

MAY 2025



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DEVELOPMENT & REAL ESTATE

# COMMERCIAL

PROPERTIES

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RETAIL

NWI'S  
FINEST  
DEVELOPMENTS

ST JOHN, INDIANA

219.365.6000

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# Welcome to St. John

Over the last decade, St. John, Indiana has experienced rapid population growth. Located just outside Chicago, it's become an oasis for urban professionals and their families desiring a small town environment with all the conveniences of a major urban center. People come to St. John and stay in St. John.

St. John's ever-increasing population has brought major investments into infrastructure and expanding sustainable development within the town. All of this growth and investment make St. John an ideal location for expanding commercial and retail operations.



## St. John, Indiana A GREAT PLACE TO LIVE & WORK

No stranger to the spotlight, St. John was recently featured in *Businessweek's* "Best Places to Raise Kids 2013." Judged by diverse criteria — though heavily influenced by public school systems, safety and the local job market — St. John was deemed the Best Place to Raise Kids in the State of Indiana and 15th nationwide.

The coverage in *Businessweek* highlights what local business owners and residents already know: St. John is a great place to be. They praise the country feel of this quiet community even as more and more city dwellers are packing up and moving in.

## Our Town AT-A- GLANCE

## 20 MILES FROM CHICAGO

Just across the Illinois state line, St. John offers easy access to the major expressways and airports of Chicagoland as well as suburban commuter and commercial trains.

## \$139,174 HOUSEHOLD INCOME

St. John is growing and with a median income 173% above the national average (\$80,610) it's easy to see why.

## ONE OF AMERICA'S BEST PLACES TO LIVE

In 2009 CNN ranked St. John number 48th among the 100 best places to live in the U.S.

Since 2000, our job growth rate exceeded CNN's best places to live average by at least 15%.



## A TRUE SENSE OF COMMUNITY

St. John has quiet neighborhoods, more than 20 public parks and an extensive network of bike and pedestrian trails. Our commercial district offers both locally-owned and chain shops and restaurants.

## 37.7% JOB GROWTH

St. John's rate of job creation is significantly above average — the figure above represents average growth rates from 2000 to 2010.



**St. John** is dedicated to working with business owners and residents to build community life and foster healthy growth.

Our town consistently exceeds national and state averages in income, employment and home values (among other things). Truly, there's no better place to grow your business.

**23,500**  
LOCAL POPULATION

**480,000**  
POPULATION, 15 MILE RADIUS

**1,214**  
LOCAL BUSINESS OWNERS

**9,680,000**  
POPULATION, CHICAGOLAND

**\$375,000** MEDIAN HOME VALUE

**73%** OF THE POPULATION IN THE WORK FORCE

**SEVEN THOUSAND**  
TOTAL ACRES AVAILABLE FOR DEVELOPMENT



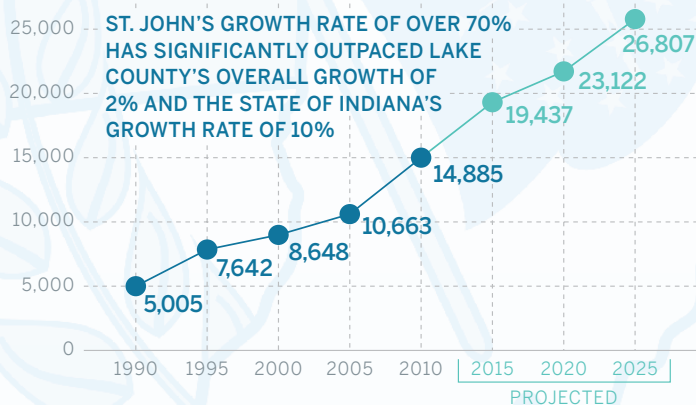


# ST. JOHN, INDIANA IS BUILT FOR BUSINESS

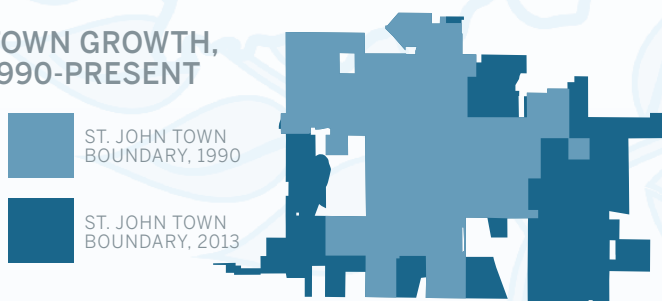
Over the past decade, St. John has aimed to create development-friendly plans to expand the town's infrastructure, zoning and services. This has kept St. John an ideal place to live as evidenced by continuing, rapid population growth and, of course, economic growth.

The town is home to a growing number of local businesses and commercial chains in its US 41 Commercial Corridor and Frontage Road Retail Area. Most recently, several major retail chains have purchased land to take advantage of St. John's growth and growth-friendly policies.

## ACTUAL & PROJECTED POPULATION GROWTH, 1990-2025



## TOWN GROWTH, 1990-PRESENT



## A \$160,000,000 INVESTMENT

St. John has a large daytime population—including 10,057 students, teachers and staff in the Lake Central School Corporation. Lake Central is one of the town's larger employers and has recently started a \$160 million expansion project. St. John's schools outperform Indiana averages: Graduation Rate: 89.9% (Indiana: 86%); Passing Trend: 79% (Indiana: 72.4%); SAT Score: 995 (Indiana: 990); ACT Score: 23 (Indiana: 22).



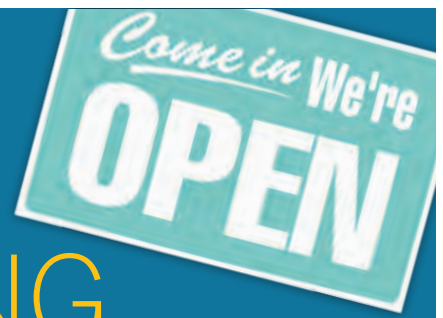
## GOVERNANCE WITH A SMALL "G"

St. John is managed by an elected town council that has a long history of working with developers, citizens and business leaders to develop a town in the best interests of the community as a whole. With 70% of the population in the work force, the entire community stands behind growth-oriented policies. Town meetings are open access and transparent—business owners and citizens are encouraged to participate in the development of the community.

“We have been doing business in St. John for 35 wonderful years. I've owned businesses in other towns, but St. John is by far my favorite. The people here are truly warm and friendly. We consider them family.”

— KEVIN HITZEMAN, OWNER, DAIRY QUEEN





## HOSPITAL SERVICES

St. John is home to a variety of local medical professionals, specialists, physicians and dentists and has a new Community Outpatient Hospital Centre. In addition to local medical services, St. John is located near several major hospital systems.

## CIVIL SERVICES

St. John maintains its own police, fire and emergency services. These services are presently undergoing rapid expansion to accommodate the town's growth. Recent improvements included a 25,000 sq.ft. addition to police and fire department facilities as well as a 3,600 sq.ft. addition to town hall.

## KEY LOCAL BUSINESSES

The St. John business community is alive with activity. Boasting 14 financial institutions, St. John proves that growth and prosperity are here to stay. Other large, successful businesses in St. John include Strack & Van Til, Target, Schilling Home Center, Community Hospital Outpatient Centre, Alsip Home & Nursery, Walgreen's & Fire Service, Inc.

## EDUCATION

St. John's two major school districts, Lake Central and Hanover, have excellent public schools that outperform Indiana averages in terms of test scores and graduation rates. St. John also has private schools including Crown Point Christian (Evangelical) and St. John the Evangelist (Catholic) and a number of community and four-year colleges are within easy driving distance.

## CHURCHES & RELIGION

St. John has vibrant religious communities – whether Baptist, Catholic, Lutheran, Evangelical or Non-Denominational, there is a church for you in St. John.

## PARKS & RECREATION

St. John has more than 20 public parks and a large network of bike and pedestrian trails. Our goal is to create an interconnected system of open green areas that enhance the community's quality of life and provide recreational activities for residents. Our park system offers access to sports facilities, family picnic outings as well as fishing, boating, hiking and in the winter months skating, cross-country skiing and sledding.

# CLOSE TO EVERYTHING (EXCEPT ILLINOIS TAXES)

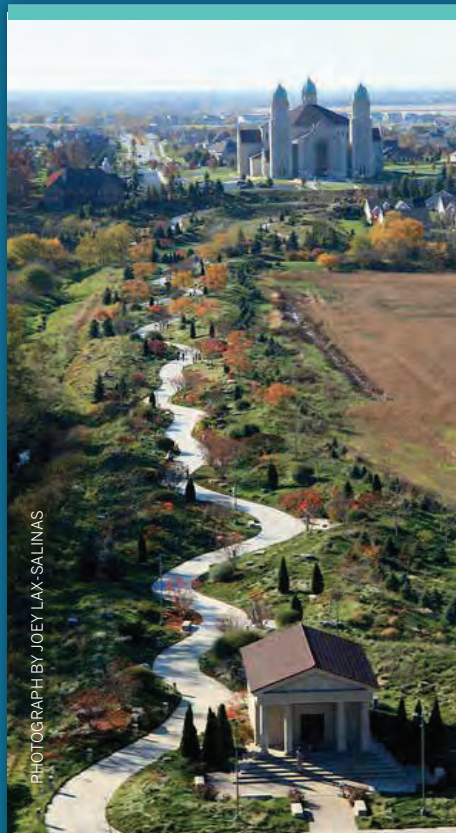
St. John is right in the path of development and at just 20 miles from Chicago, it provides easy access to all a big city has to offer but is near farmland and natural areas. People move to St. John to have the best of both worlds. With easy access to major expressways (I-80, I-90, I-94 & I-65), St. John is in the path of regional travel.

St. John is also just a short drive from major international airports as well as several smaller, regional airfields. Commuter rail service is available close by and there are plans under consideration to add a rail station in St. John to extend commuter rail services from Chicagoland further south and east in Indiana.

## PROXIMITIES TO ST. JOHN

CITIES	MILES
CHICAGO	20
CROWN POINT	8
HAMMOND	11
GARY	18
VALPARAISO	25
JOLIET	35
SCHAUMBURG	60
SOUTH BEND	80
FORT WAYNE	130
INDIANAPOLIS	145

EXPRESSWAYS	MILES
80/90	10
94	15
AIRPORTS	MILES
GARY	15
MIDWAY	35
O'HARE	55
PASSENGER RAIL	MILES
AMTRAK	4
SOUTH SHORE	15
METRA	16



PHOTOGRAPH BY JOEY LAX-SALINAS

## THE SHRINE OF CHRIST'S PASSION

Members of the St. John community built the Shrine as a not-for-profit project with support of local business leaders and developers. St. John's position at the edge of Chicagoland makes for easy visitor access; the attraction welcomes nearly 200 tour buses a year.

Its idyllic setting in a natural landscape with trees and low hills makes it the perfect place for a 150-acre shrine. The Shrine features a path that walks visitors through Christ's final days from the Last Supper to the Crucifixion. The pathway depicts scenes with sculptures and sound-stations narrated by Bill Kurtis.

One reviewer said, "Anyone who appreciates the artistry of sculpting, landscape and set design will be blown away. [The Shrine] is worth a visit just for that. Even if you are not religious, go anyway. This is a unique outdoor setting great for a quiet, reflective time."

# 200,000

AVERAGE ANNUAL VISITORS

# AVAILABLE

## Commercial Property



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

### Property Overview

Vacant parcel in a growing community located directly on US 41 (Wicker Ave)

### 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

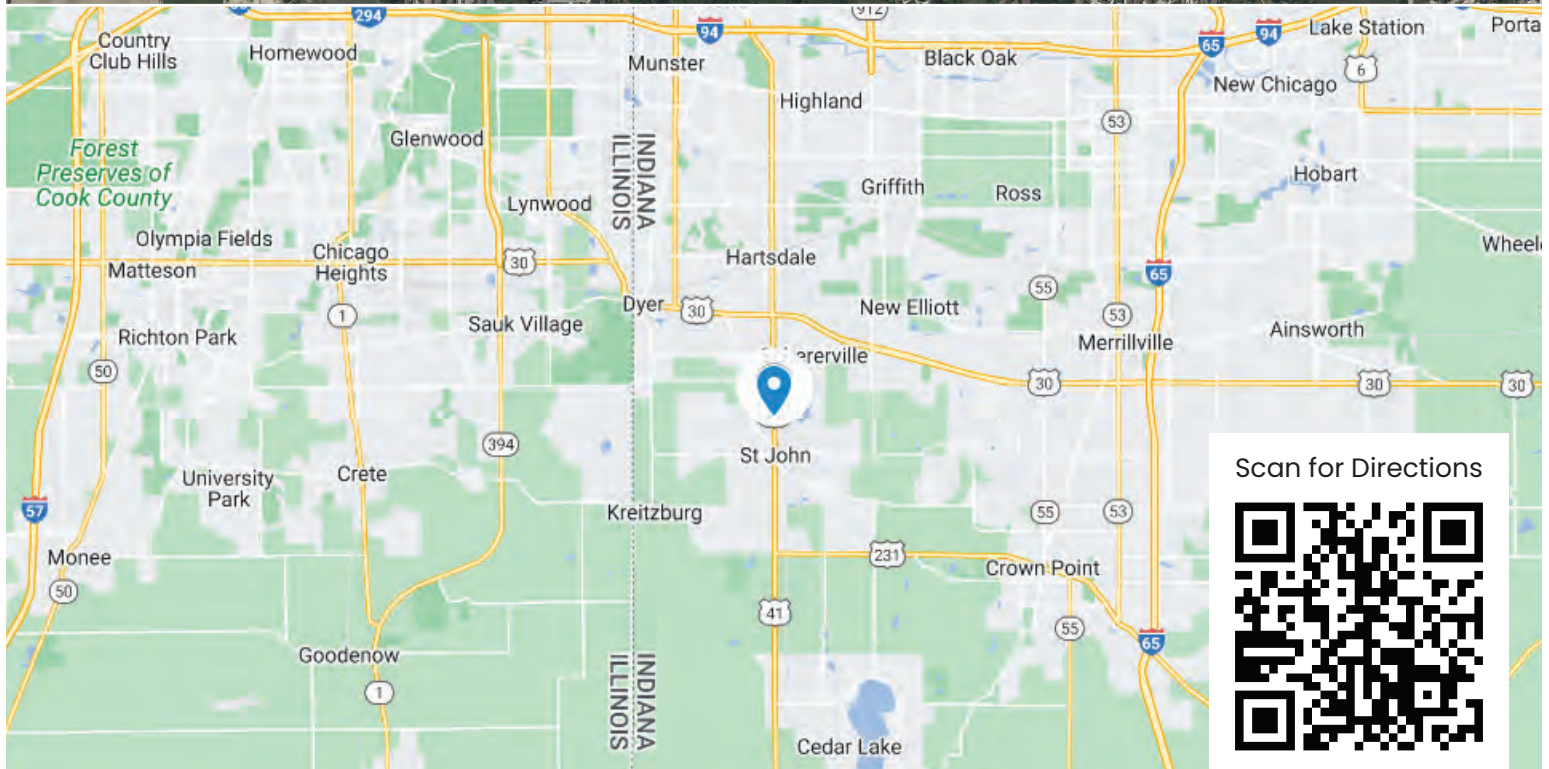
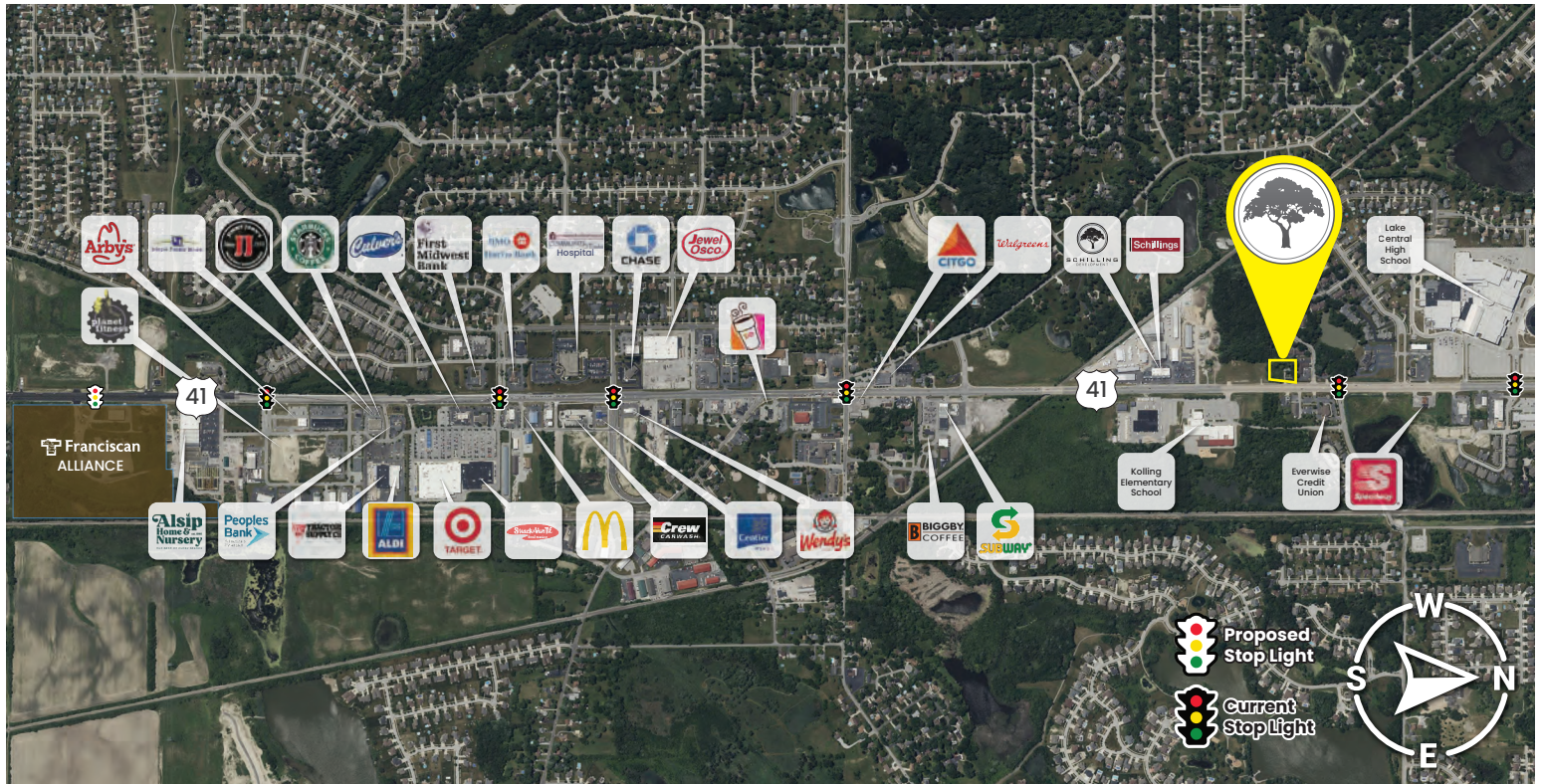
Net Acreage:	1.3		
Net Sq. Ft	56,375		
Market	Lake County		
Traffic Count	27,025 VPD		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	83,890	169,637	514,469
Median HH Income	\$75,376	\$69,324	\$53,413





