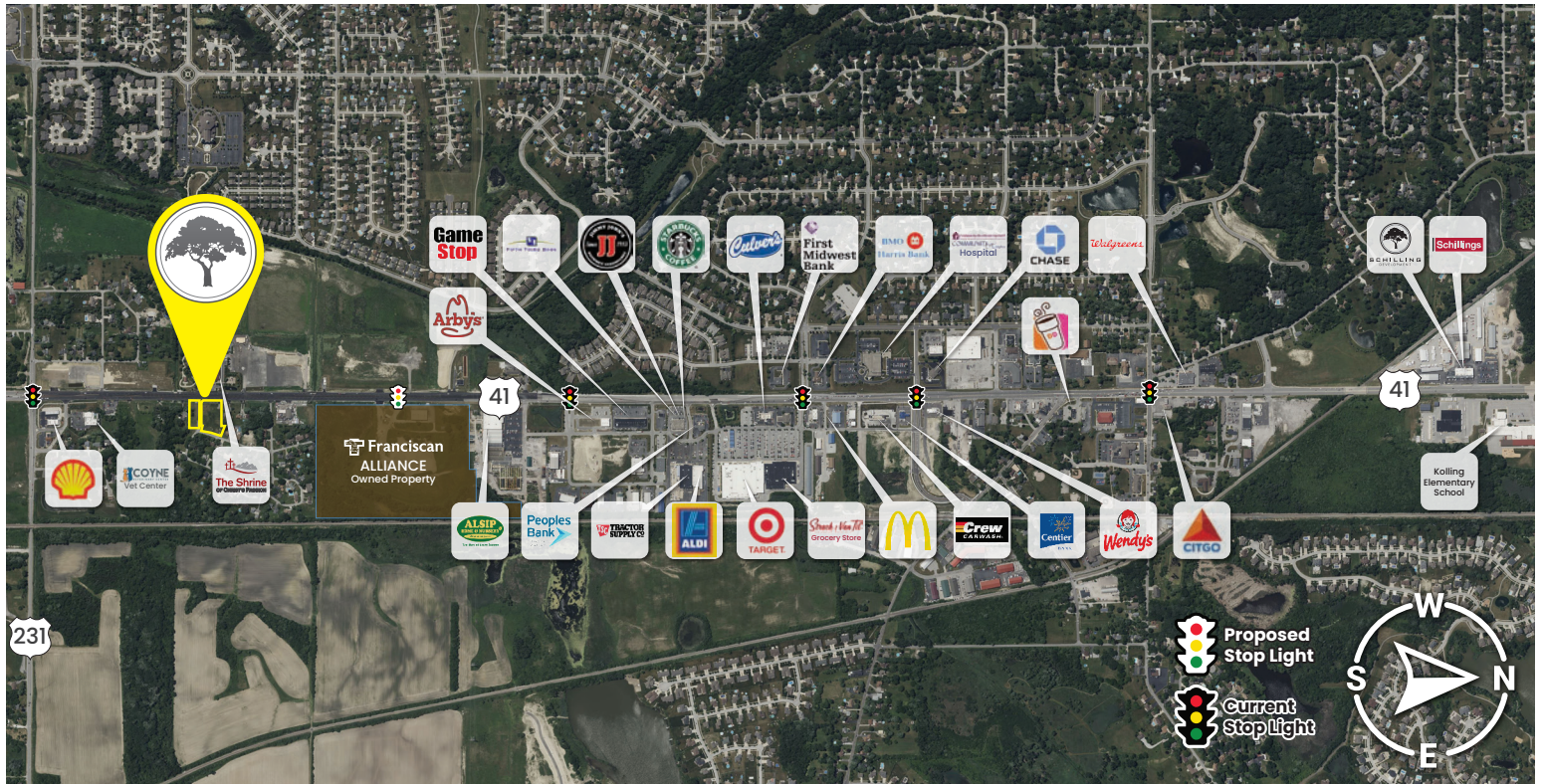
Net Acreage:	1.71		
Net Sq. Ft	74,487.60		
Market	Lake County		
Traffic Count	27,025 VPD		
<b>Demographics</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	59,511	135,711	397,134
Median HH Income	\$77,660	\$70,086	\$57,541





## 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

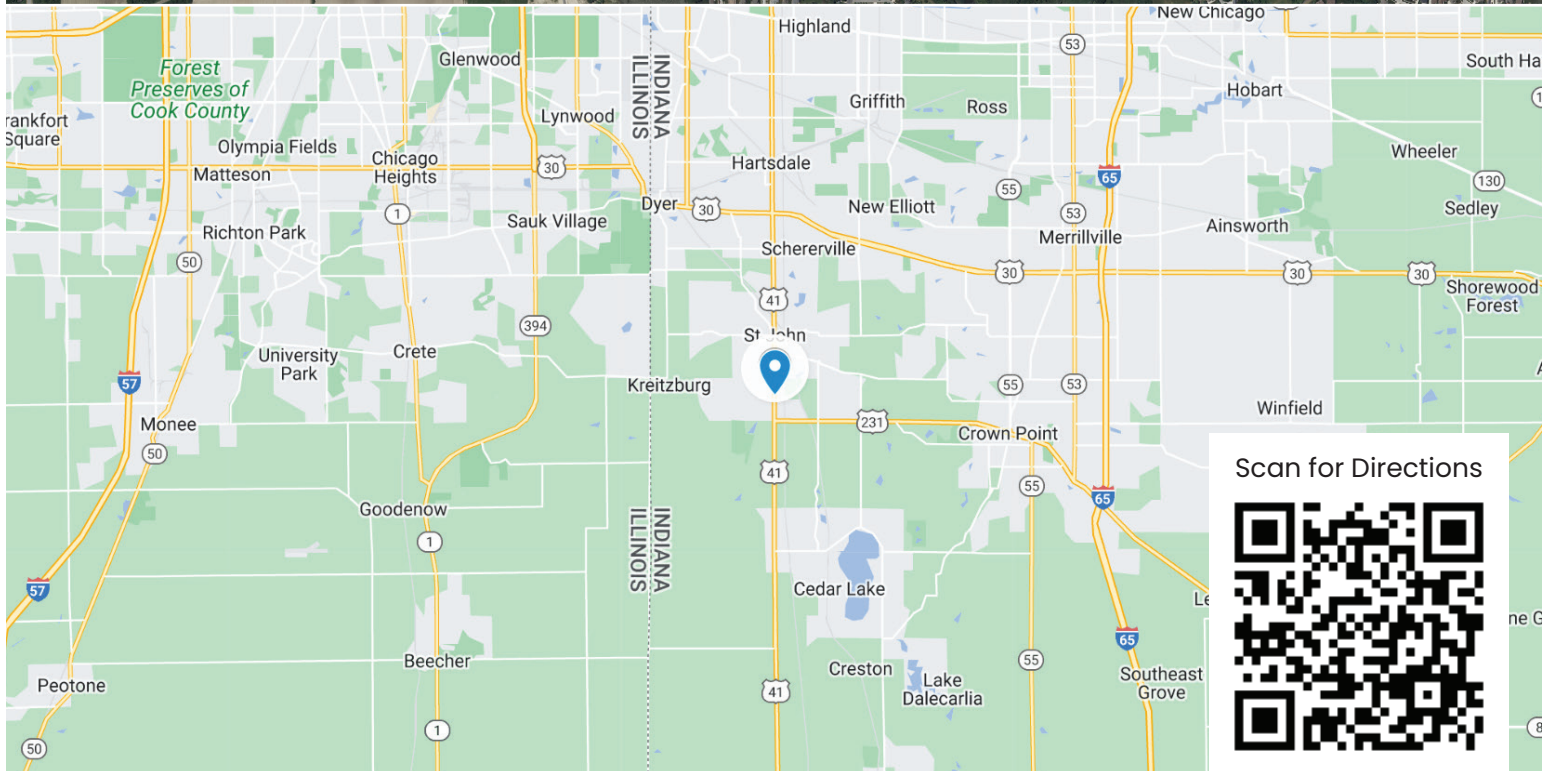
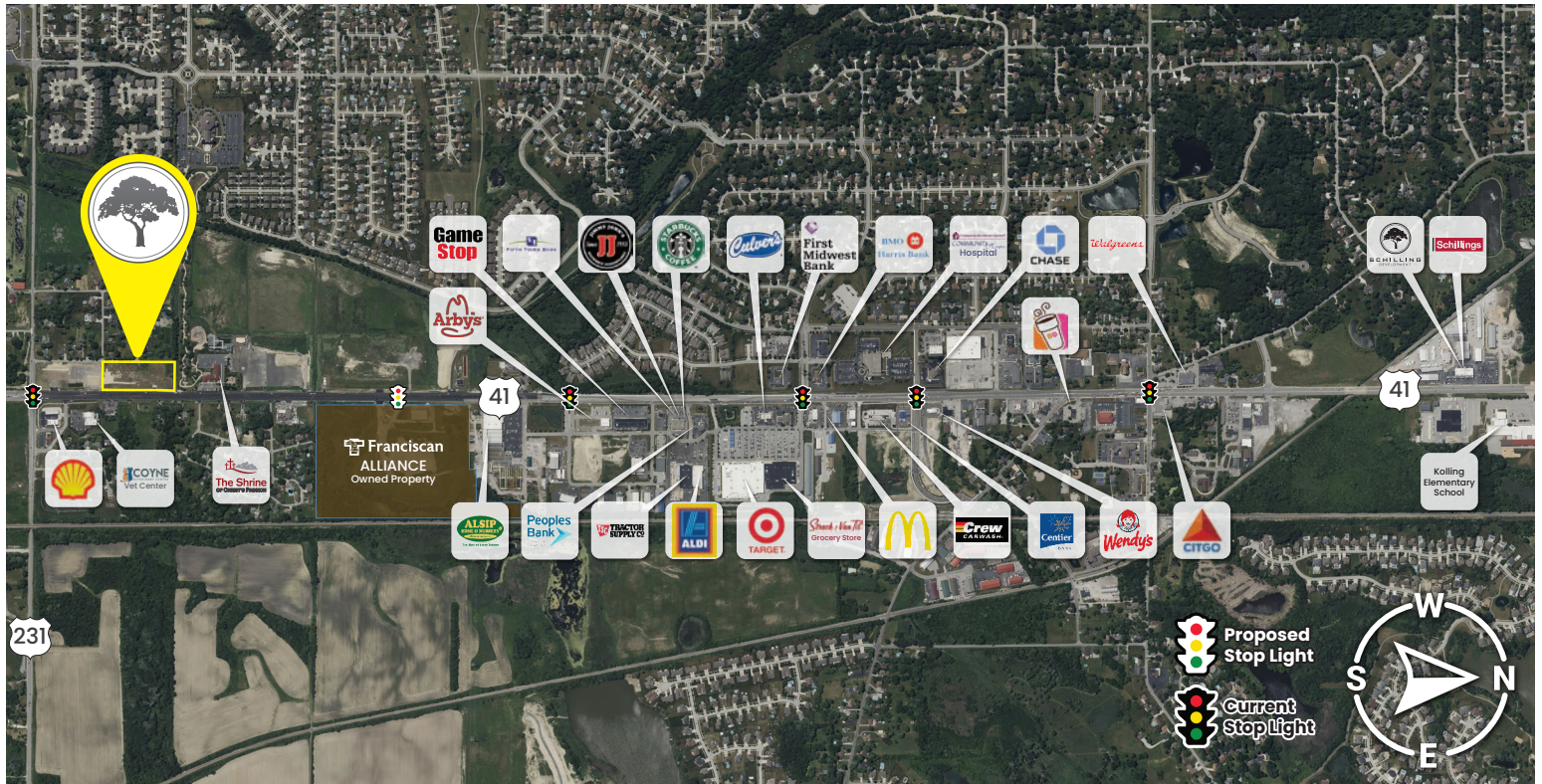
Demographics	3 Miles	5 Miles	10 Miles
Total Population	59,511	135,711	397,134
Median HH Income	\$77,660	\$70,086	\$57,541





