

# AVAILABLE

## Fuel Center Property



**11001 Calumet Ave, St John, IN 46373**

### Property Overview

Prime commercial land opportunity at the signalized intersection of Calumet Avenue and 109th Avenue in Dyer, Indiana. This highly visible  $\pm 3$ -acre site offers excellent frontage, strong traffic exposure, and a strategic position within a growing Lake County trade area, making it well suited for retail, service, or long-term investment users.

### Property Highlights

- $\pm 3$  acres of prime commercial land at a signalized intersection
- Prominent frontage and visibility along Calumet Avenue, a major north-south corridor and 109th Avenue
- Strong daily traffic exposure with consistent regional connectivity
- Surrounded by established and expanding retail, service, and future residential development
- Flexible site configuration suitable for a variety of commercial uses
- Well positioned for near-term development or long-term investment hold
- Located in a growing Lake County market with favorable demographics

### SITE DATA

Net Acreage:	$\pm 3$
Net Sq. Ft	130,000
Market	Lake County
Traffic Count	11,772 VPD
<b>Demographics</b>	<b>St John 2023</b>
Total Population	21,639
Median HH Income	\$127,449

1/20/26



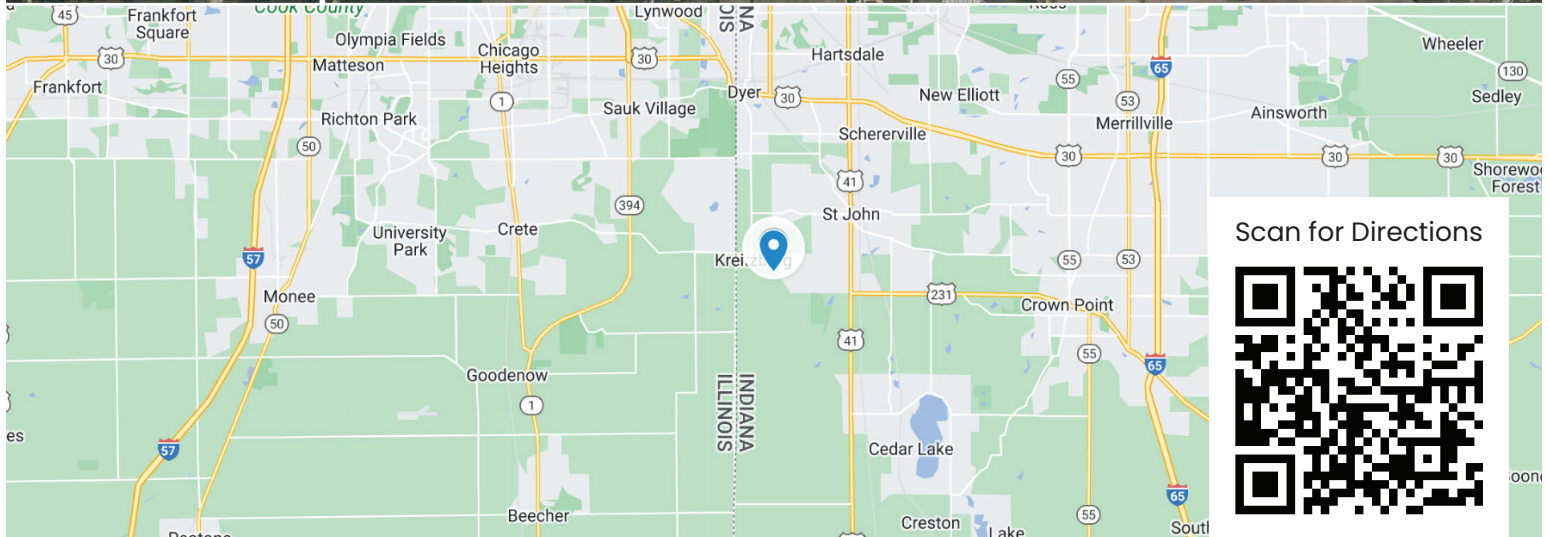
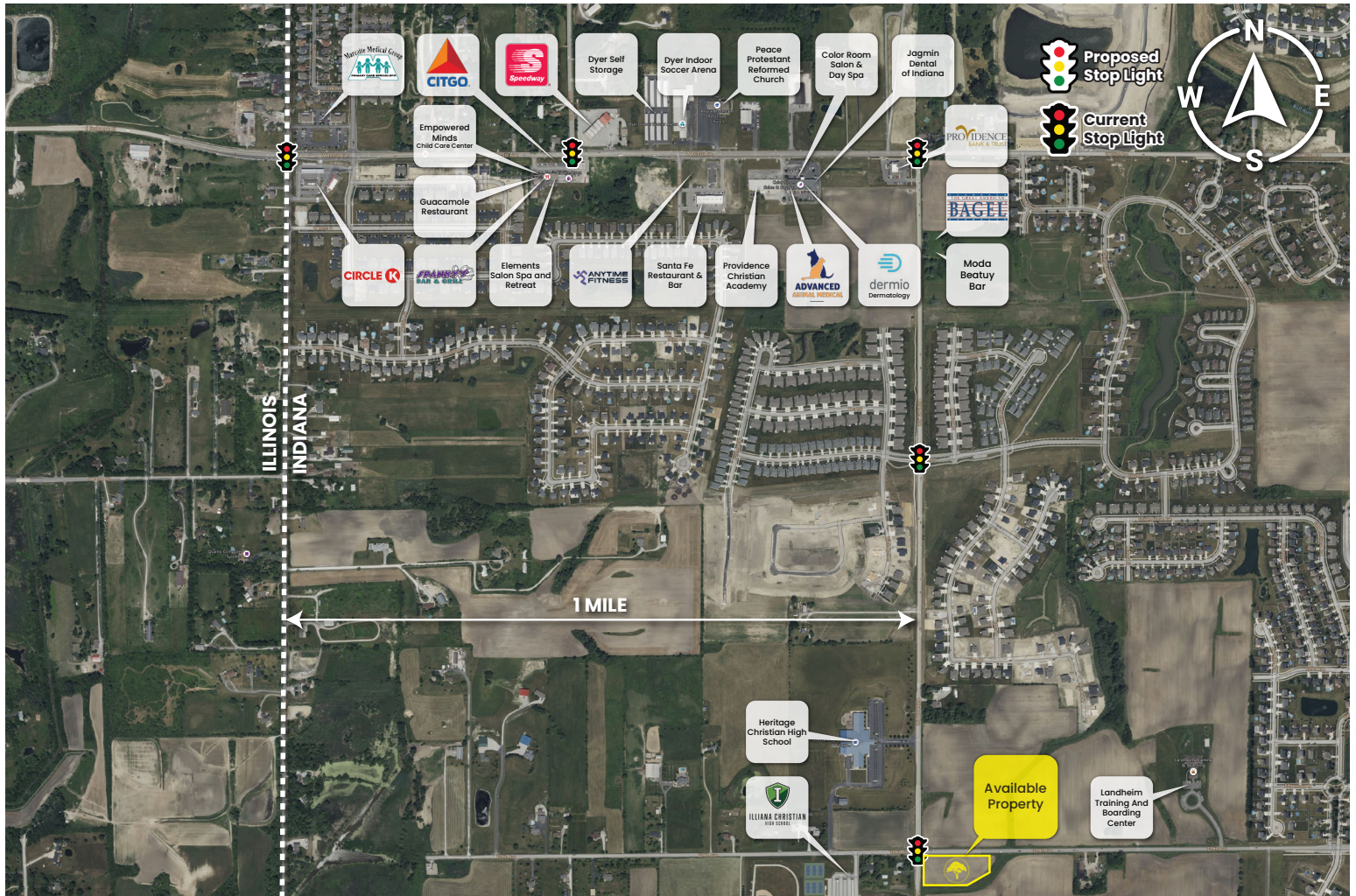
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**219.365.6000**  
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## Property Info

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