## Property Info

8630 Wicker Ave, St John, IN 46373

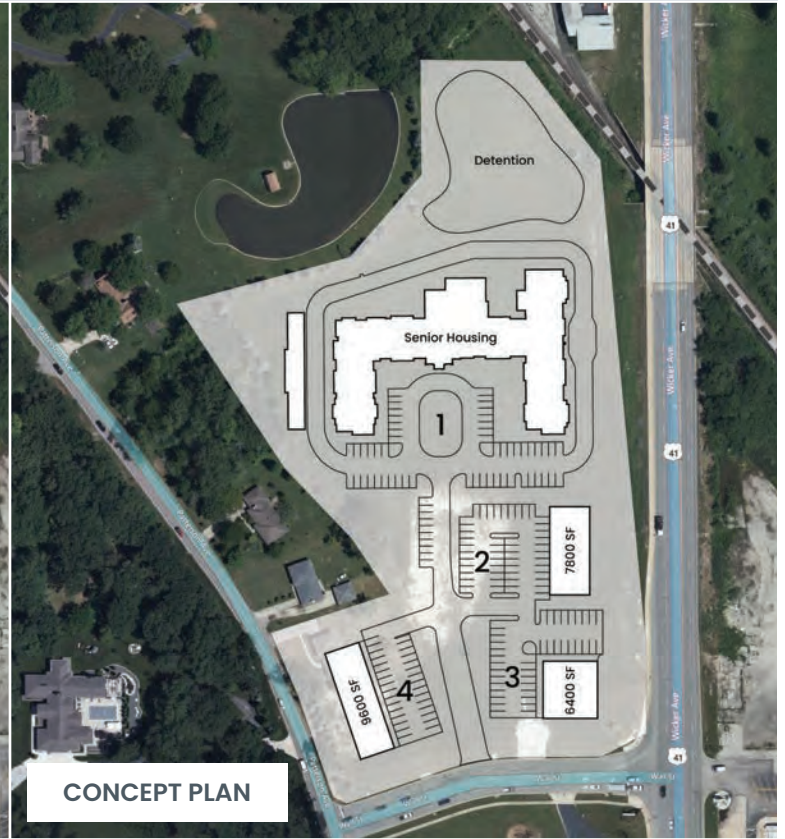
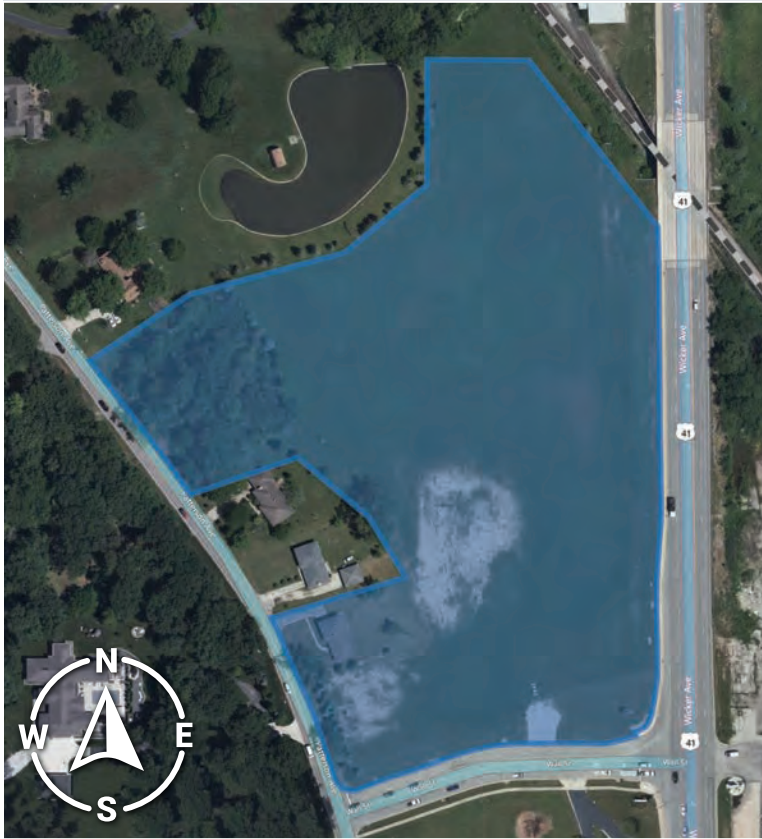


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# AVAILABLE

## Commercial Property



**9117 Patterson St, St John, IN 46373**

### Property Overview

One-acre outlots located in front of a senior housing facility.

### Property Highlights

- Three (3) 1.0+ acre outlots available on the Northwest side of Saint John
- Prominent location on US 41 with access on Wall Street
- Direct access to municipal water, sewer, natural gas, electric, broadband fiber. Storm water detention already provided.
- 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:	1.0 - 3.6		
Net Sq. Ft	156,816		
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









# AVAILABLE

## Commercial Property



**9150 Wicker Ave, St John, IN 46373**

### Property Overview

Vacant parcel in a growing community. Will subdivide. Storm water detention already provided.

### 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

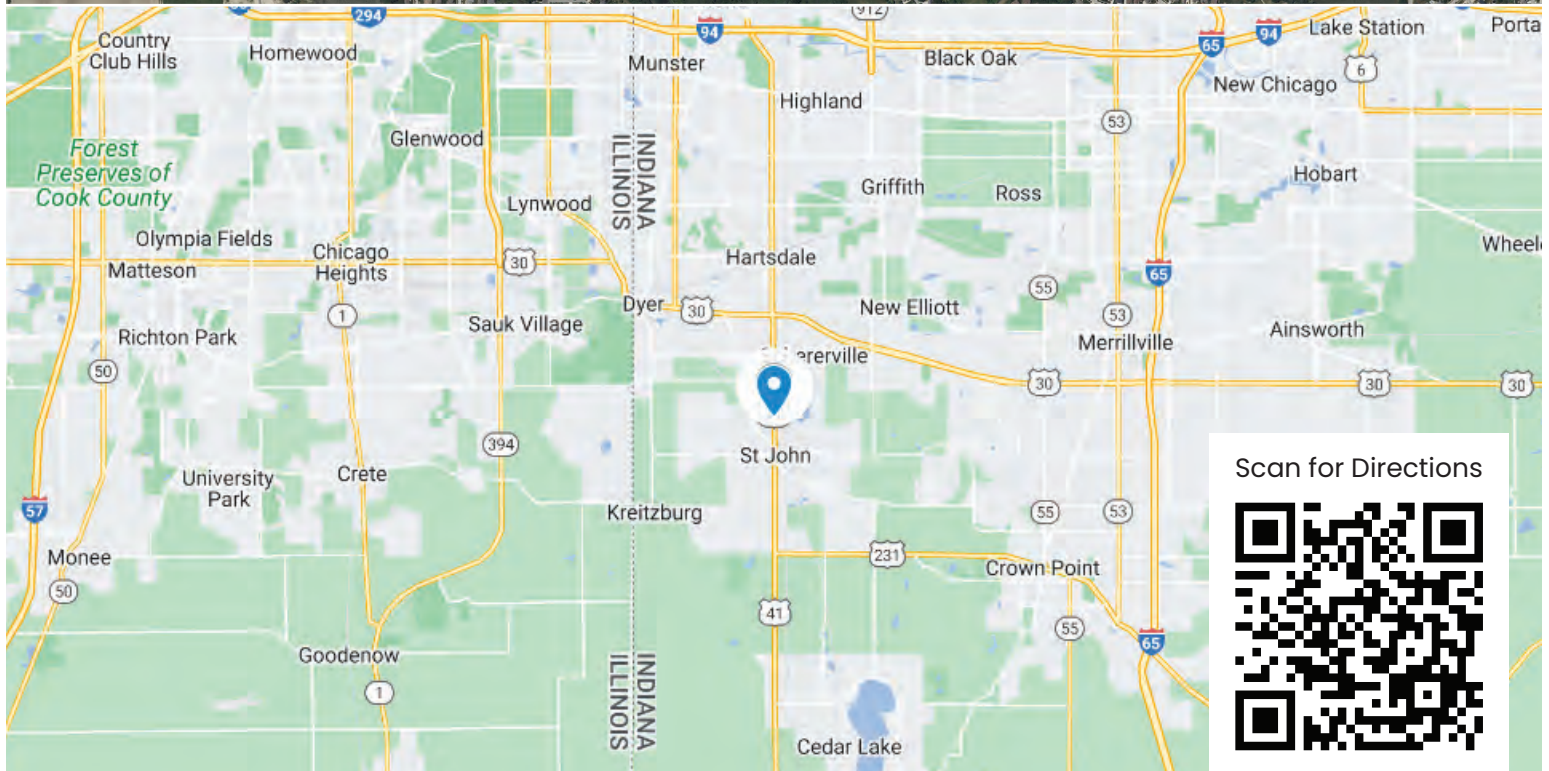
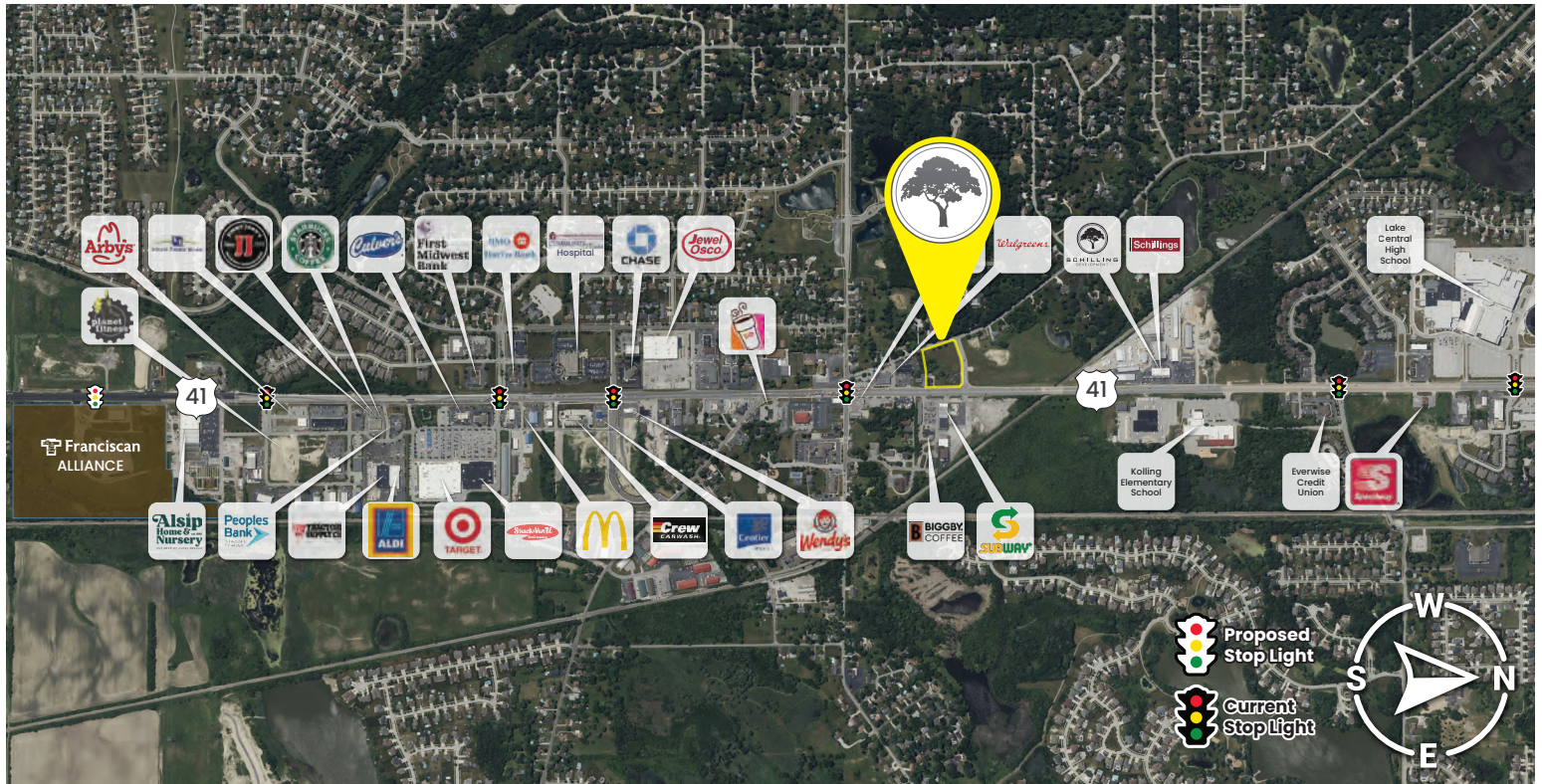
Net Acreage:	3.24		
Net Sq. Ft	141,050.00		
Market	Lake County		
Traffic Count	27,025 VPD		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	77,872	161,835	477,019
Median HH Income	\$78,129	\$69,888	\$54,247





## 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 across from new Franciscan Medical Facility and directly north of The Shrine tourist attraction that hosts 200,000 visitors annually.