## Property Info

11216 W 107th Pl, St John, IN 46373

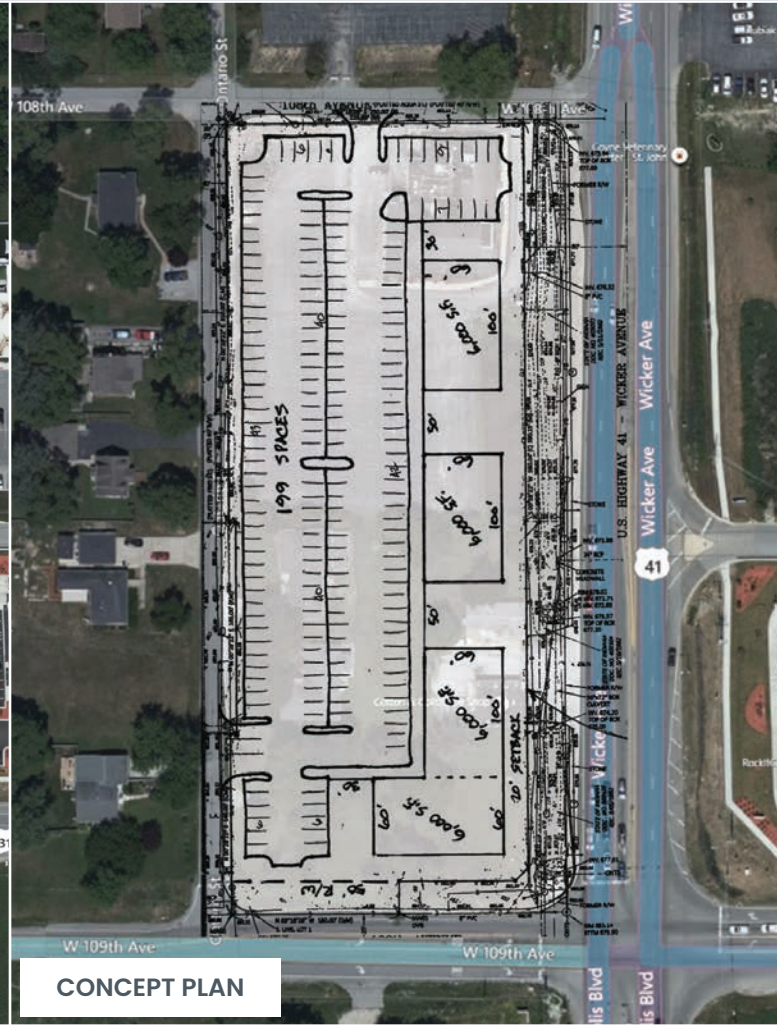


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# AVAILABLE

## 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

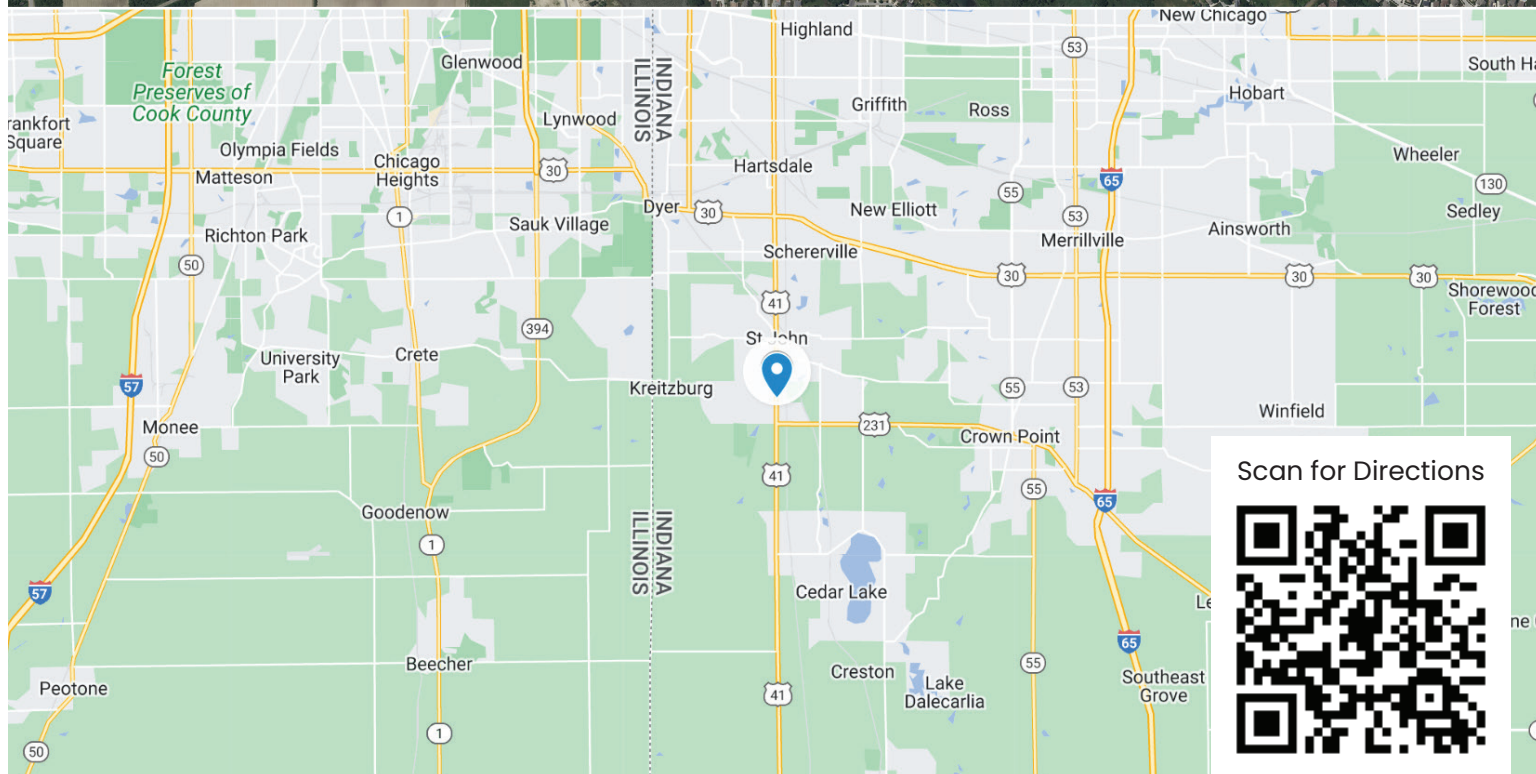
Net Acreage:	3.94
Net Sq. Ft	171,626.40
Market	Lake County
Traffic Count	21,860 VPD

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





The map displays the intersection of Highway 41 and Highway 231. A yellow pin is placed at the intersection. Callout boxes identify various businesses and landmarks, including GameStop, Arby's, Franciscan Alliance, Target, McDonald's, and others. A legend in the bottom right corner shows a green traffic light icon for 'Proposed Stop Light' and a red traffic light icon for 'Current Stop Light'. A compass rose indicates North (N), South (S), East (E), and West (W).



