

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 ±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

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

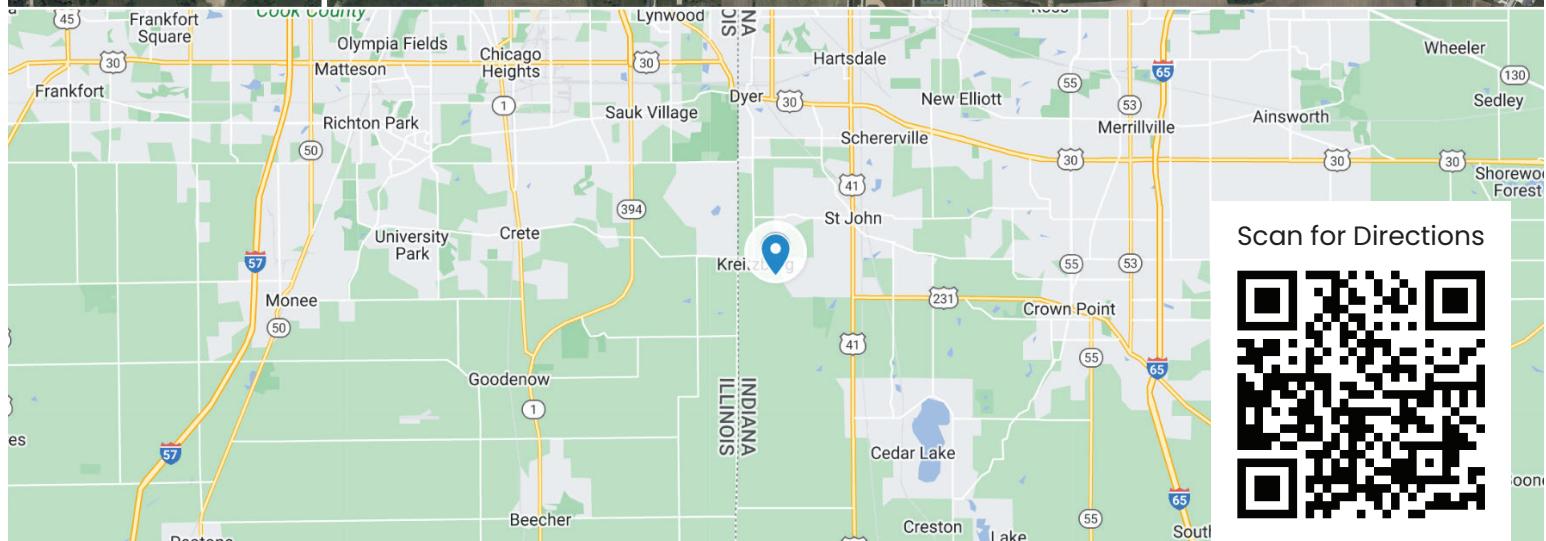
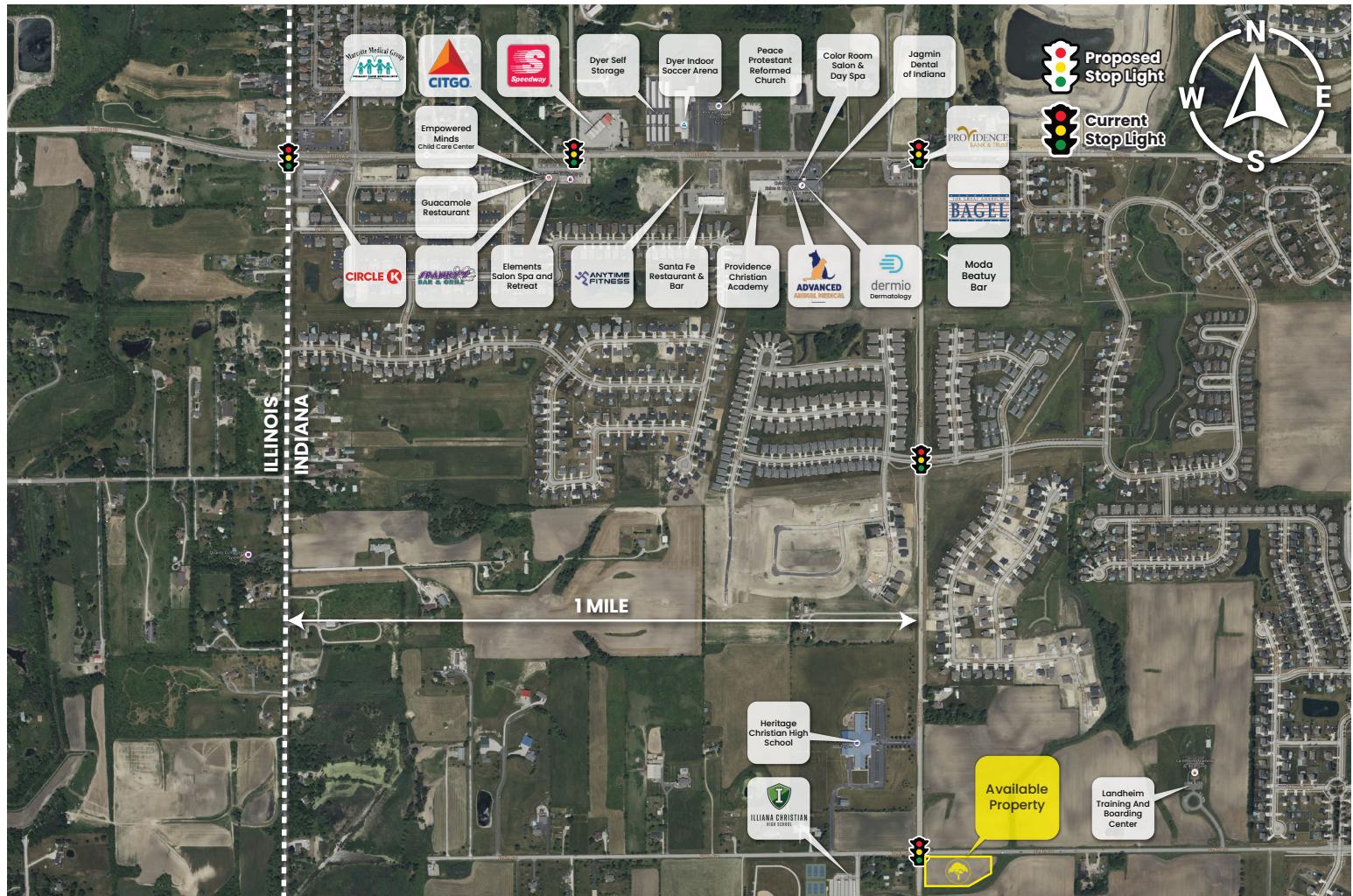


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Property Info

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