### Property Highlights

- Approximately 12 acres of commercial land available on the Southwest side of Saint John. Will subdivide or consider land lease.
- 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

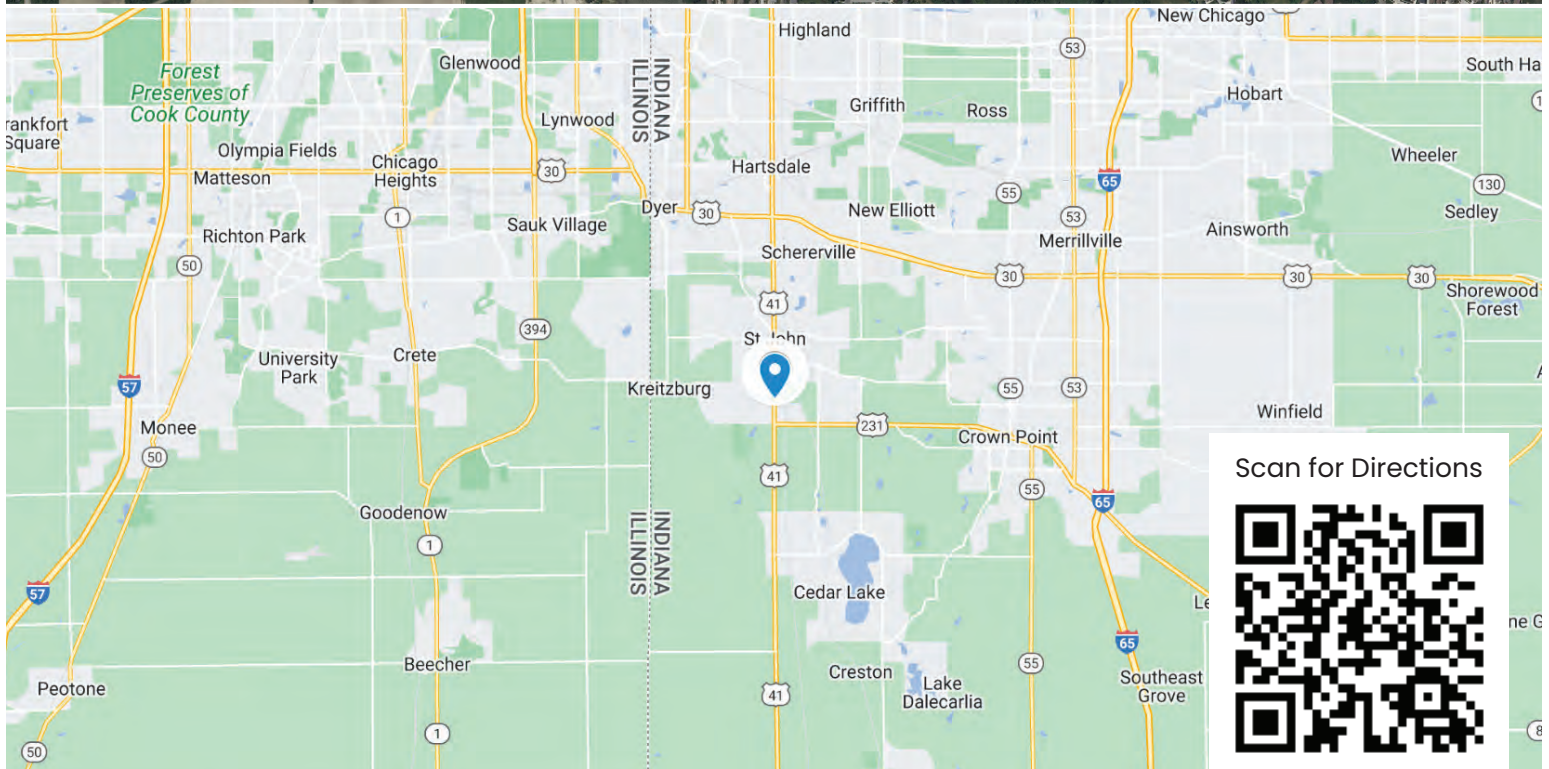
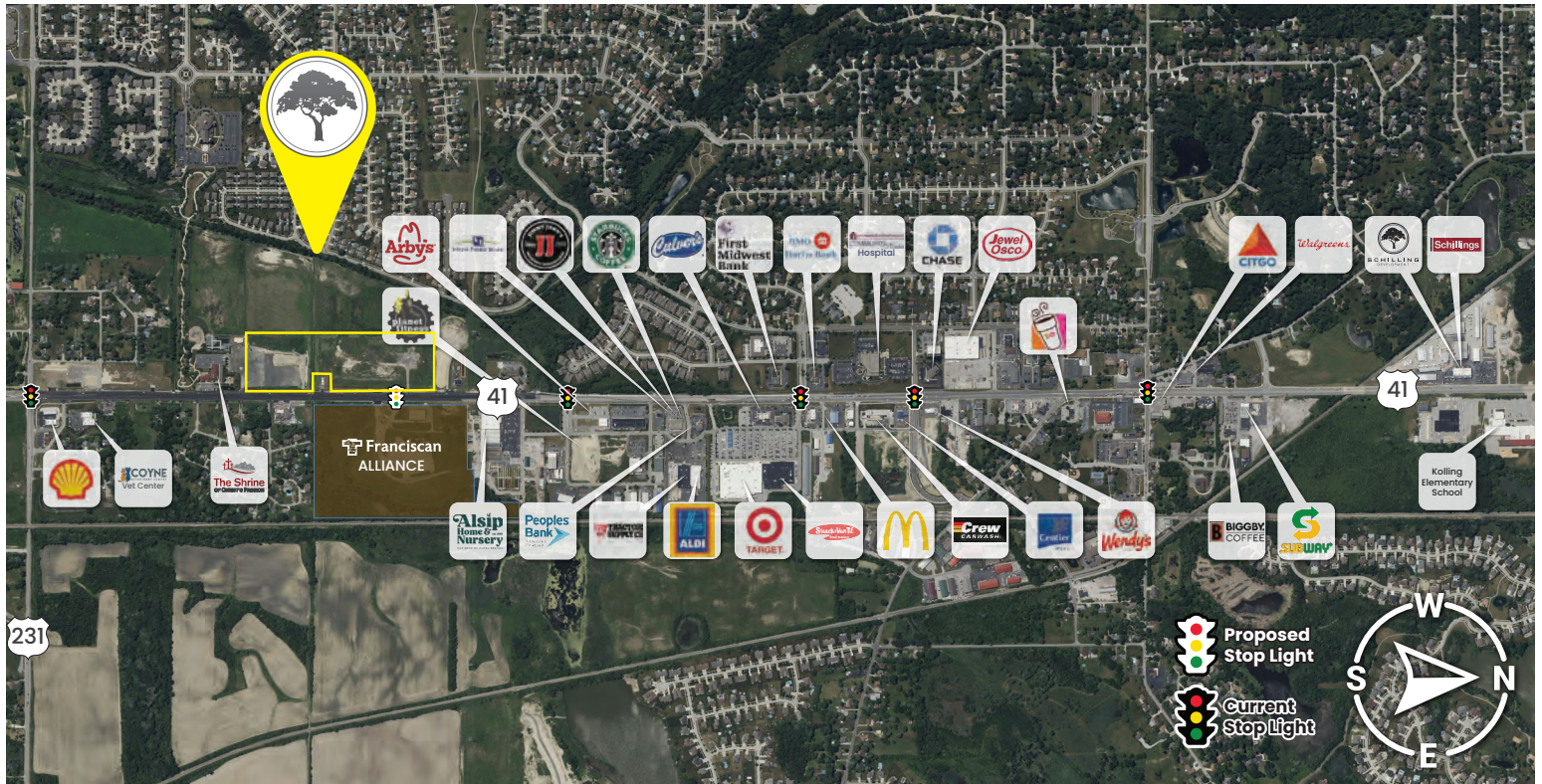
Net Acreage:	12		
Net Sq. Ft	522,720.00		
Market	Lake County		
Traffic Count	27,025 VPD		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	59,511	135,711	397,134
Median HH Income	\$77,660	\$70,086	\$57,541





## Property Info

10400 Wicker Ave, St John, IN 46373

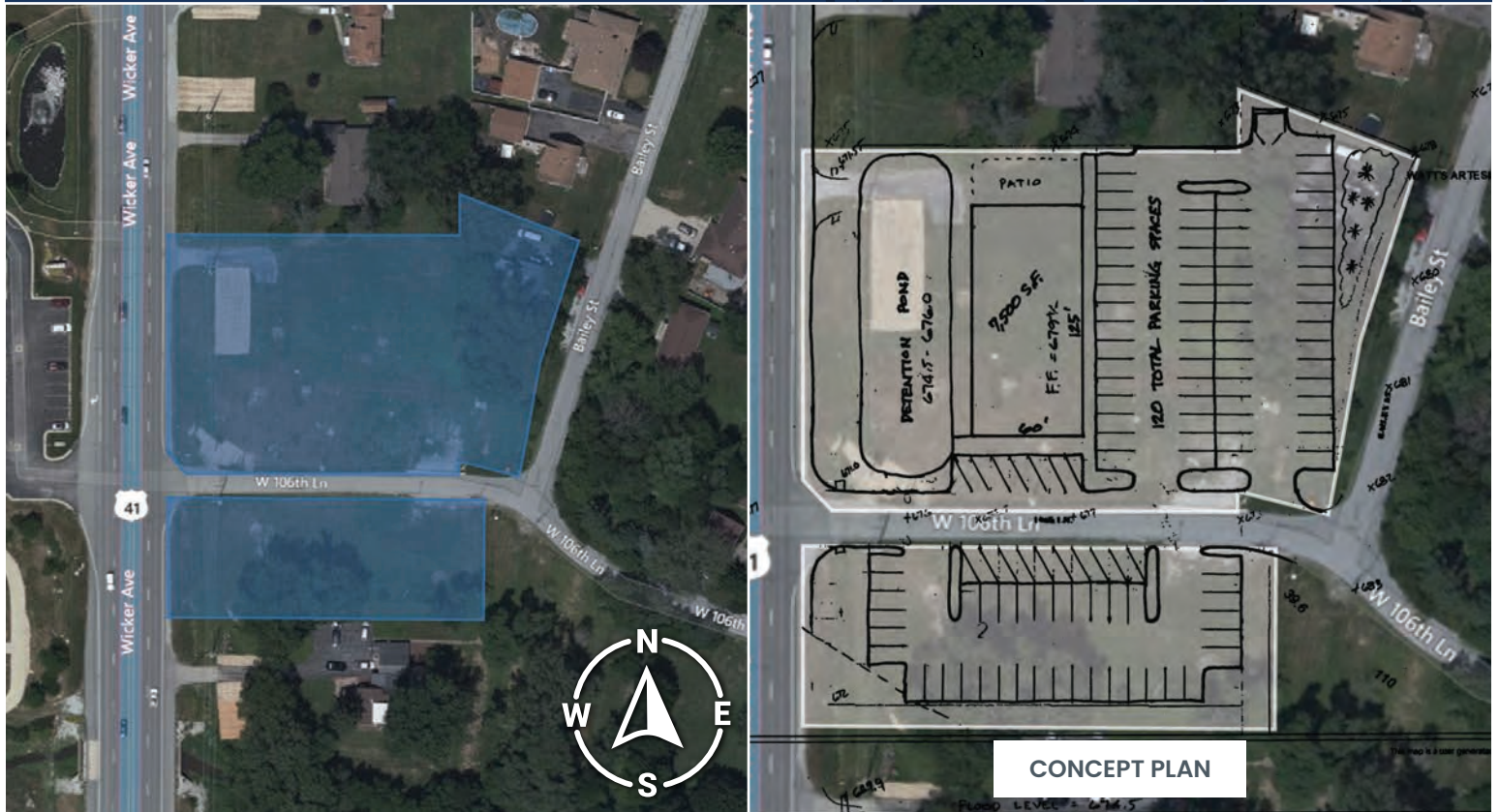


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# AVAILABLE

## Commercial Property



**10637 Wicker Ave, St John, IN 46373**

### Property Overview

Vacant parcel in a growing community directly across from The Shrine of Christ's Passion tourist attraction.

- **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

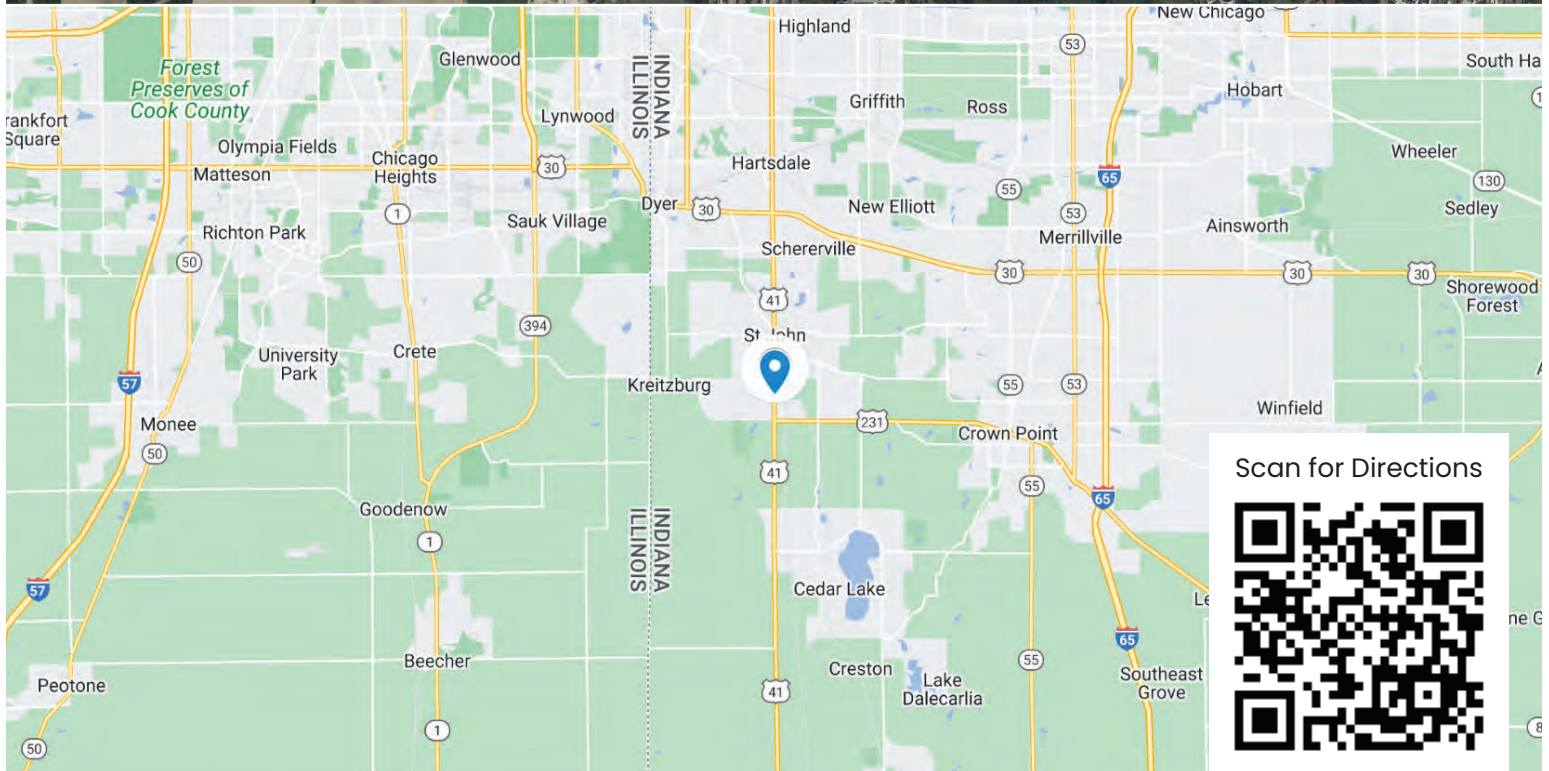
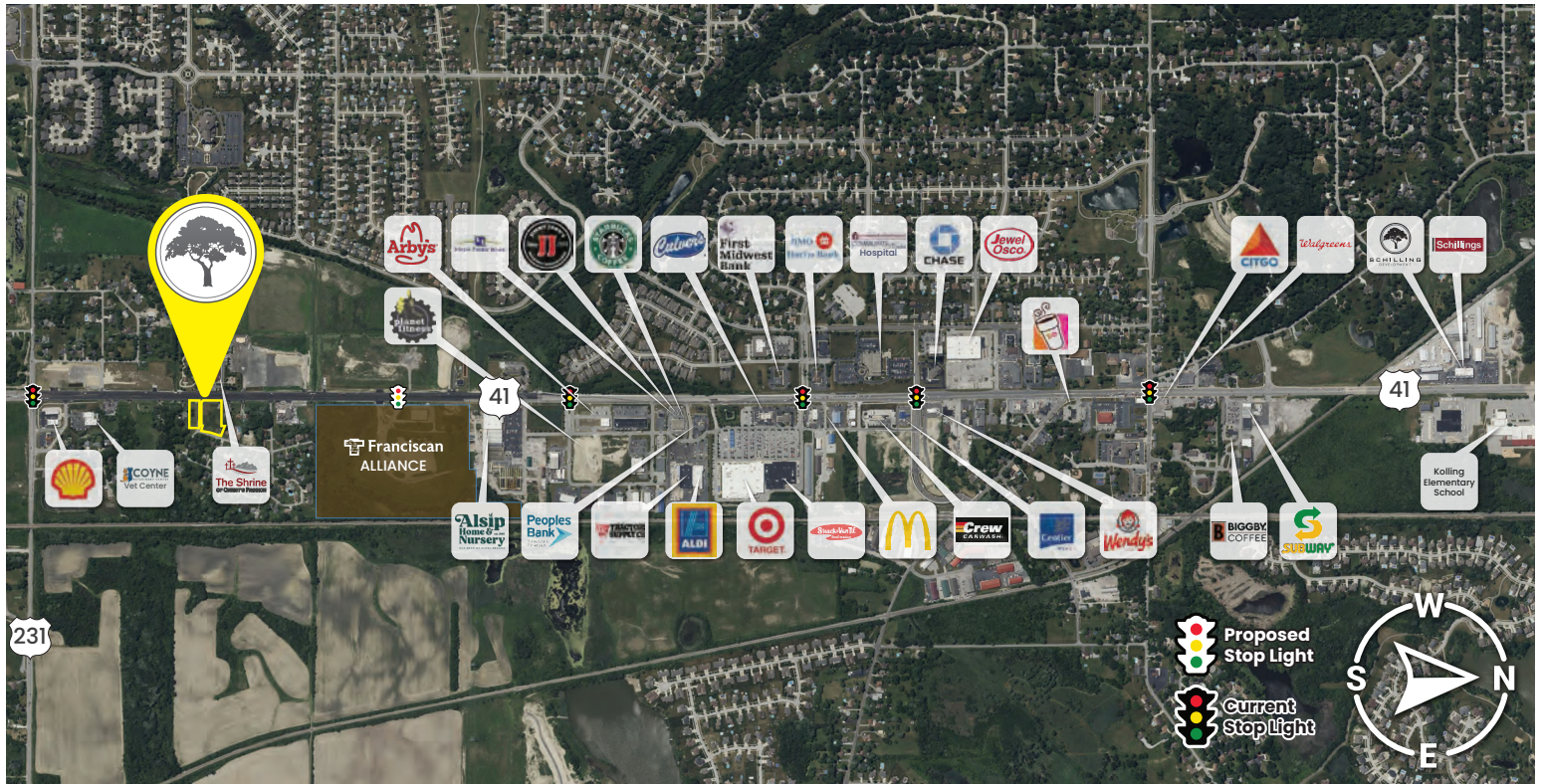
Net Acreage:	1.71		
Net Sq. Ft	74,487.60		
Market	Lake County		
Traffic Count	27,025 VPD		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	59,511	135,711	397,134
Median HH Income	\$77,660	\$70,086	\$57,541





## Property Info

10637 Wicker Ave, St John, IN 46373



Scan for Directions



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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. Owner will subdivide or consider a land lease.