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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

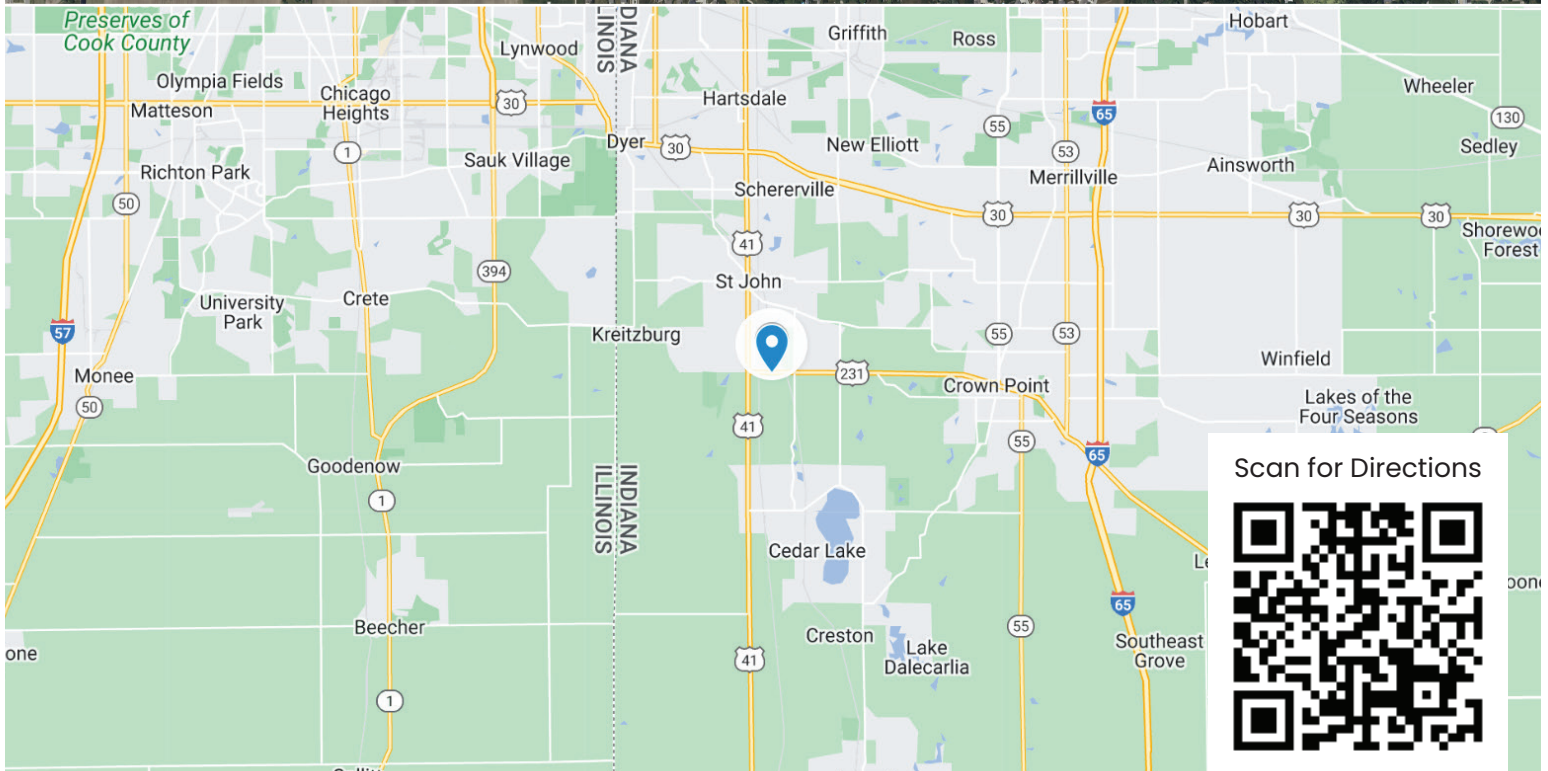
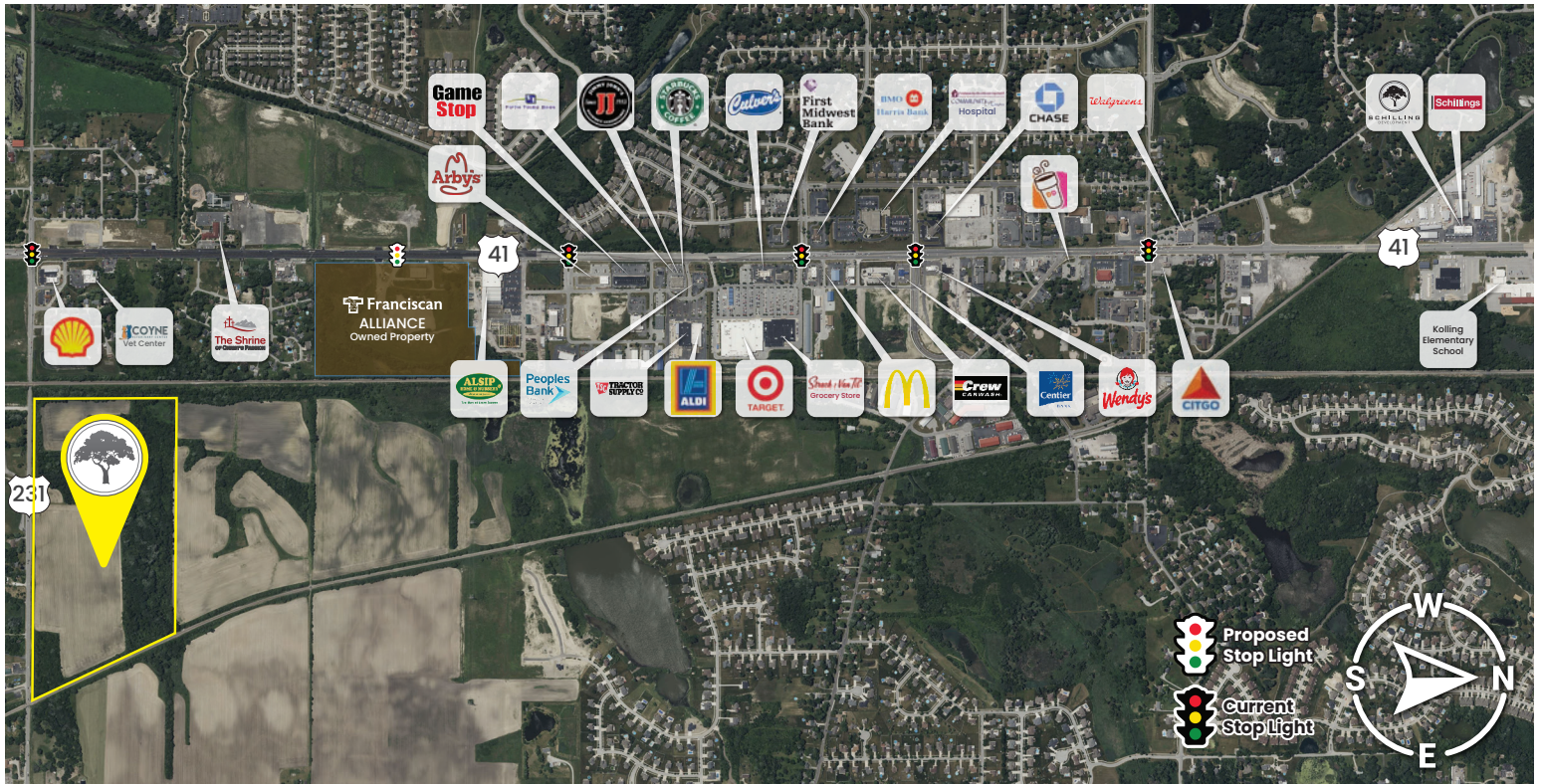
Net Acreage:	76.5		
Net Sq. Ft	3,332,340.00		
Market	Lake County		
Traffic Count	15,406 VPD		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	21,670	70,117	302,854
Median HH Income	\$118,468	\$106,688	\$90,526





## Property Info

10300 W 109th Ave, St John, IN 46373

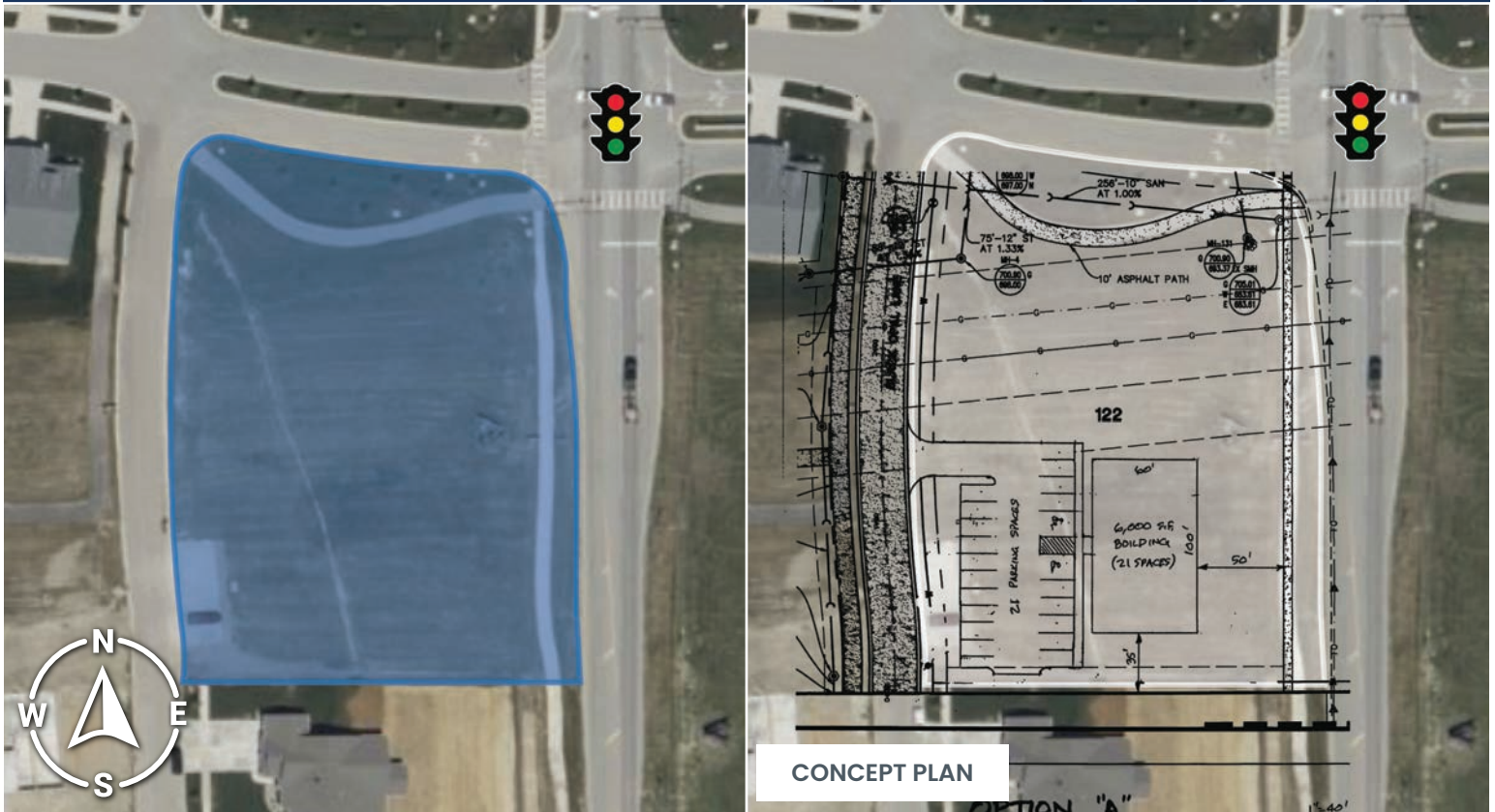


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# AVAILABLE

## 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

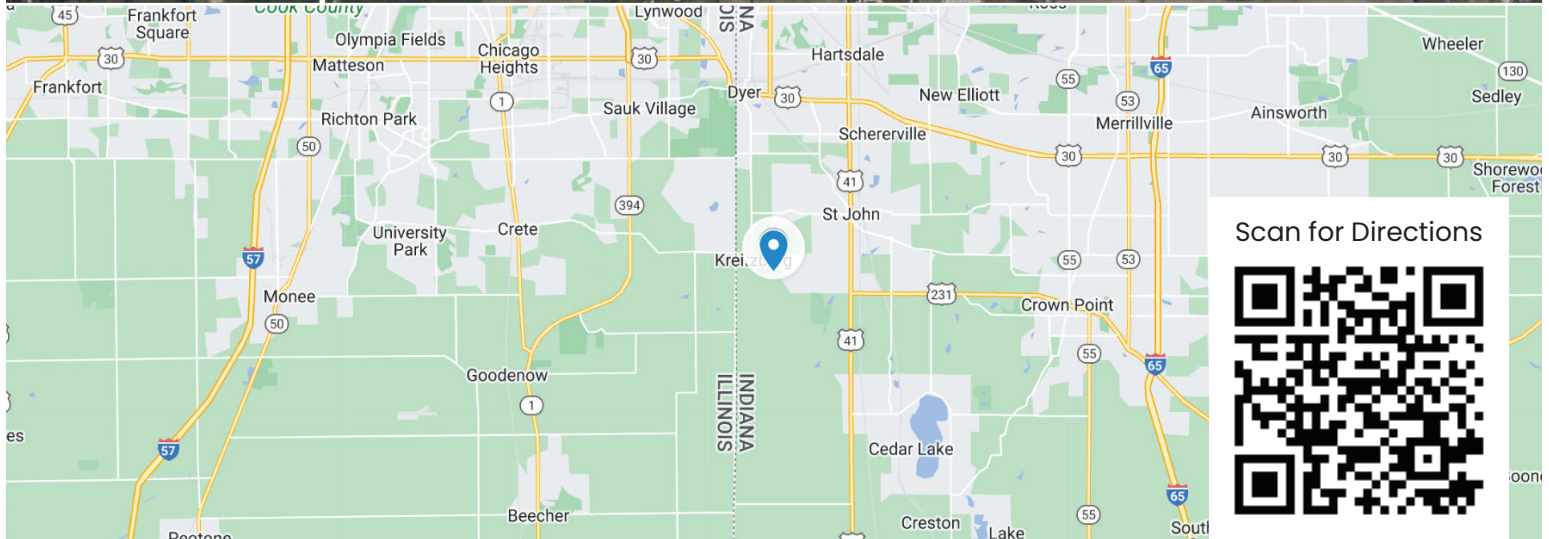
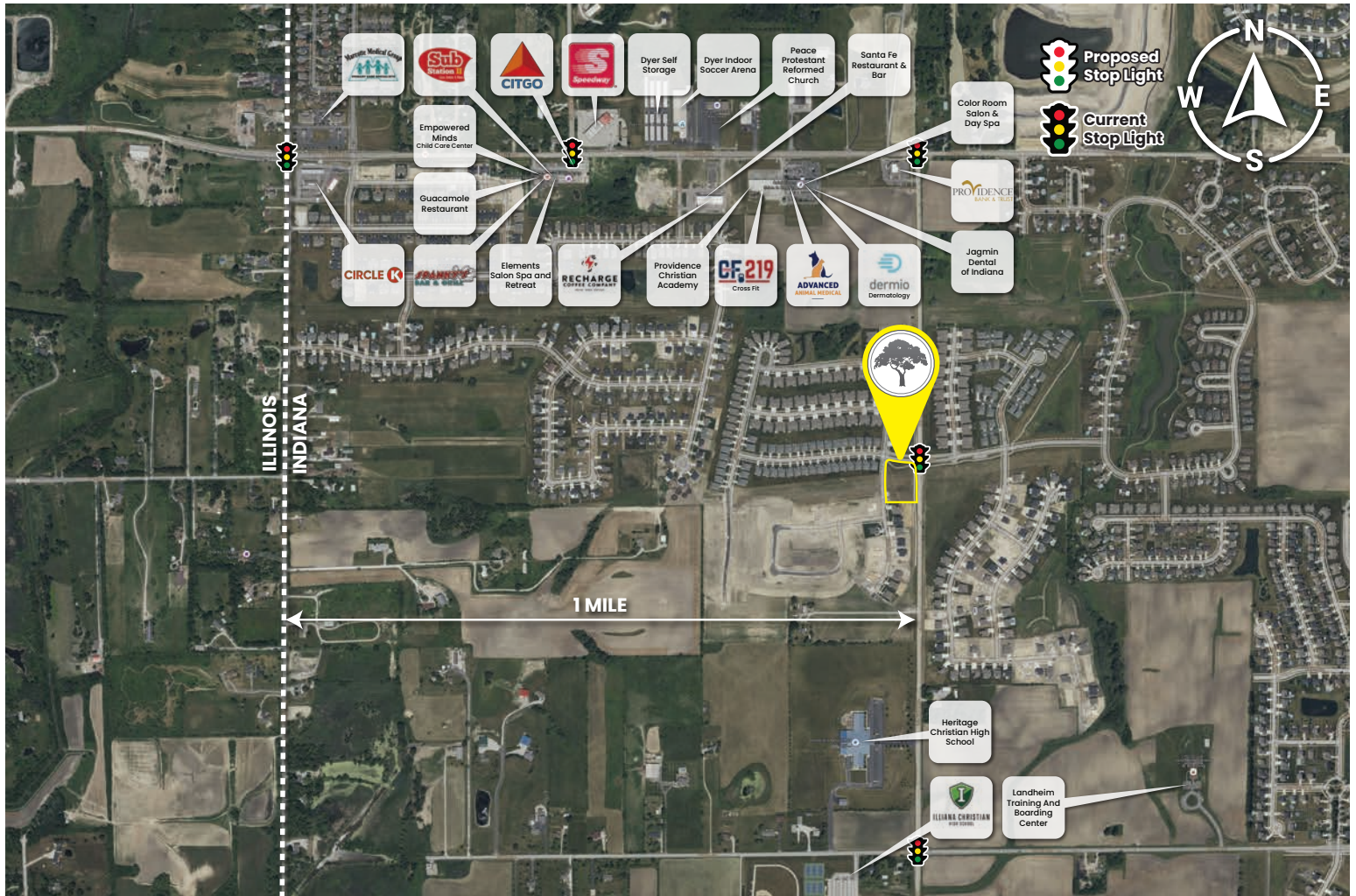
Demographics	3 Miles	5 Miles	10 Miles
Total Population	40,031	127,338	433,235
Median HH Income	\$80,560	\$68,706	\$58,307