### Property Highlights

- Approximately 6 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:	6.25
Net Sq. Ft	272,250.00
Market	Lake County
Traffic Count	21,860 VPD

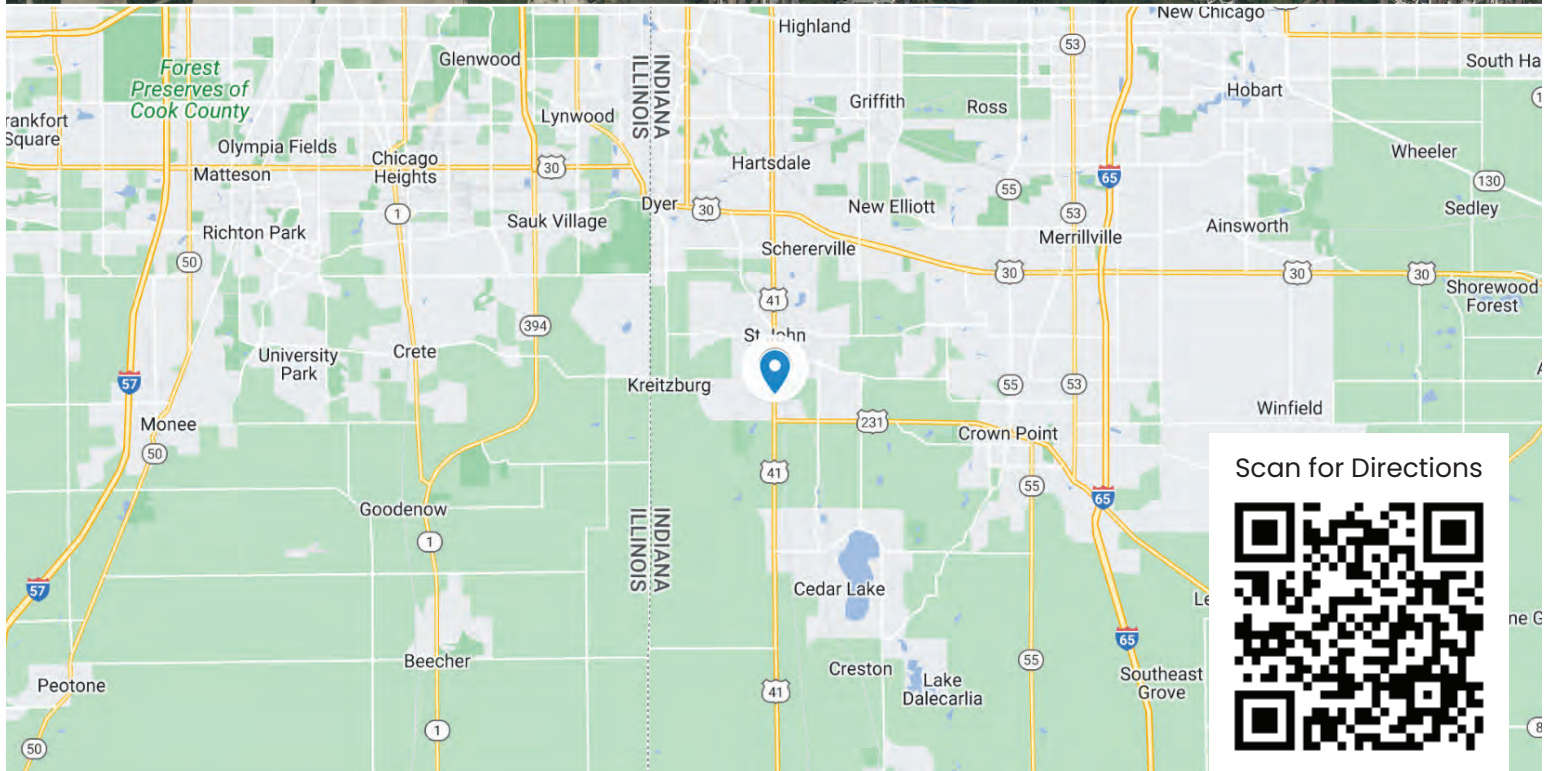
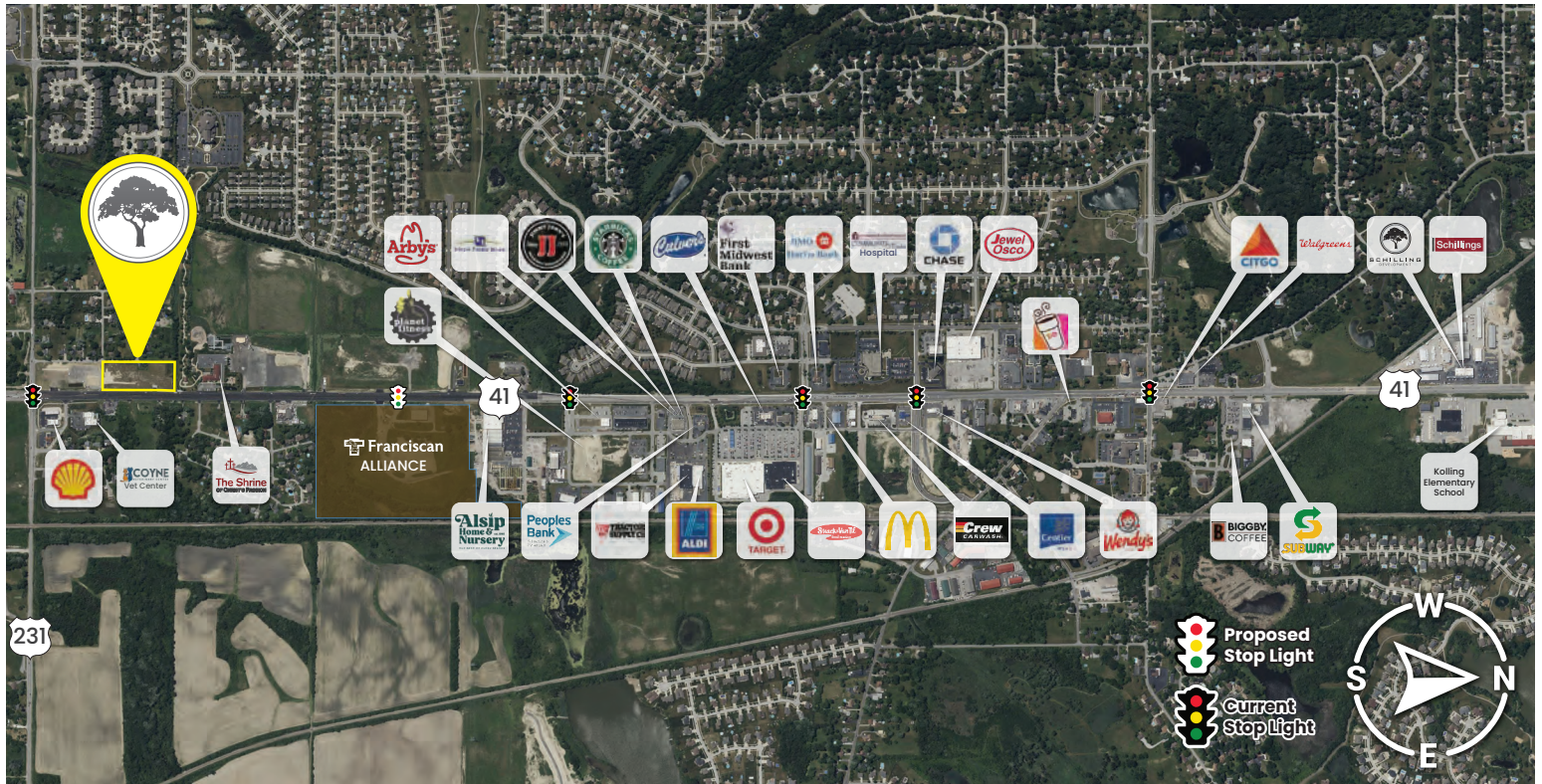
Demographics	3 Miles	5 Miles	10 Miles
Total Population	59,511	135,711	397,134
Median HH Income	\$77,660	\$70,086	\$57,541





## Property Info

11216 W 107th Pl, St John, IN 46373

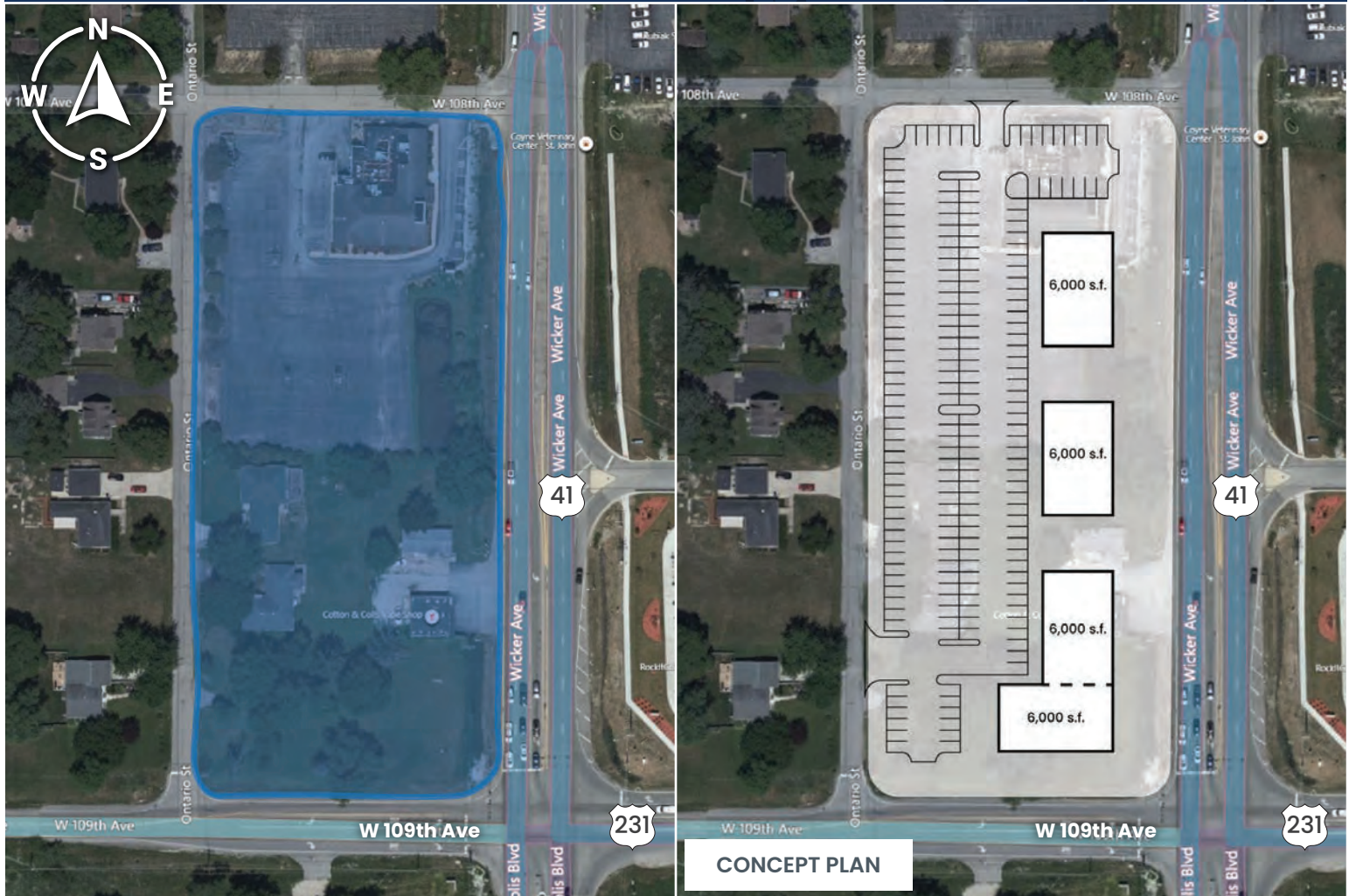


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# AVAILABLE

## Commercial Property



## 10808 Wicker Ave, St John, IN 46373

### Property Overview

High visibility corner parcel. Northwest corner of US 41 & US 231. Owner will subdivide or consider land lease.