## Property Info

10499 Black Opal Ln, St John, IN 46373



Scan for Directions

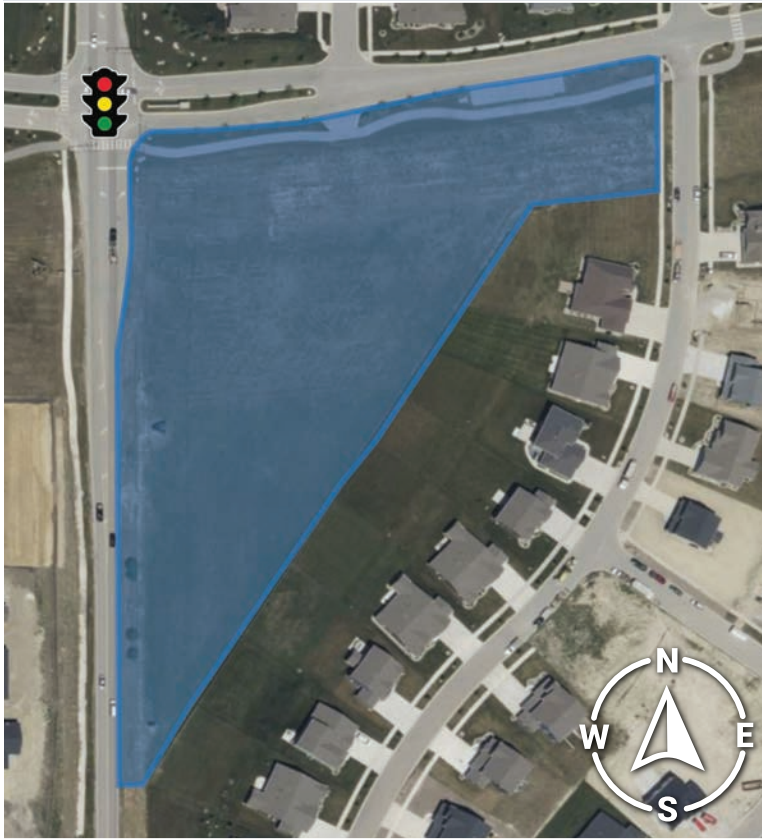


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# AVAILABLE

## Commercial Property



CONCEPT PLAN

**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

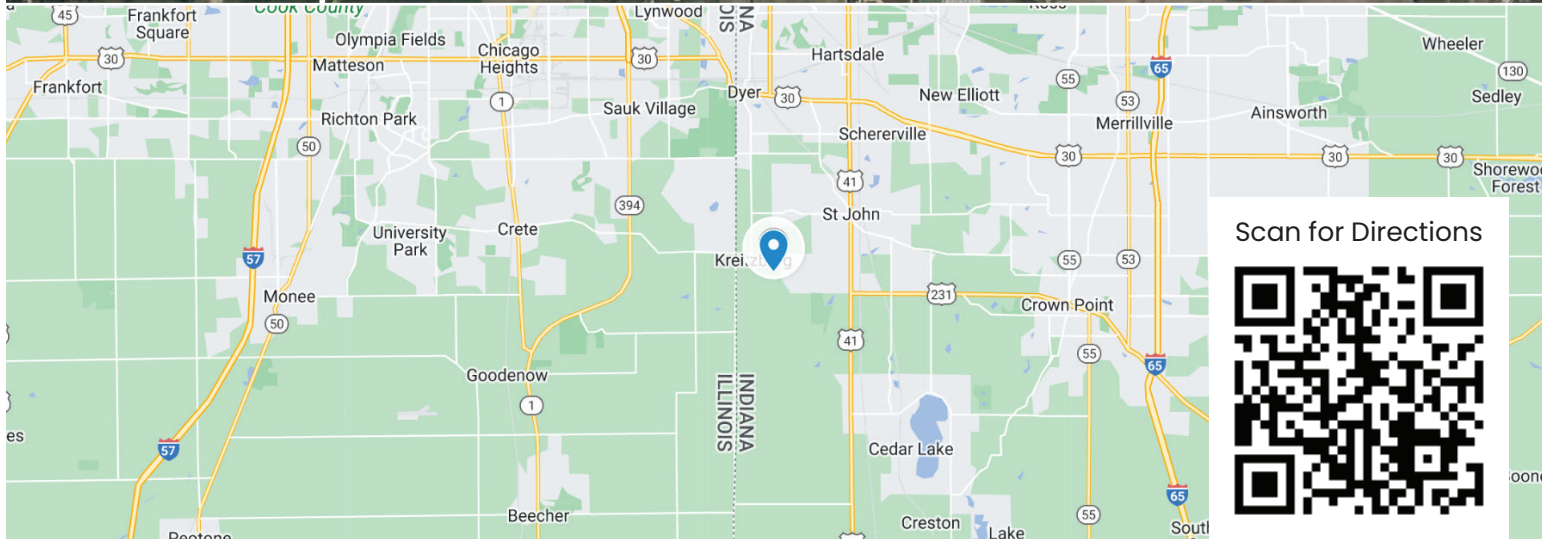
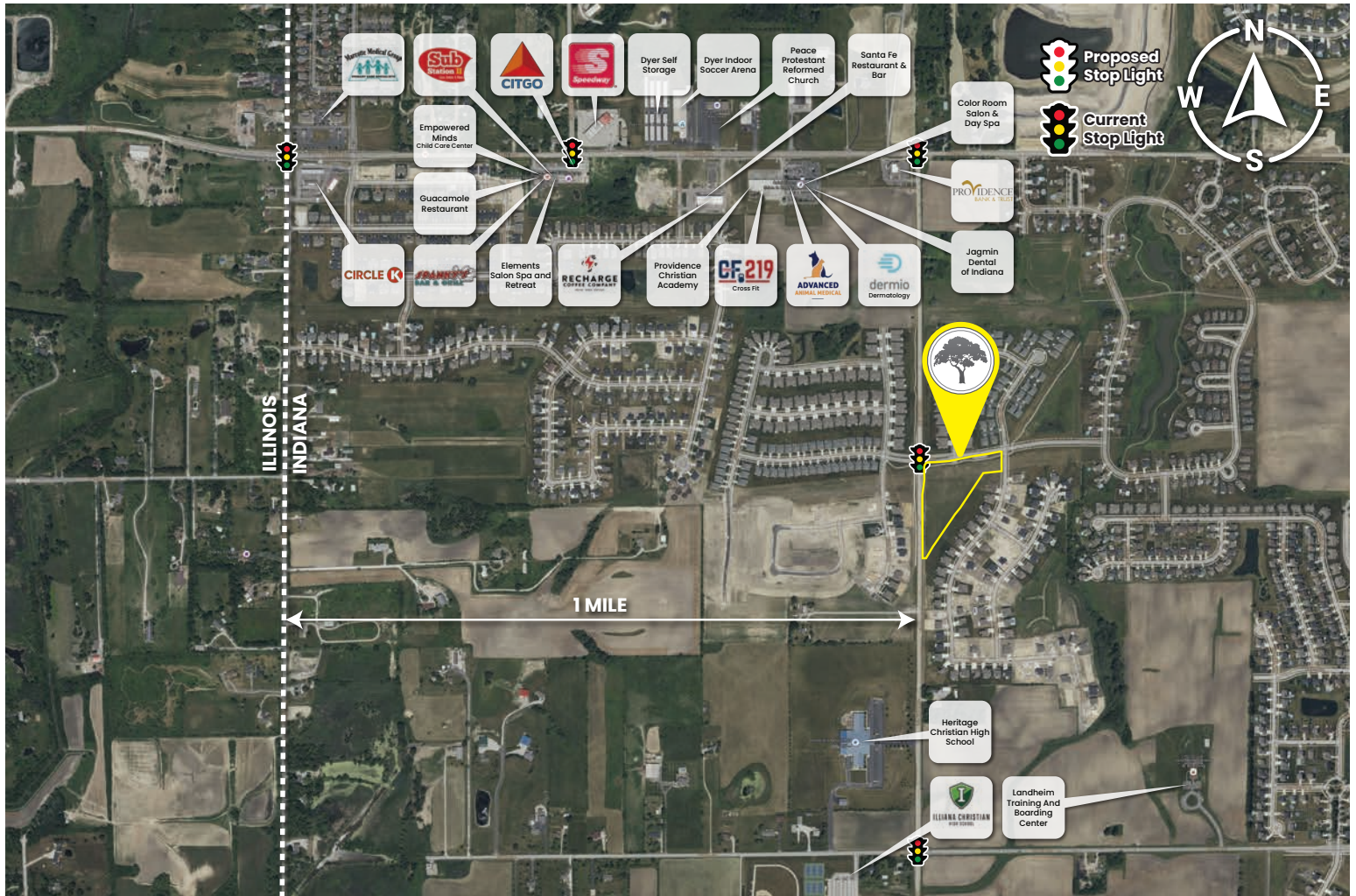
Demographics	3 Miles	5 Miles	10 Miles
Total Population	46,371	118,157	419,390
Median HH Income	\$79,112	\$69,646	\$58,449





## 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

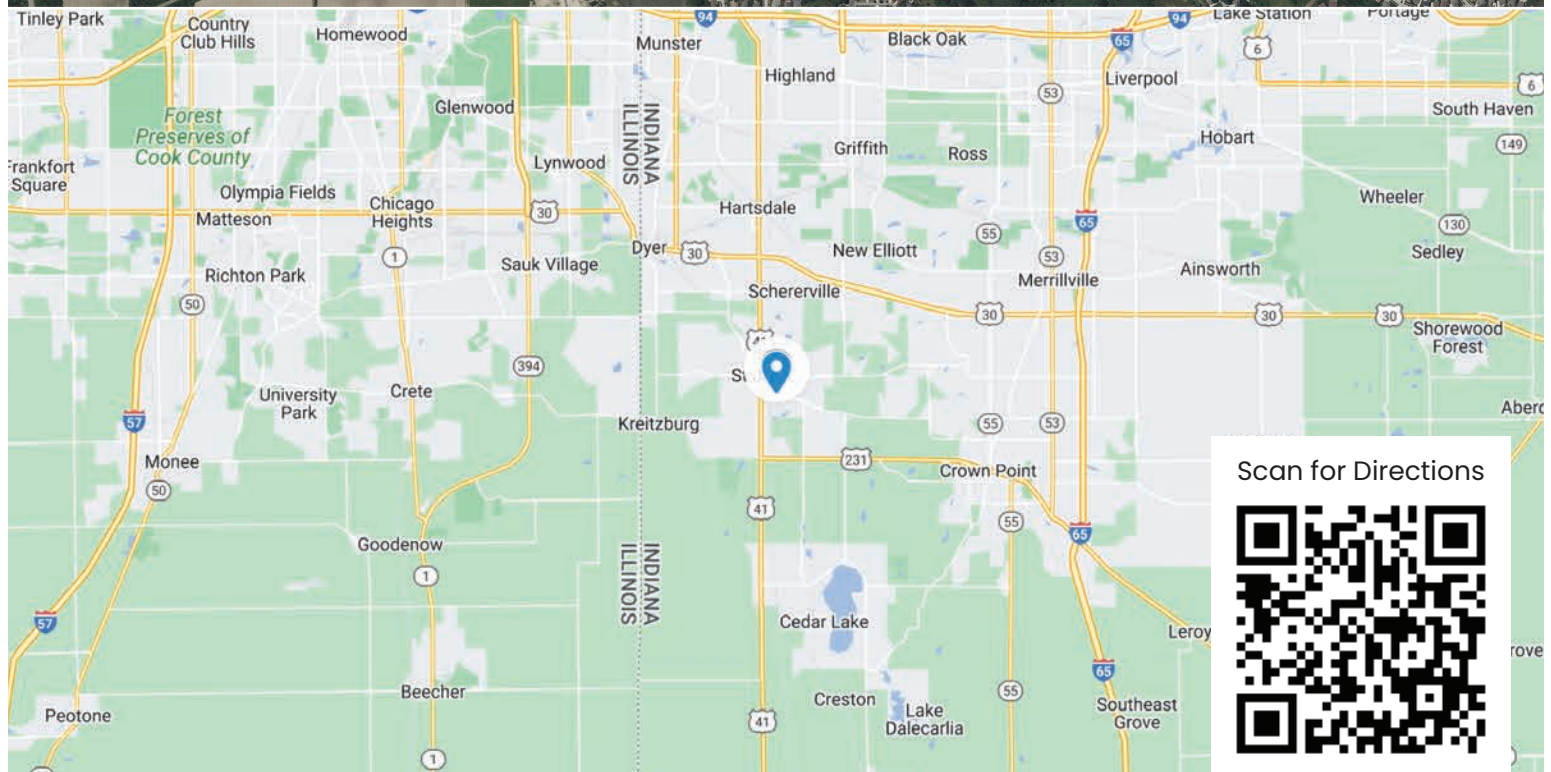
Net Acreage:	62.55
Net Sq. Ft	2,724,678
Market	Lake County
Traffic Count	5,207 VPD

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





This aerial map of Joliet, Illinois, illustrates the proposed location for a new stop light at the intersection of Joliet St and Highway 41. A yellow callout bubble with a tree icon points to the proposed site. The map is populated with numerous business and public facility logos, including GameStop, Starbucks, CVS, Walgreens, First Midwest Bank, BMW, Harris Bank, Chase, Teladoc, Schilling's, Kohl's, Target, McDonald's, Crew Carwash, Centier, Wendy's, CITGO, Shell, Coyne Vet Center, The Shrine, Peoples Bank, Telus, ALDI, and Kroger. A legend in the bottom right corner distinguishes between the 'Proposed Stop Light' (indicated by a green traffic light icon) and the 'Current Stop Light' (indicated by a red traffic light icon). A compass rose and a scale bar are also present.



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# AVAILABLE

## Commercial Property



**8701 W 109th Ave, Saint John, IN**

### Property Overview

Vacant parcel in a growing community

### Property Highlights

- Approximately 12 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:	12		
Net Sq. Ft	522,720		
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



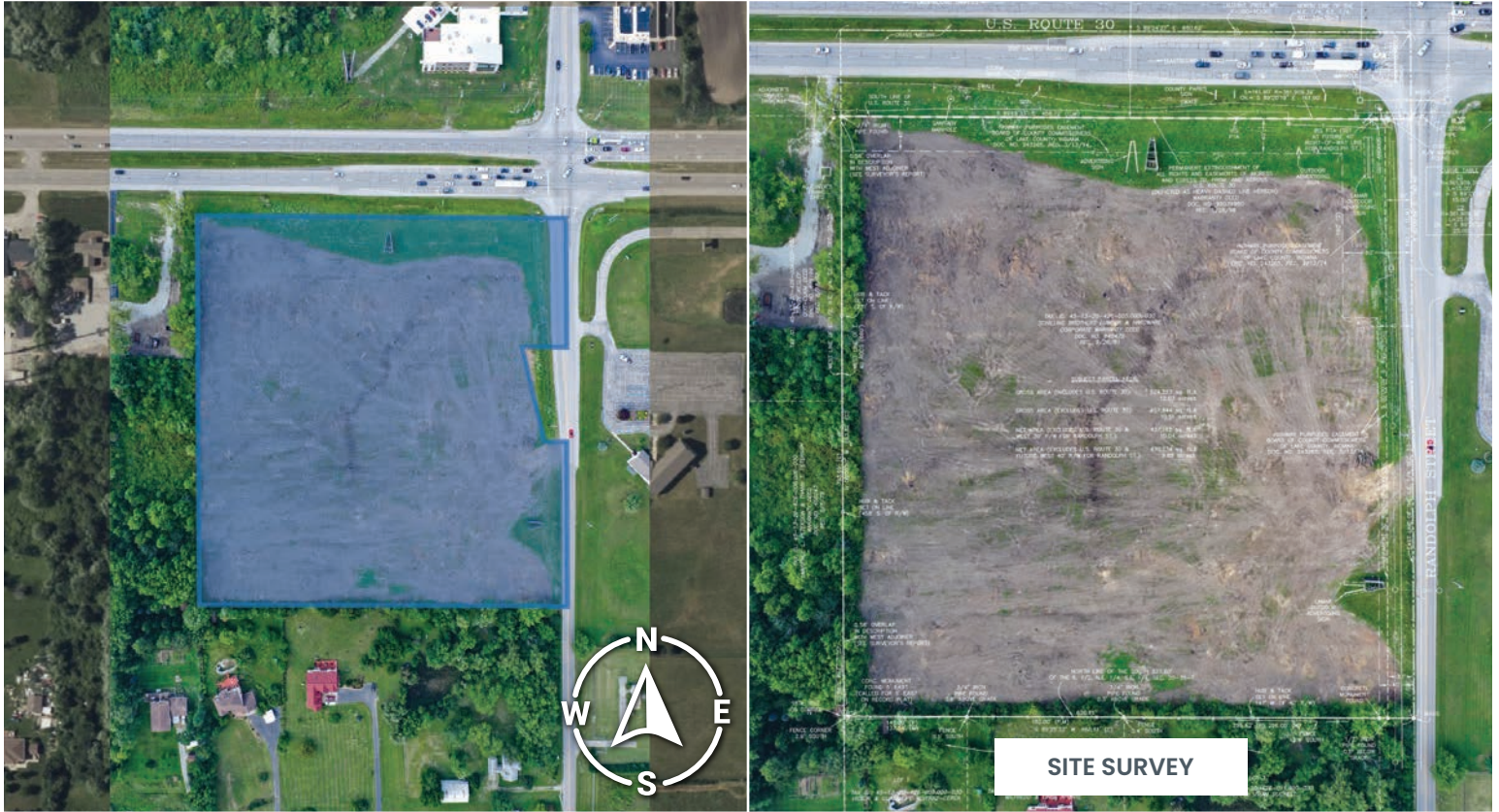






# AVAILABLE

## 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

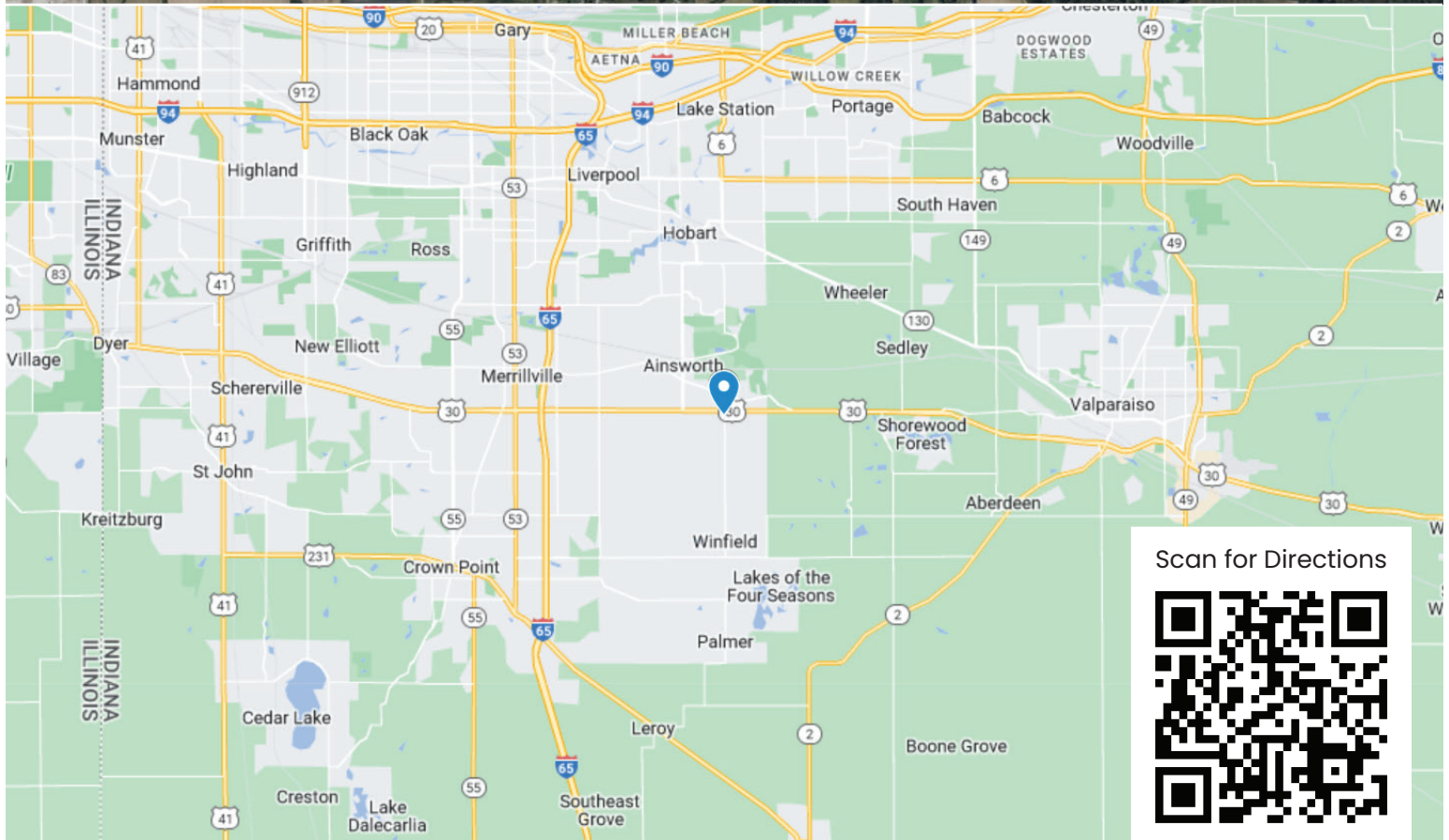
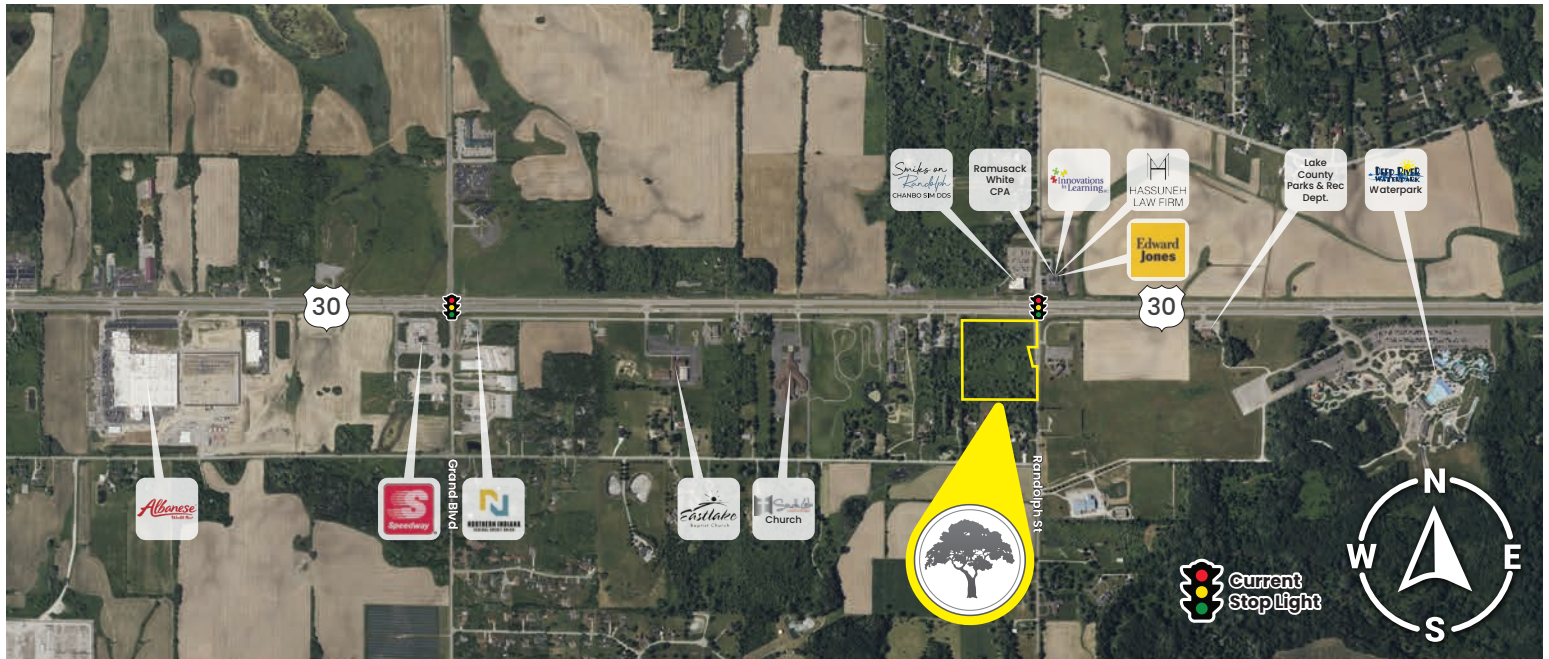
Net Acreage:	9.564		
Net Sq. Ft	416,608		
Market	Lake County		
Traffic Count	30,000 VPD		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	39,943	98,211	366,931
Median HH Income	\$76,931	\$65,059	\$51,017