### Property Highlights

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

### SITE DATA

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

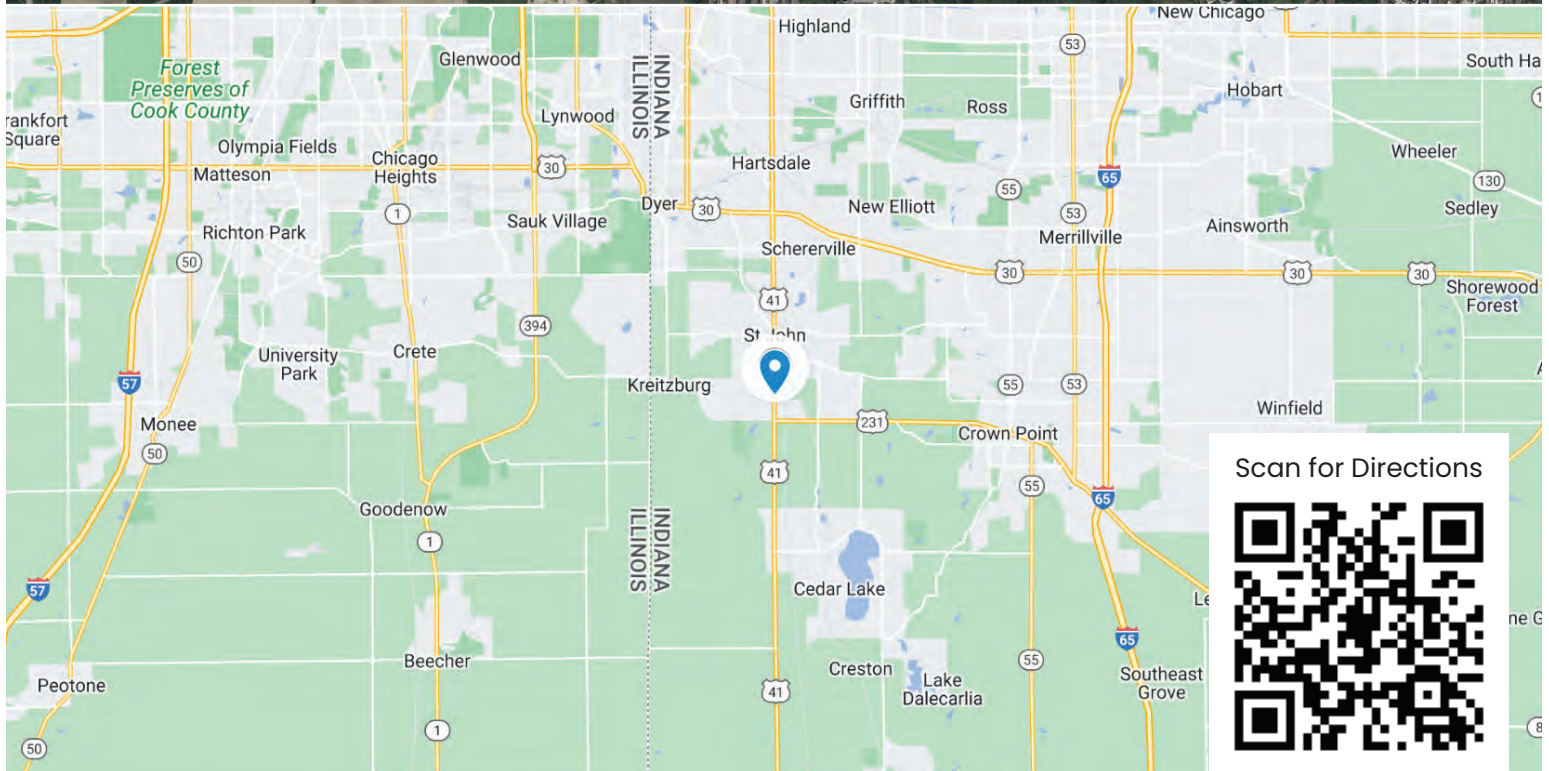
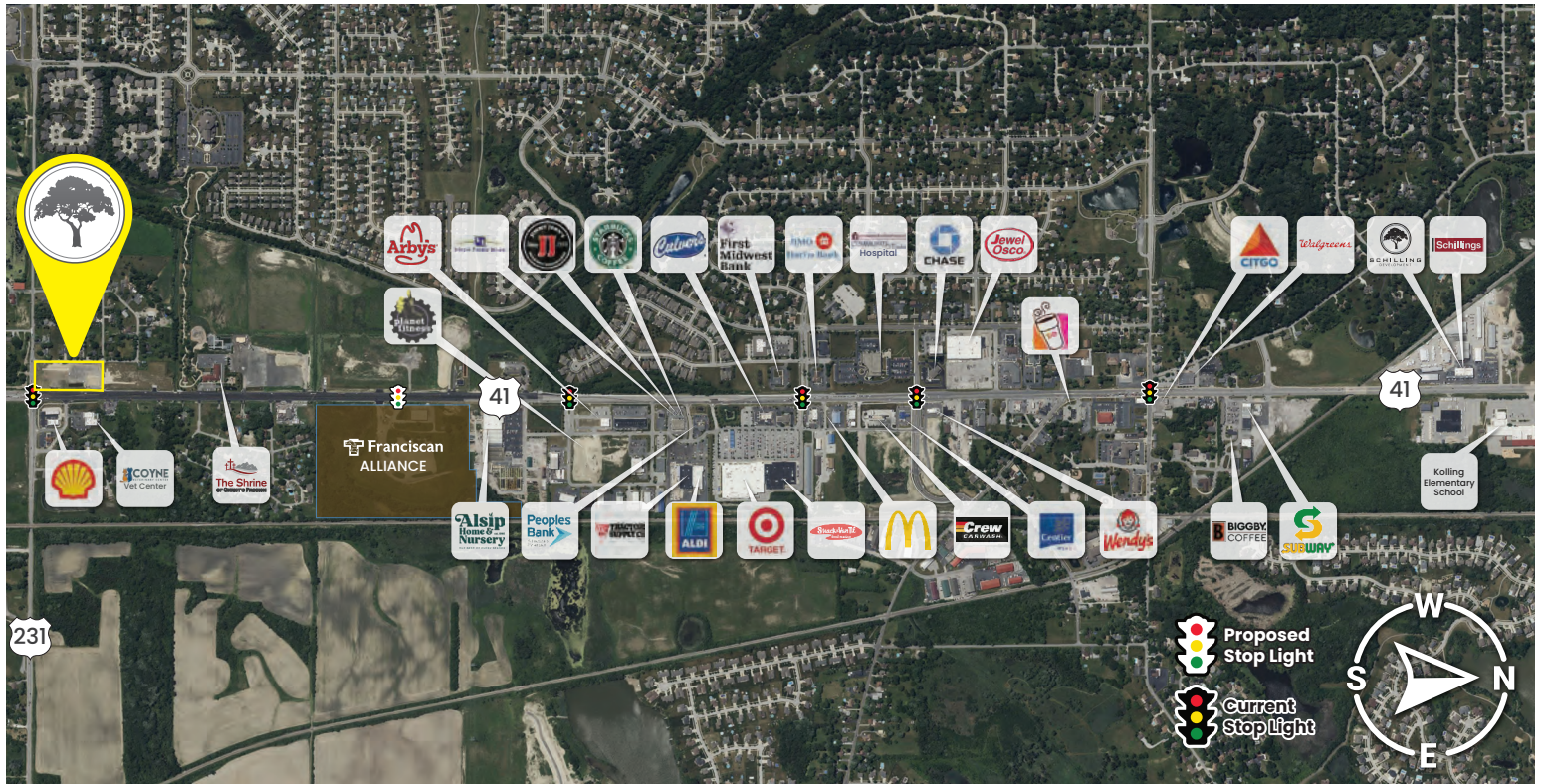
Demographics	3 Miles	5 Miles	10 Miles
Total Population	59,511	135,711	397,134
Median HH Income	\$77,660	\$70,086	\$57,541





## Property Info

10808 Wicker Ave, St John, IN 46373

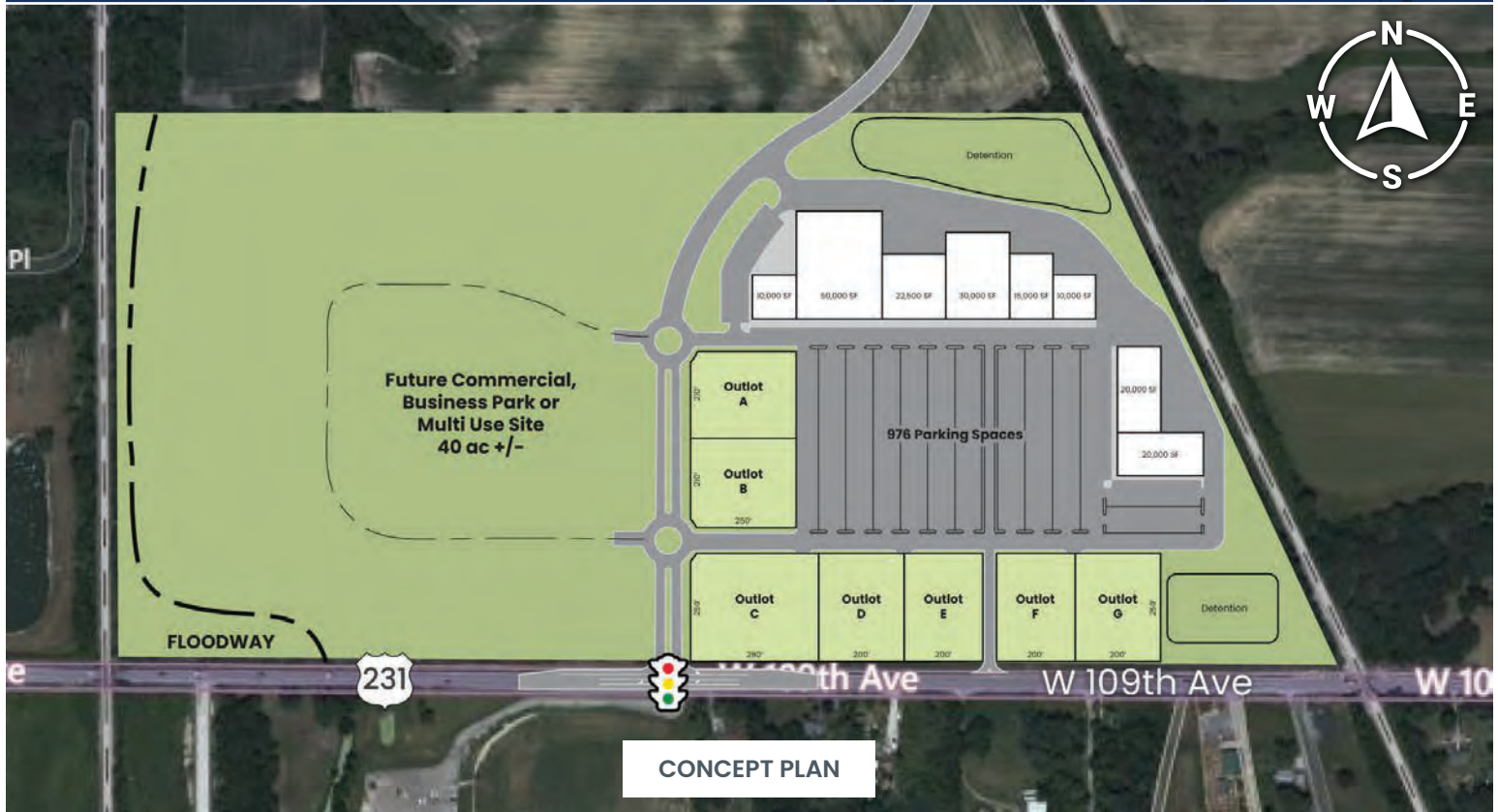


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# AVAILABLE

## Commercial Property



**10300 W 109th Ave, St John, IN 46373**

### Property Overview

Large vacant parcel in a growing community. On US 231, 1/4 mile east of US 41. Owner will subdivide.

### Property Highlights

- Approximately 76 acres of commercial land available on the Southeast side of Saint John
- Prominent location on US 231
- Nearby 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

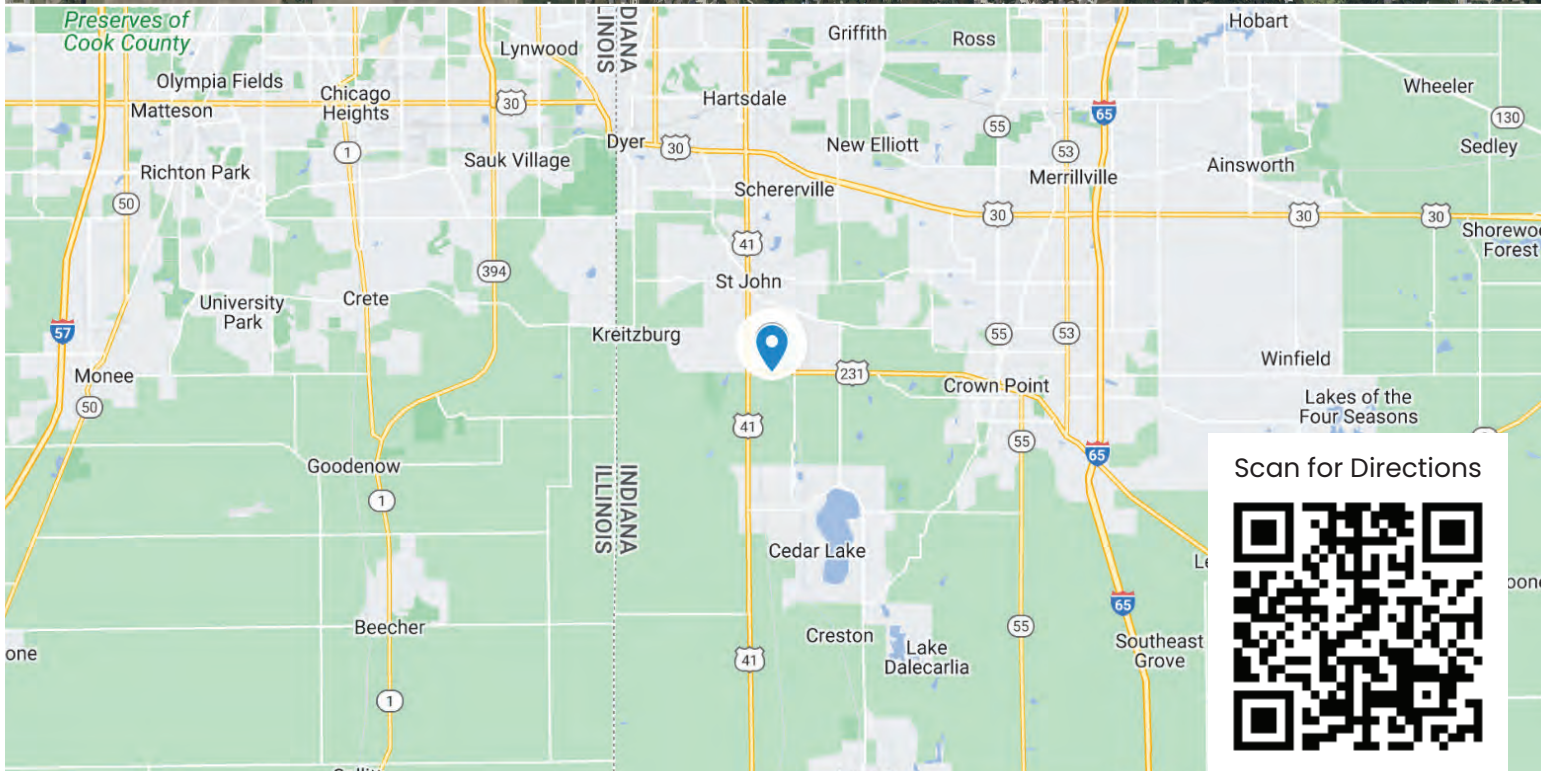
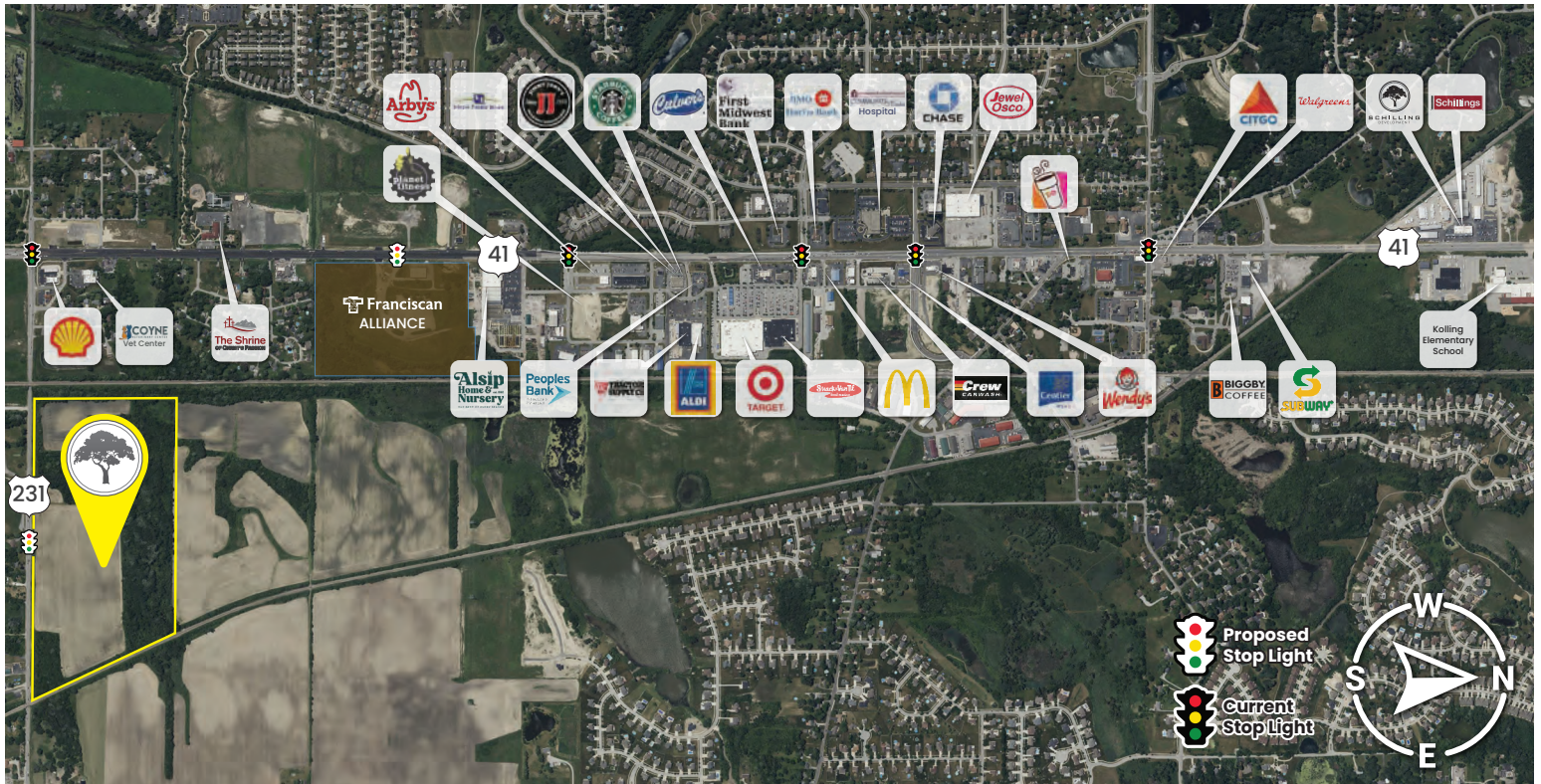
Net Acreage:	76.5		
Net Sq. Ft	3,332,340.00		
Market	Lake County		
Traffic Count	15,406 VPD		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	21,670	70,117	302,854
Median HH Income	\$118,468	\$106,688	\$90,526





## Property Info

10300 W 109th Ave, St John, IN 46373

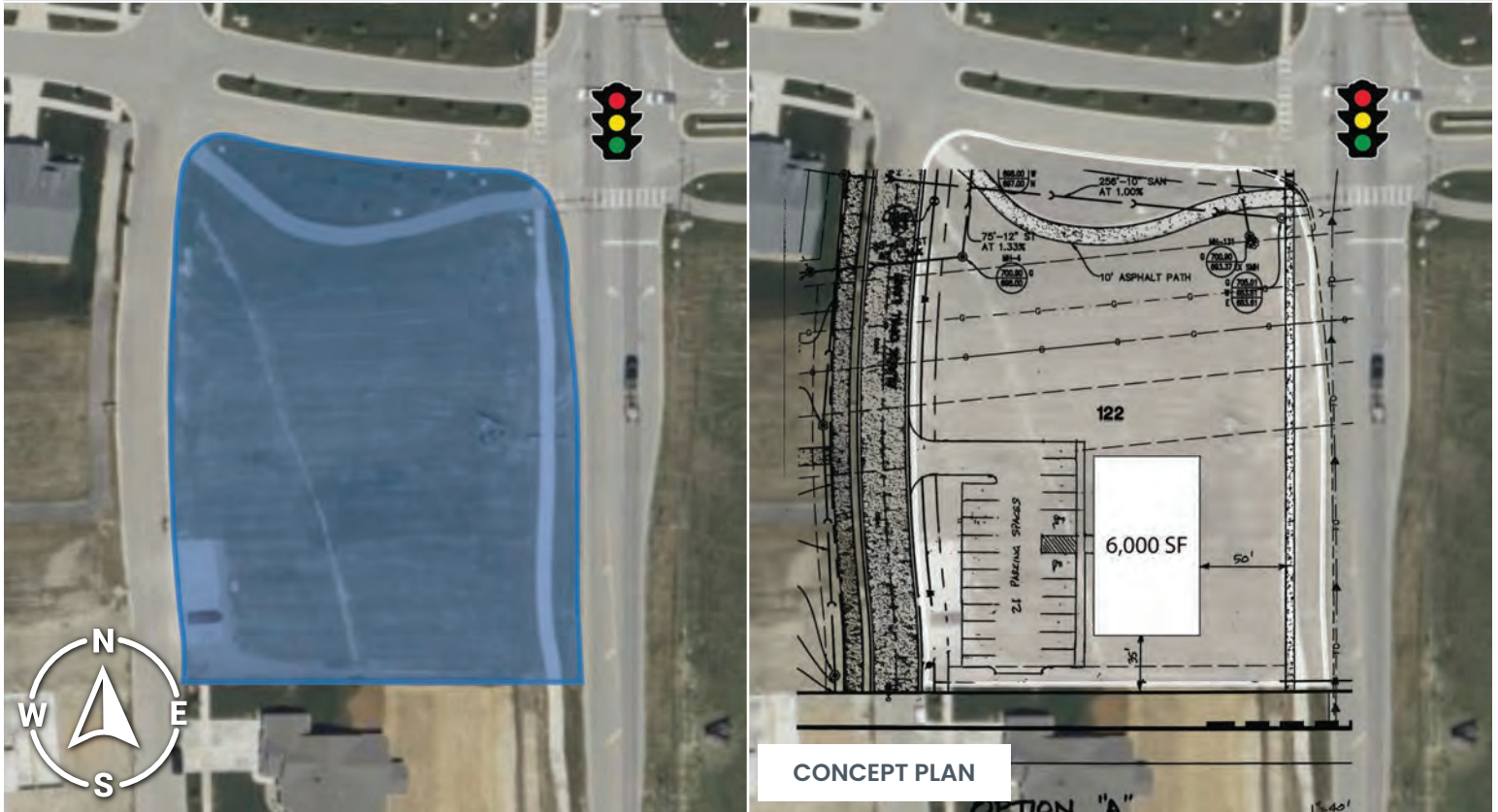


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# AVAILABLE

## Commercial Property



**10499 Black Opal Ln, St John, IN 46373**

### Property Overview

Vacant parcel in a growing community at stoplight corner.

### 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. Storm water detention already provided.
- Zoned C1
- Professional Offices, Retail Stores, Etc.

### SITE DATA

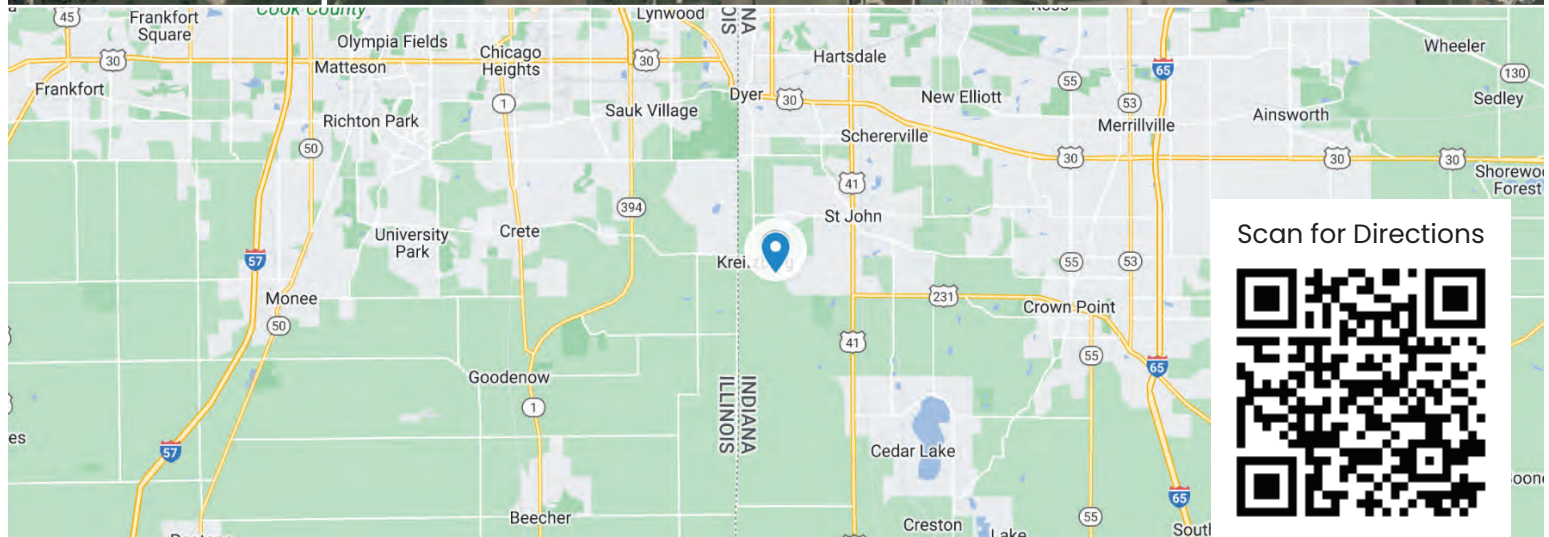
Net Acreage:	1.39
Net Sq. Ft	60,548.40
Market	Lake County

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





The map displays the intersection of Illinois and Indiana, with a proposed stop light at the intersection. A scale bar indicates 1 mile. Various businesses and landmarks are labeled with callouts, including: Morris Medical Group, CITGO, Speedway, Dyer Self Storage, Dyer Indoor Soccer Arena, Peace Protestant Reformed Church, Color Room Salon & Day Spa, Jagmin Dental of Indiana, Empowered Minds Child Care Center, Guacamole Restaurant, Providence Christian Academy, CF 219 Cross Fit, ADVANCED ANIMAL MEDICAL, dermio Dermatology, Moda Beauty Bar, Providence Christian Academy, Santa Fe Restaurant & Bar, Elements Salon Spa and Retreat, Circle K, and Heritage Christian High School. A north arrow is also present.

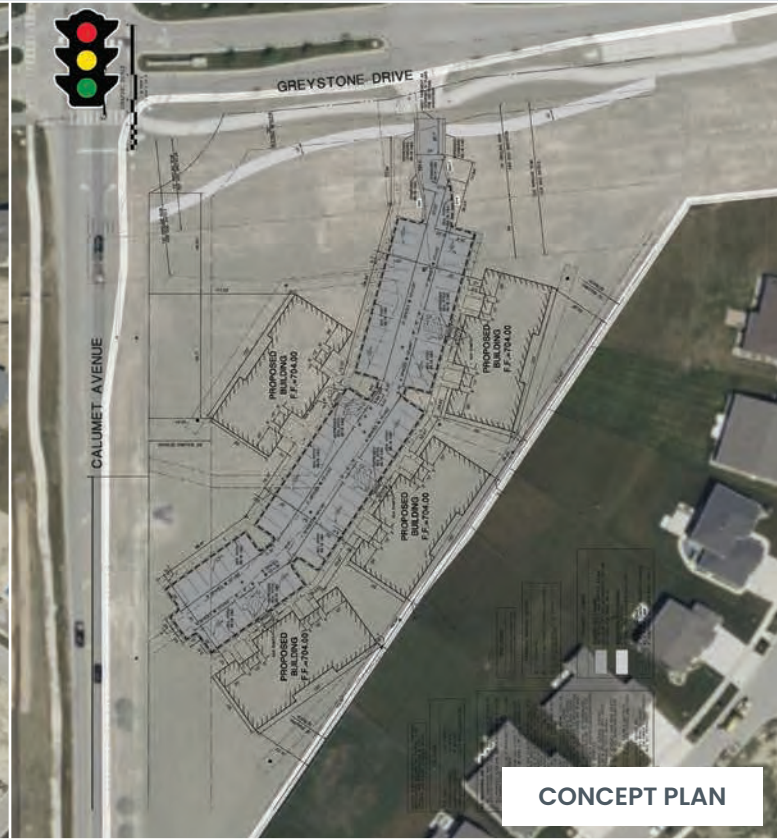


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# AVAILABLE

## Commercial Property



**10609 Calumet Ave, St John, IN 46373**

### Property Overview

Vacant parcel in a growing community at a stop light corner.

### 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. Storm water and detention already provided.
- Zoned C1
- Professional Offices, Retail Stores, Etc.

### SITE DATA

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

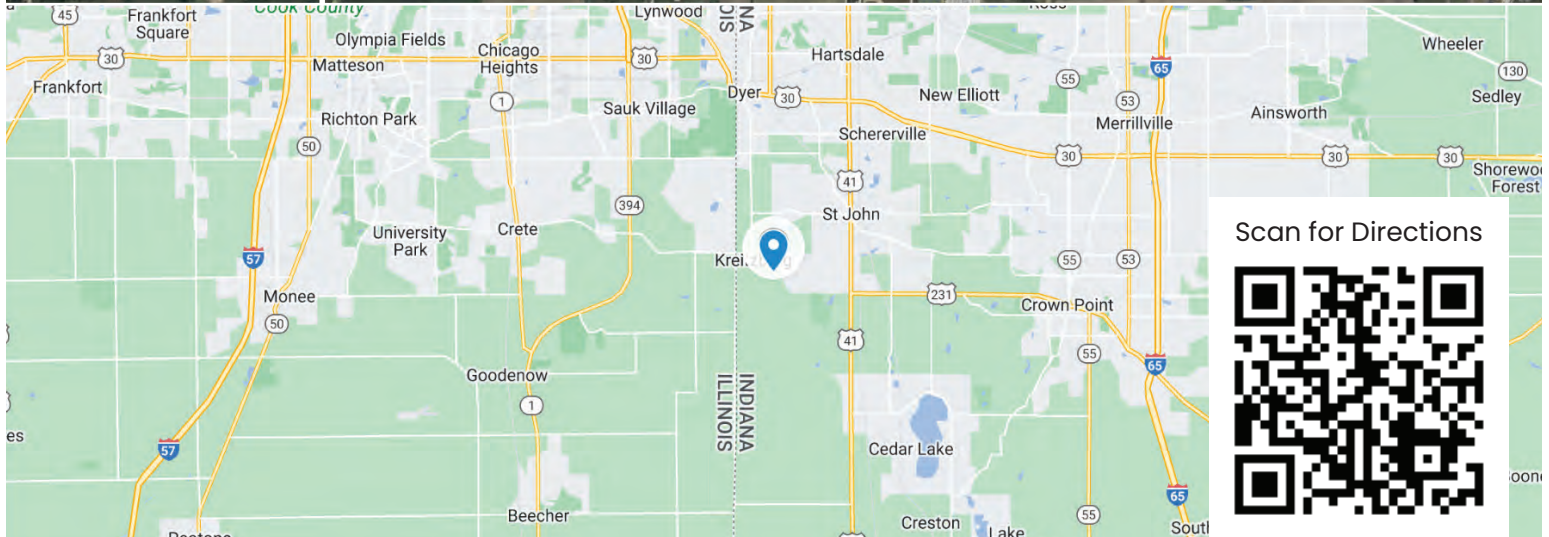
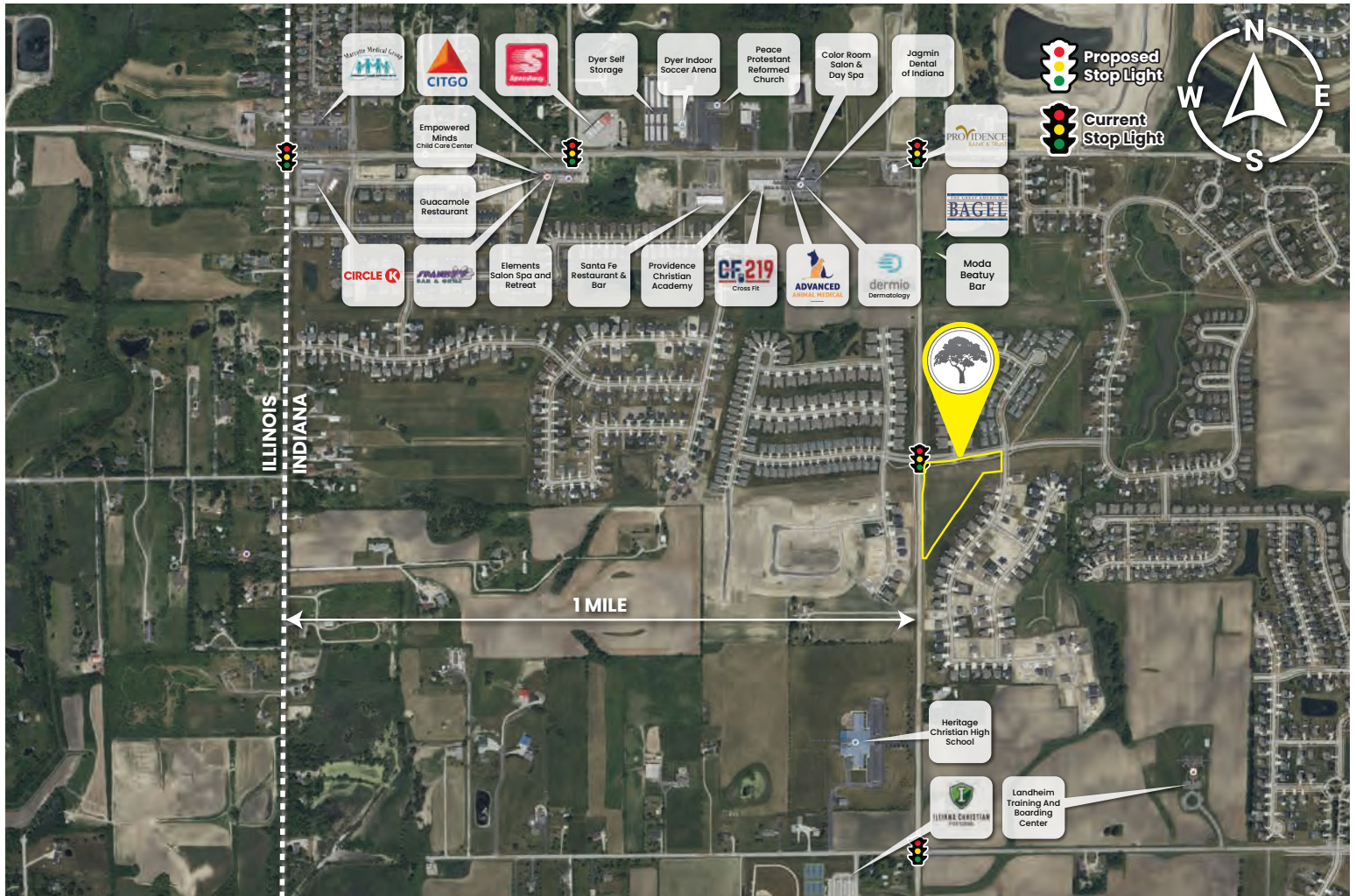
Demographics	3 Miles	5 Miles	10 Miles
Total Population	46,371	118,157	419,390
Median HH Income	\$79,112	\$69,646	\$58,449





## Property Info

10609 Calumet Ave, St John, IN 46373



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# AVAILABLE LOTS

Business Park (Future Project)



10698 Joliet St, St John, IN 46373

## Property Overview

One-acre lots in proposed business park.