## 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

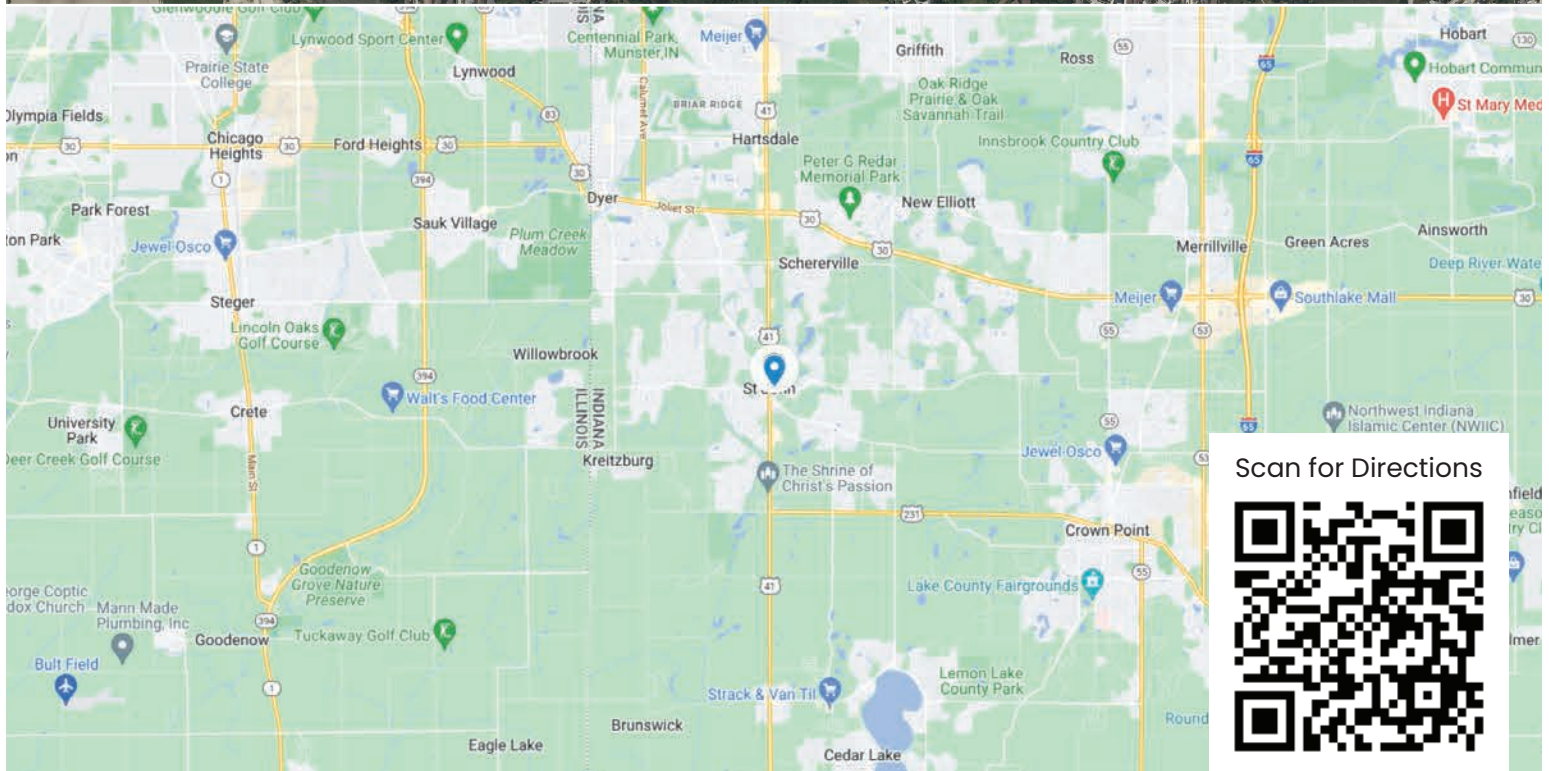
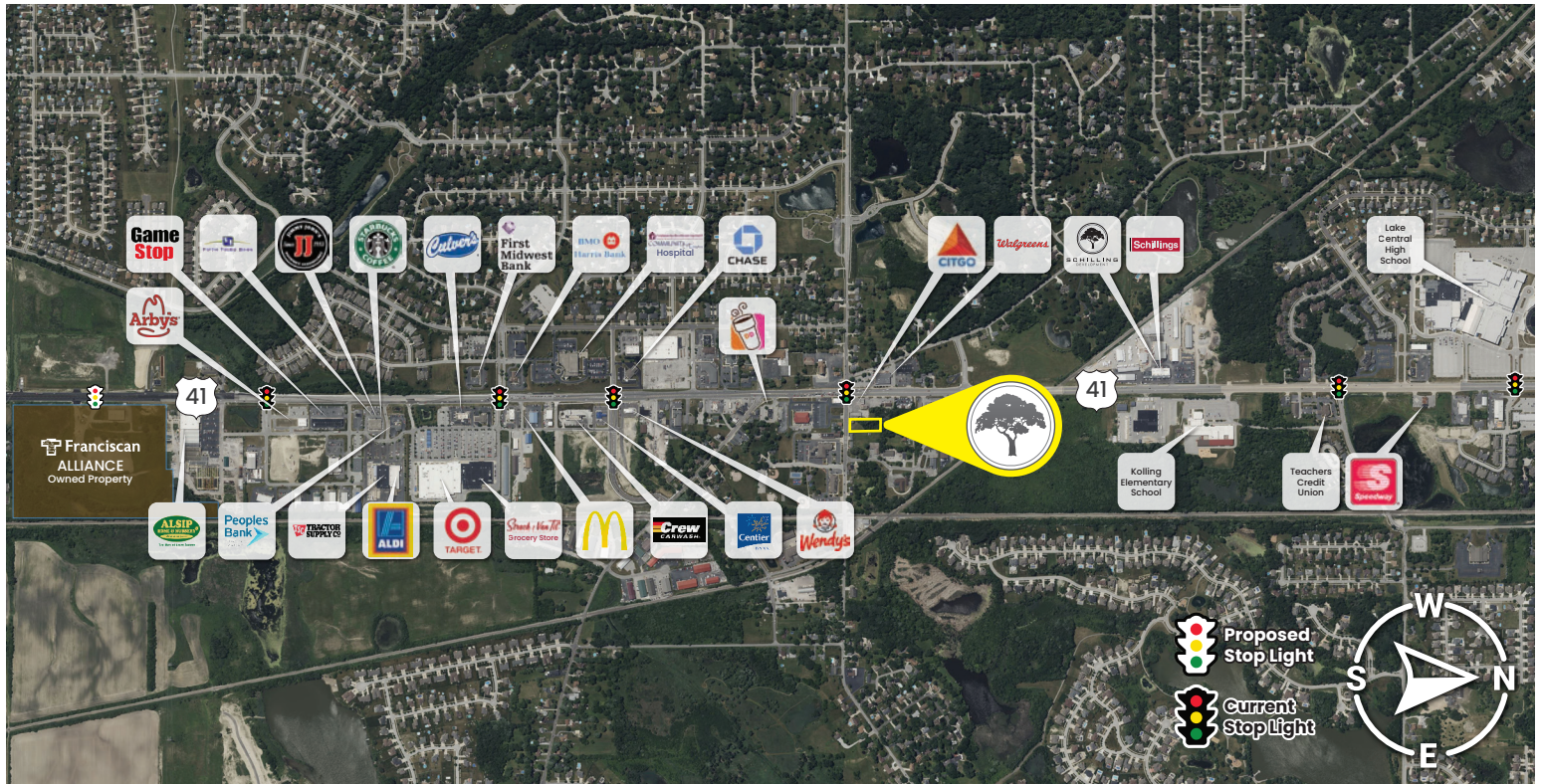
Net Acreage:	1.0		
Net Sq. Ft	43,560		
Market	Lake County		
Traffic Count	7,790 VPD		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	71,228	159,941	473,260
Median HH Income	\$77,187	\$67,273	\$54,617





## Property Info

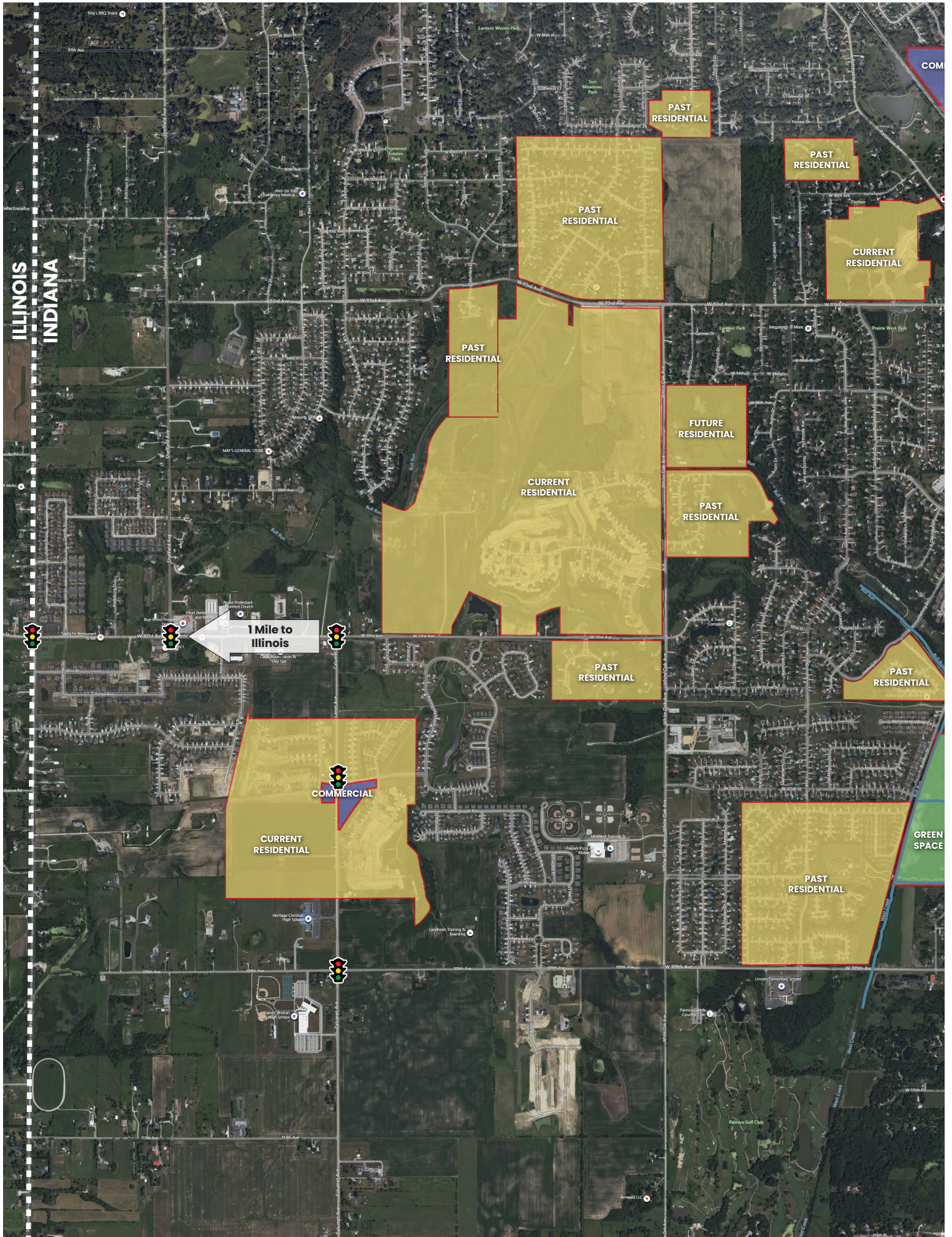
11120 W 93rd Ave, St John, IN 46373



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ILLINOIS  
INDIANA



PAST  
RESIDENTIAL

PAST  
RESIDENTIAL

CURRENT  
RESIDENTIAL

PAST  
RESIDENTIAL

PAST  
RESIDENTIAL

FUTURE  
RESIDENTIAL

PAST  
RESIDENTIAL

CURRENT  
RESIDENTIAL

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PAST  
RESIDENTIAL

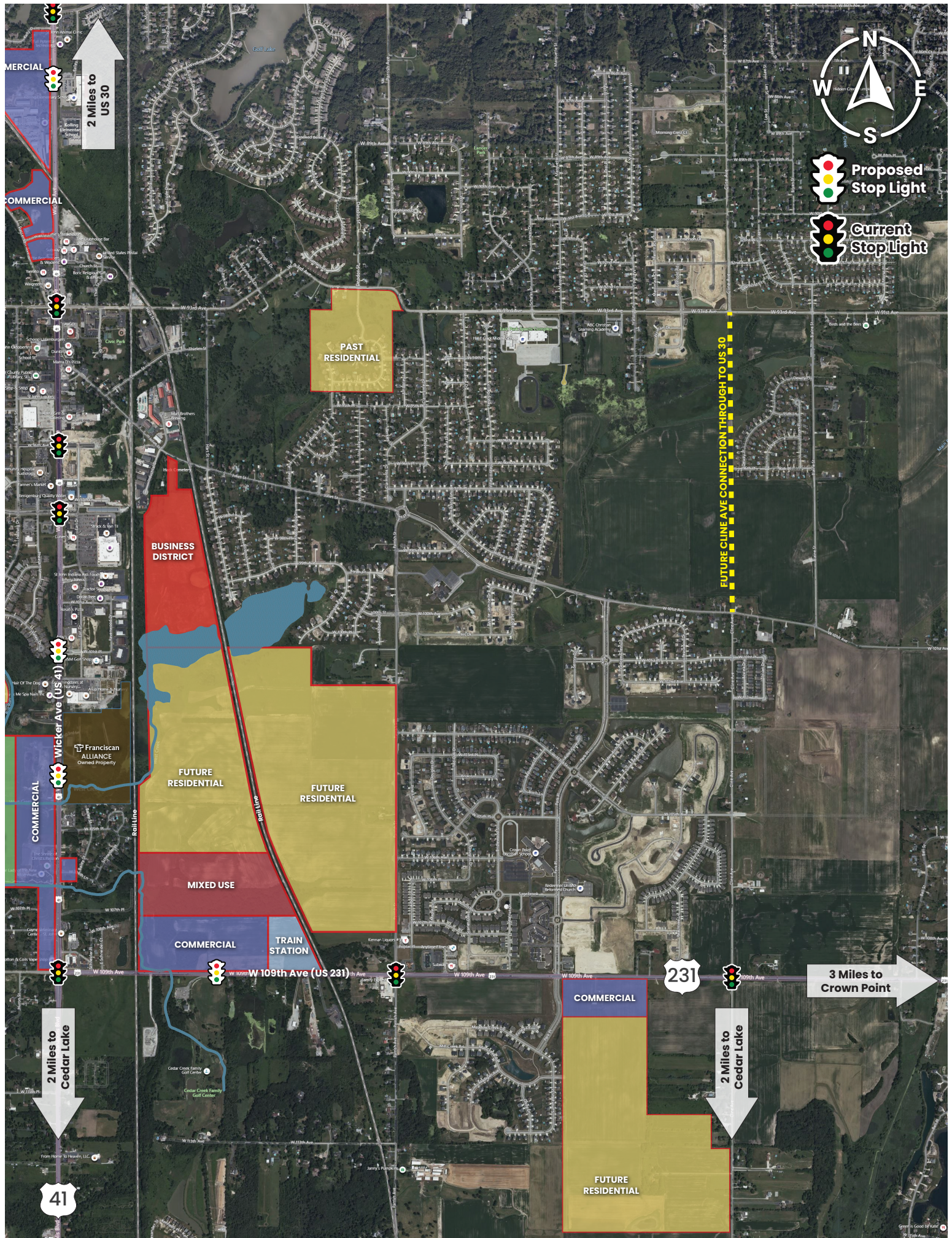
COMMERCIAL

CURRENT  
RESIDENTIAL

PAST  
RESIDENTIAL

GREEN  
SPACE





2 Miles to  
US 30

FUTURE CLINE AVE CONNECTION THROUGH TO US 30

BUSINESS  
DISTRICT

PAST  
RESIDENTIAL

FUTURE  
RESIDENTIAL

FUTURE  
RESIDENTIAL

MIXED USE

COMMERCIAL

TRAIN  
STATION

COMMERCIAL

FUTURE  
RESIDENTIAL

3 Miles to  
Crown Point

2 Miles to  
Cedar Lake

2 Miles to  
Cedar Lake

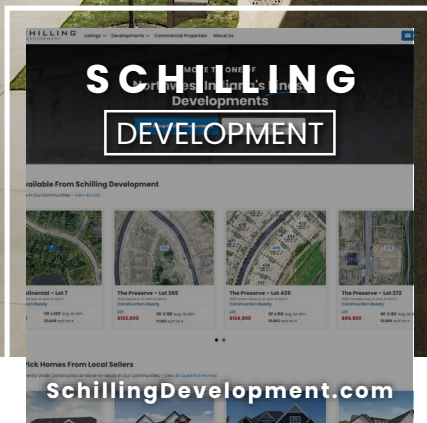
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**PHONE:** 219.365.6000

10/9/24