## Property Highlights

- Approximately 62 acres of industrial land 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

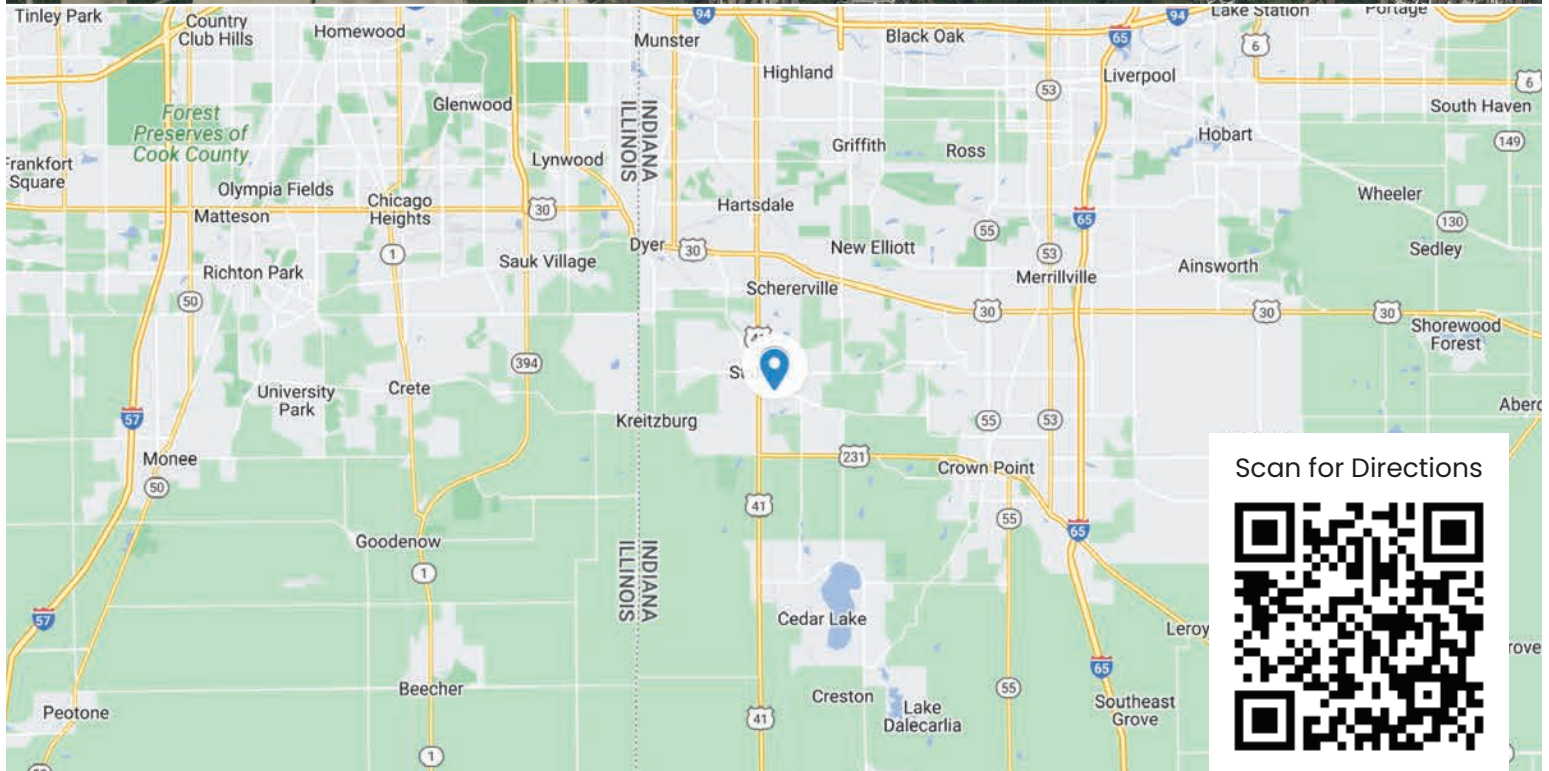
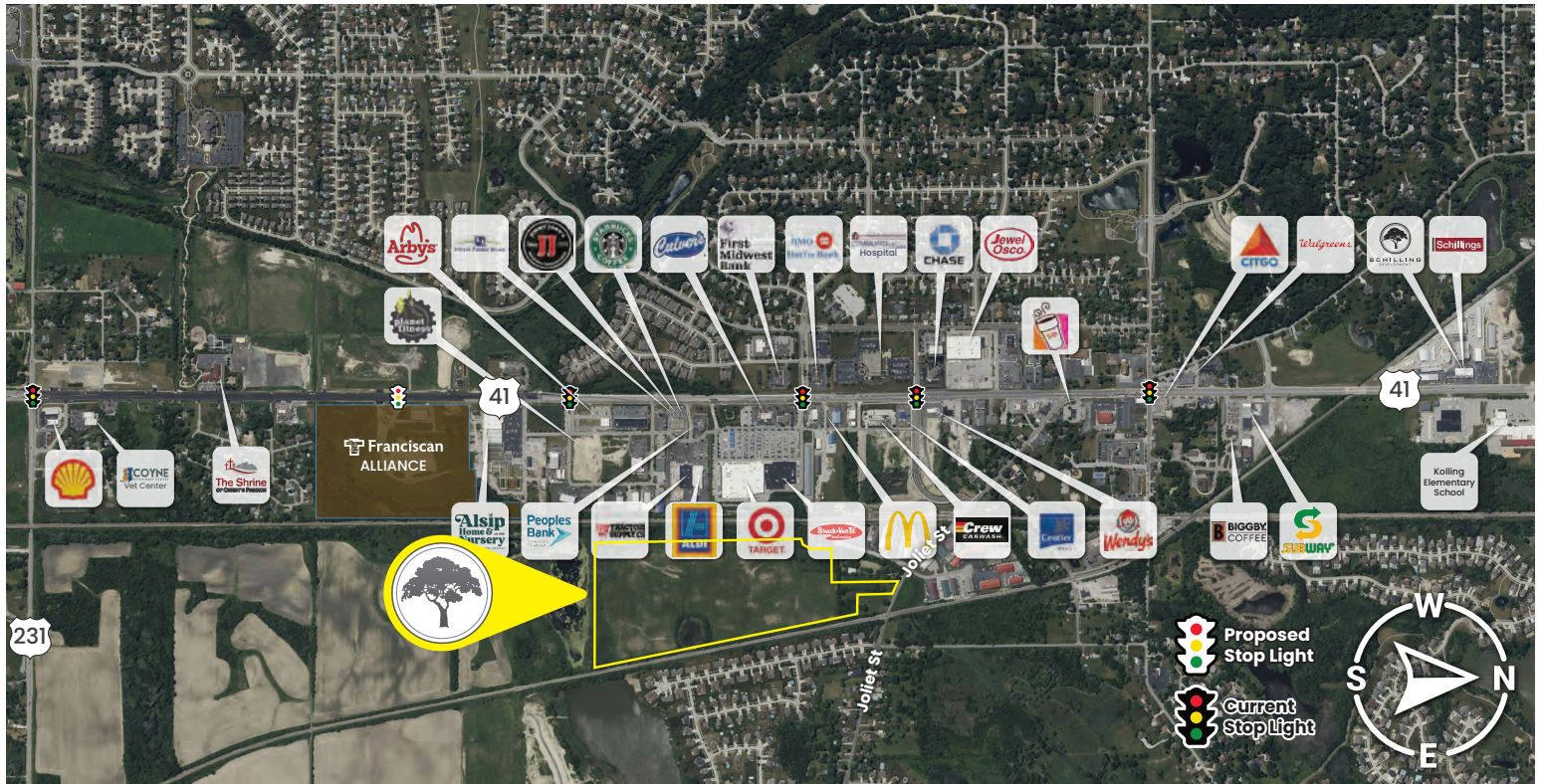
Demographics	3 Miles	5 Miles	10 Miles
Total Population	71,125	154,484	442,157
Median HH Income	\$77,583	\$67,833	\$55,463





## Property Info

10698 Joliet St, St John, IN 46373



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# AVAILABLE

## Commercial Property



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

### Property Overview

Vacant parcel in a growing community. Planning to subdivide into five 2.1 acre parcels.

### Property Highlights

- Approximately 12 acres of commercial land available on the East side of St John right next to Crown Point
- Prominent location on US 231
- Direct access to municipal water, sewer, natural gas, electric, broadband fiber
- Zoned C-2 (Highway Commercial District)

### SITE DATA

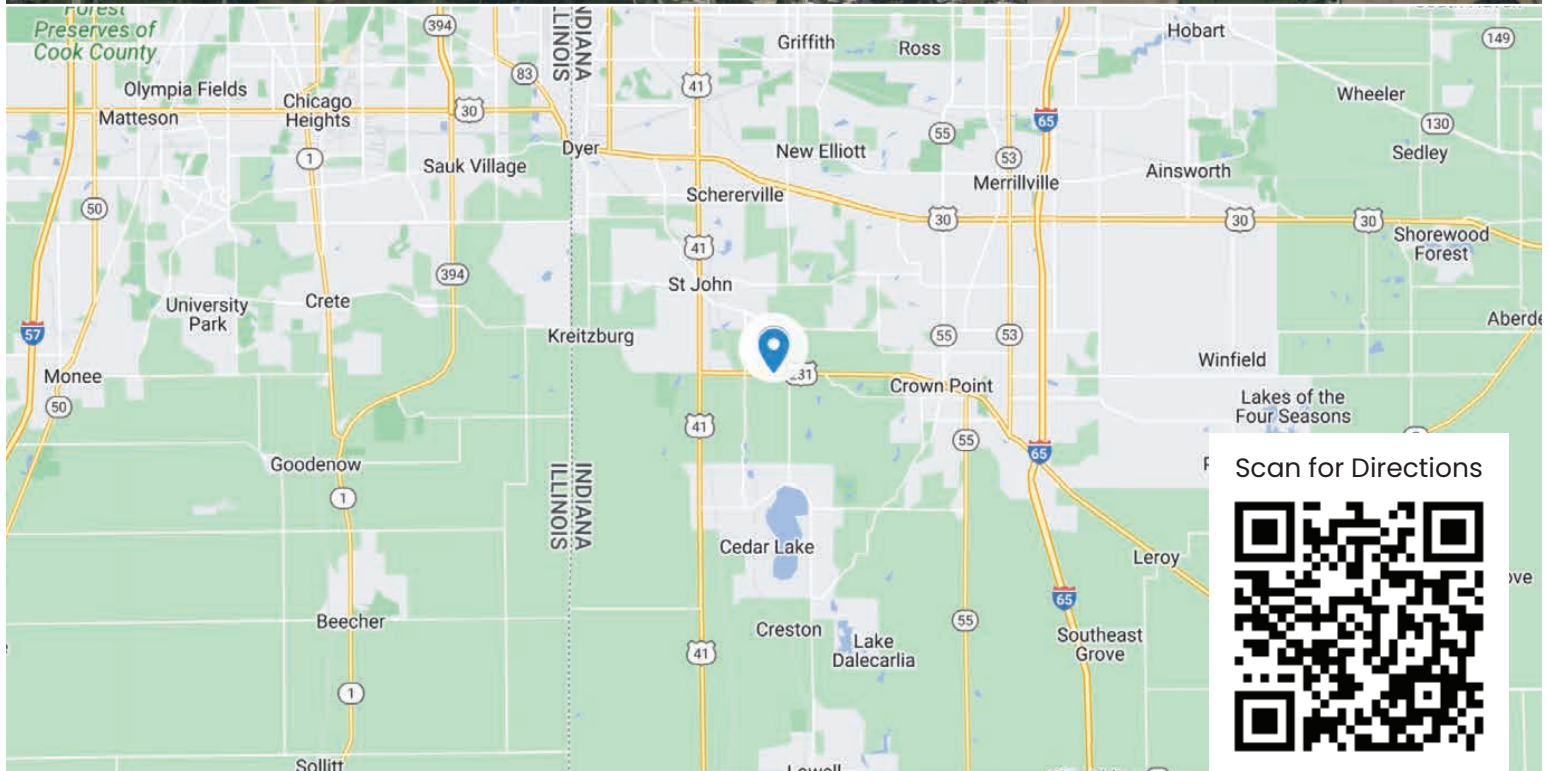
Net Acreage:	12		
Net Sq. Ft	522,720		
Market	Lake County		
Traffic Count	15,033		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	69,413	129,584	346,350
Median HH Income	\$75,712	\$71,072	\$60,738





## Property Info

8701 W 109th Ave, Saint John, IN



219.365.6000  
SchillingRealEstate.com



# AVAILABLE

Commercial Property (Under Contract)



**7990 E 81st Ave, Merrillville, IN 46410**

## Property Overview

Vacant parcel in a growing community.

## Property Highlights

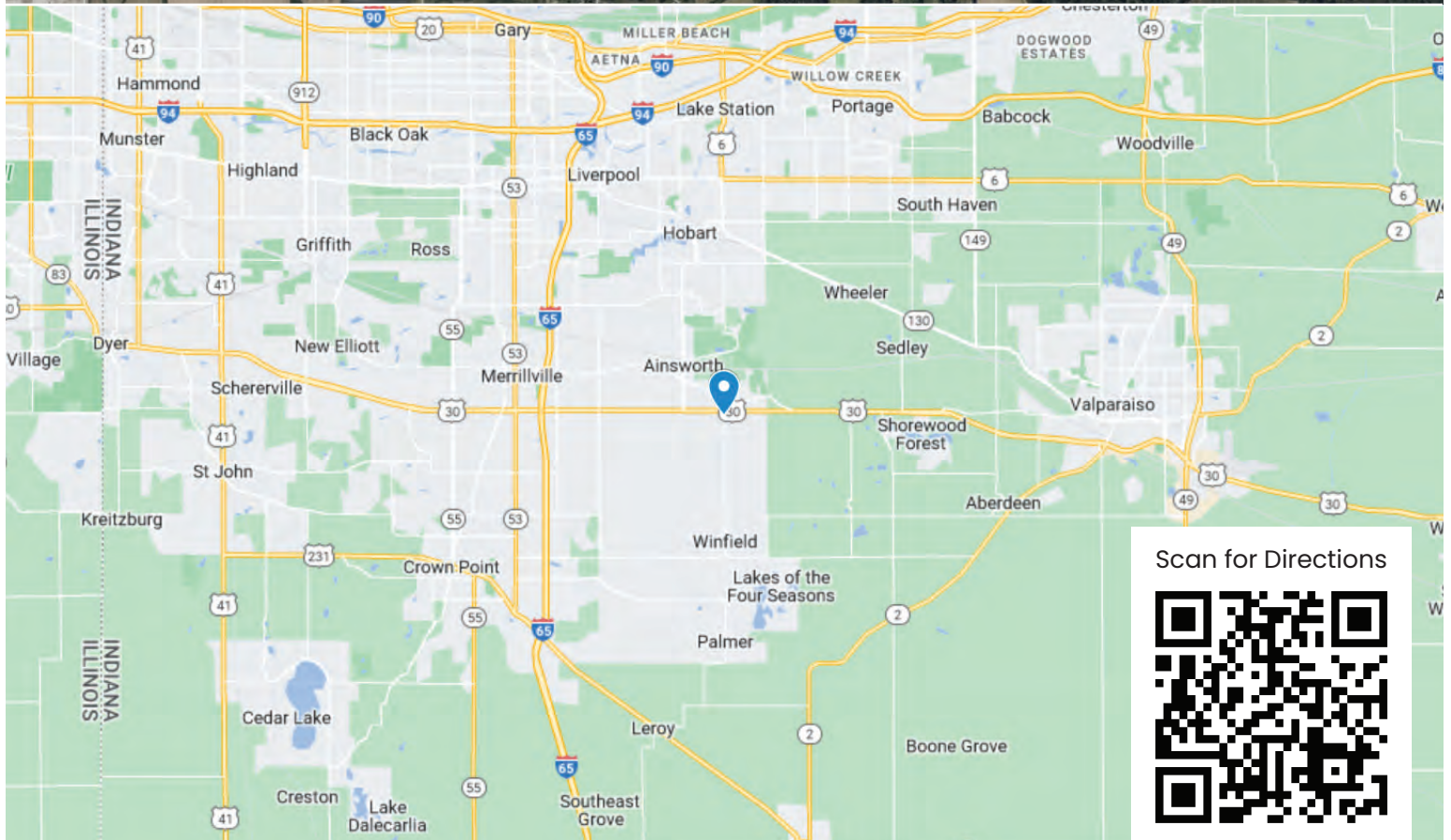
- Approximately 9.5 acres of commercial land available on the East side of Merrillville
- Prominent location on US 30
- Direct access to municipal water, sewer, natural gas, electric, broadband fiber
- Zoned C-2 (Highway Commercial District)

## SITE DATA

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







**219.365.6000**  
**SchillingRealEstate.com**



# AVAILABLE

## Commercial Property



CONCEPT PLAN

**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

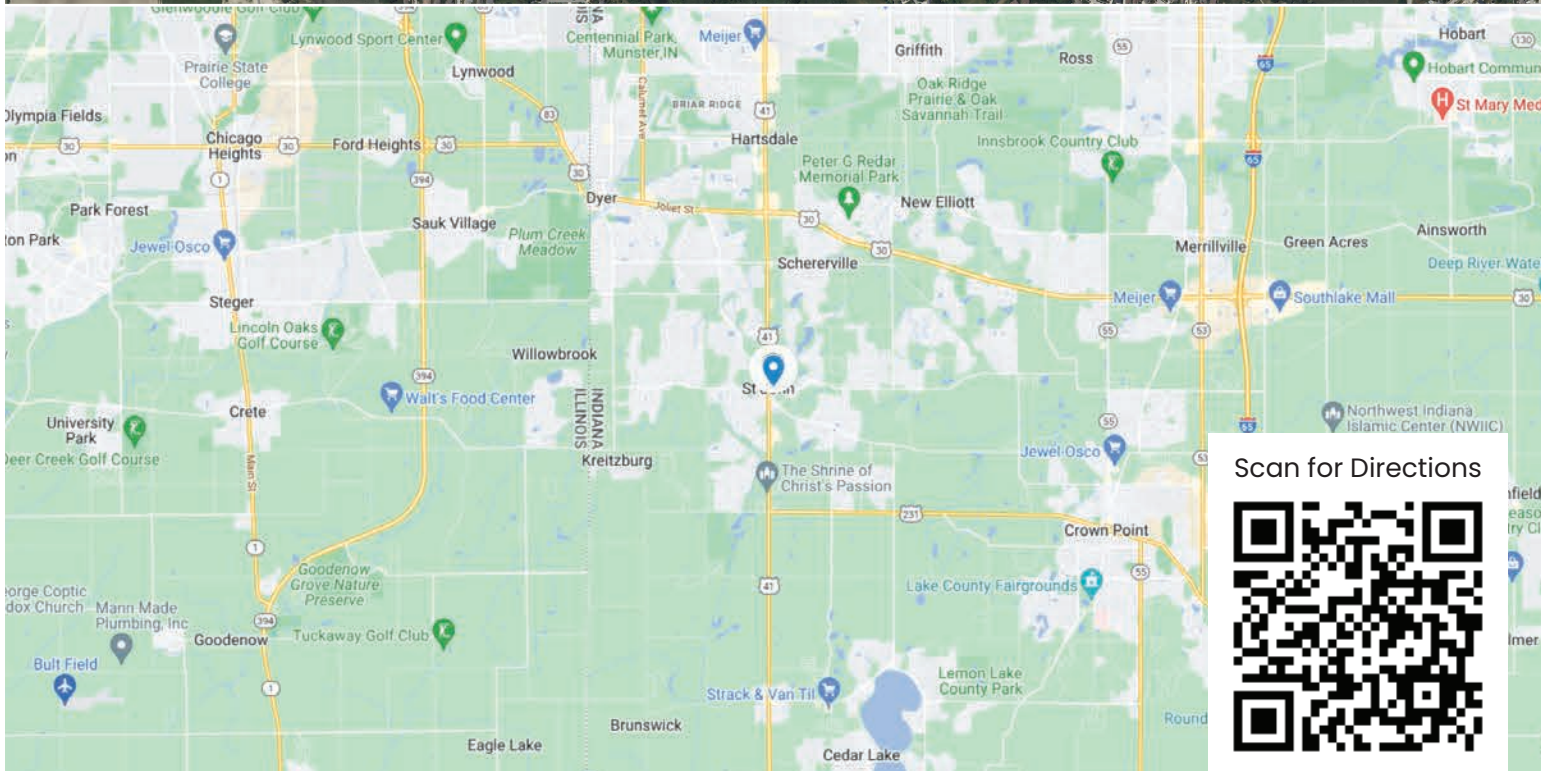
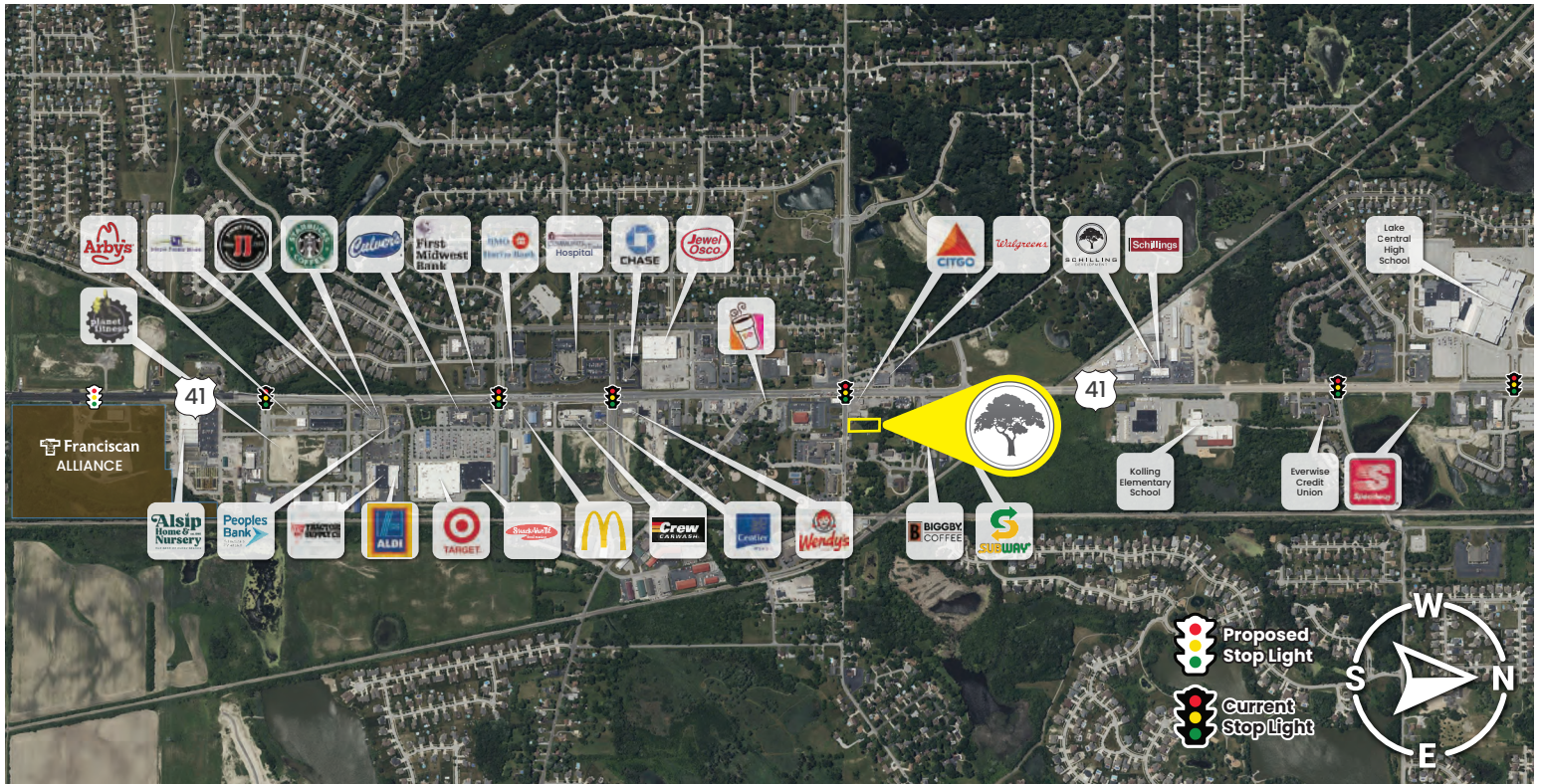
Net Acreage:	1.0		
Net Sq. Ft	43,560		
Market	Lake County		
Traffic Count	7,790 VPD		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	71,228	159,941	473,260
Median HH Income	\$77,187	\$67,273	\$54,617





## Property Info

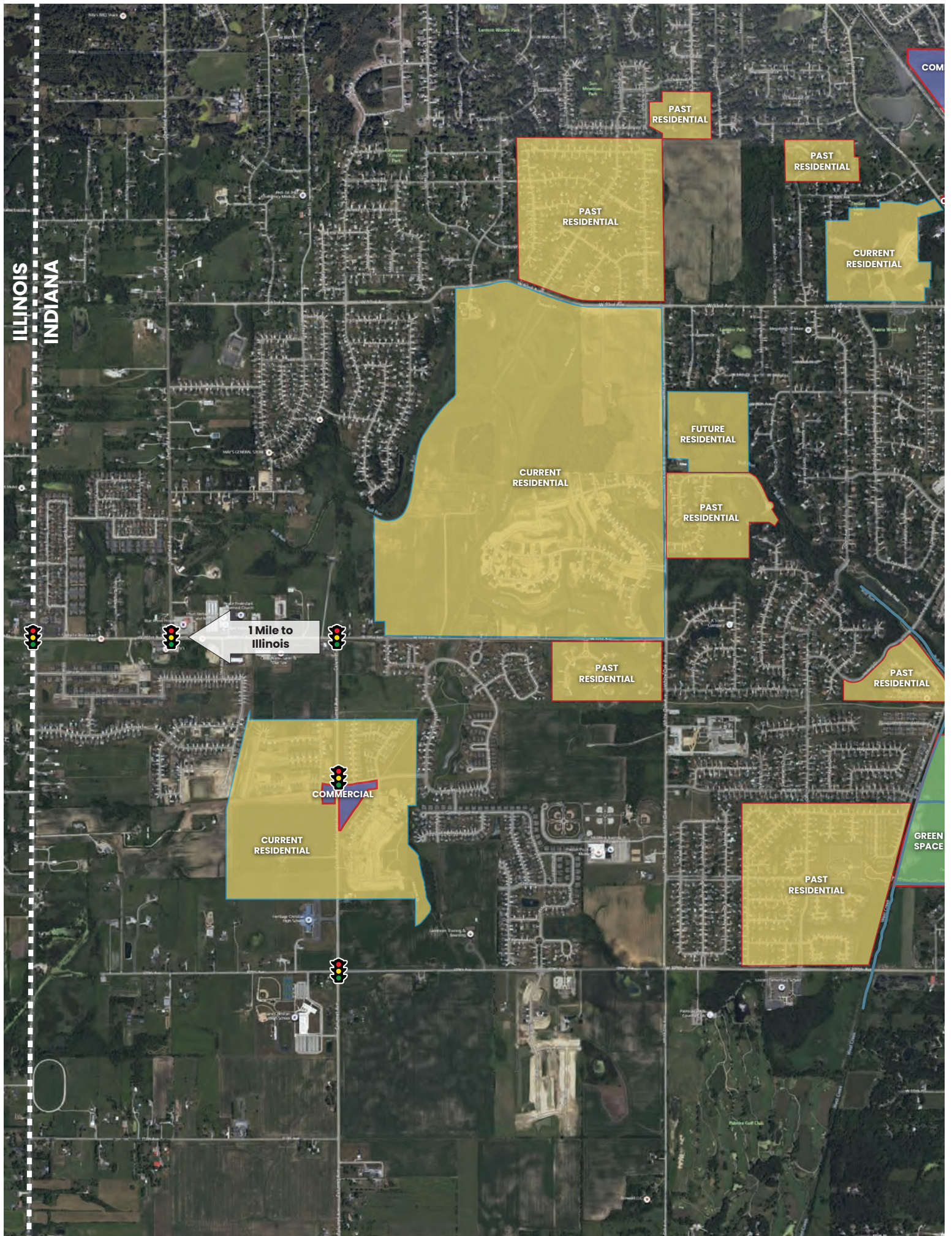
11120 W 93rd Ave, St John, IN 46373



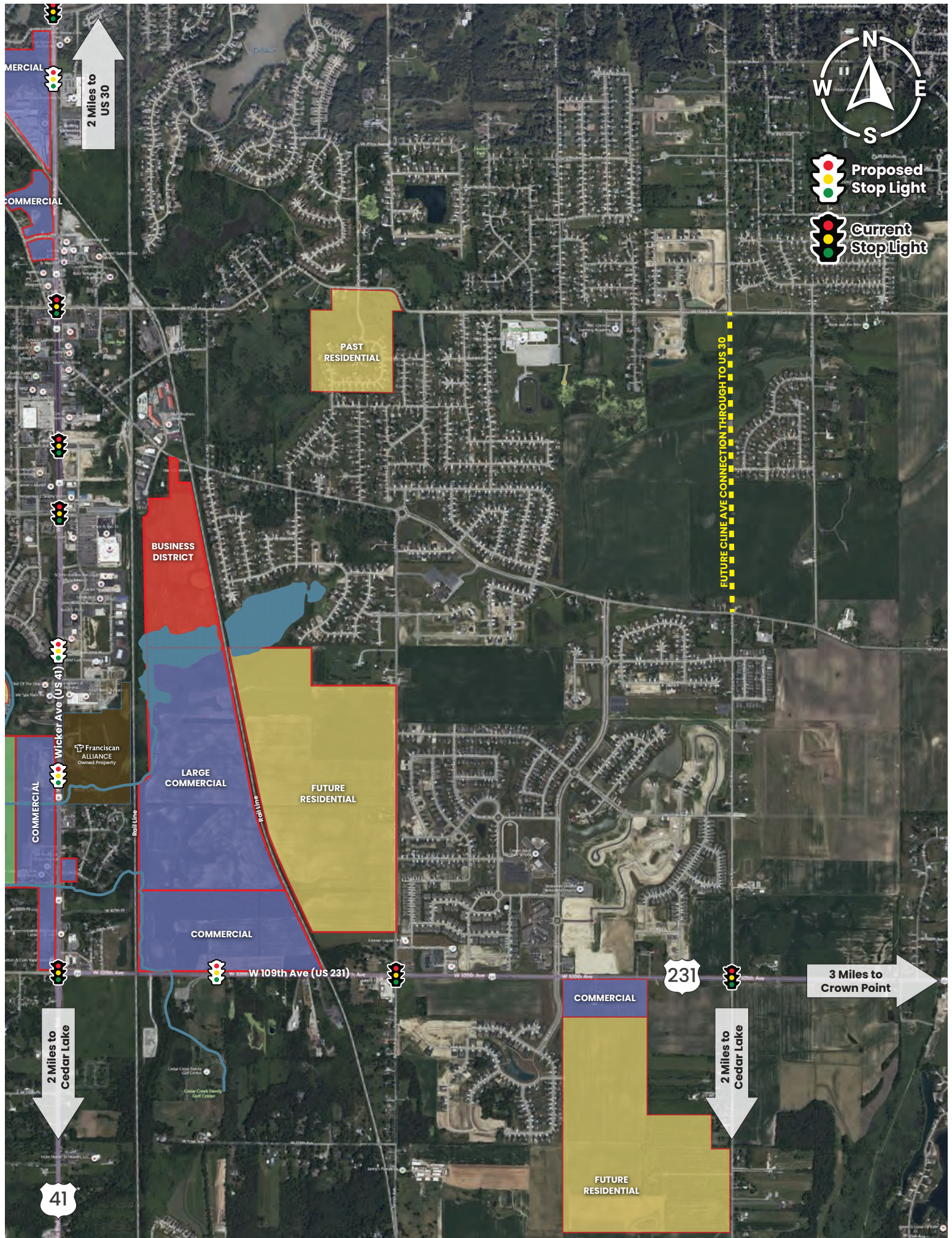
**219.365.6000**  
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ILLINOIS  
INDIANA







2 Miles to US 30

FUTURE CLINE AVE CONNECTION THROUGH TO US 30

3 Miles to Crown Point

2 Miles to Cedar Lake

2 Miles to Cedar Lake

41

231

BUSINESS DISTRICT

PAST RESIDENTIAL

LARGE COMMERCIAL

FUTURE RESIDENTIAL

COMMERCIAL

COMMERCIAL

FUTURE RESIDENTIAL

Wicker Ave (US 41)

Franciscan ALLIANCE  
Owned Property

W 109th Ave (US 231)

W 109th Ave

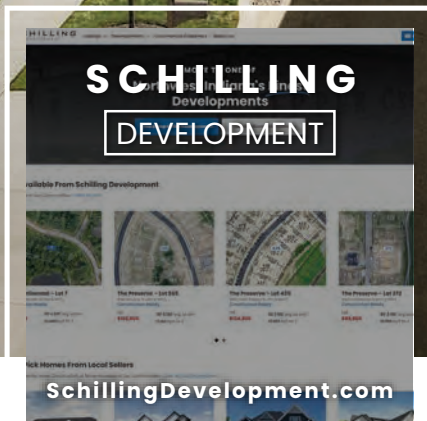
W 109th Ave

W 109th Ave





VISIT US ONLINE



**SCHILLING**  
DEVELOPMENT & REAL ESTATE

**ADDRESS:** 8900 WICKER AVE, ST. JOHN, IN 46373

**PHONE:** 219.365.6000