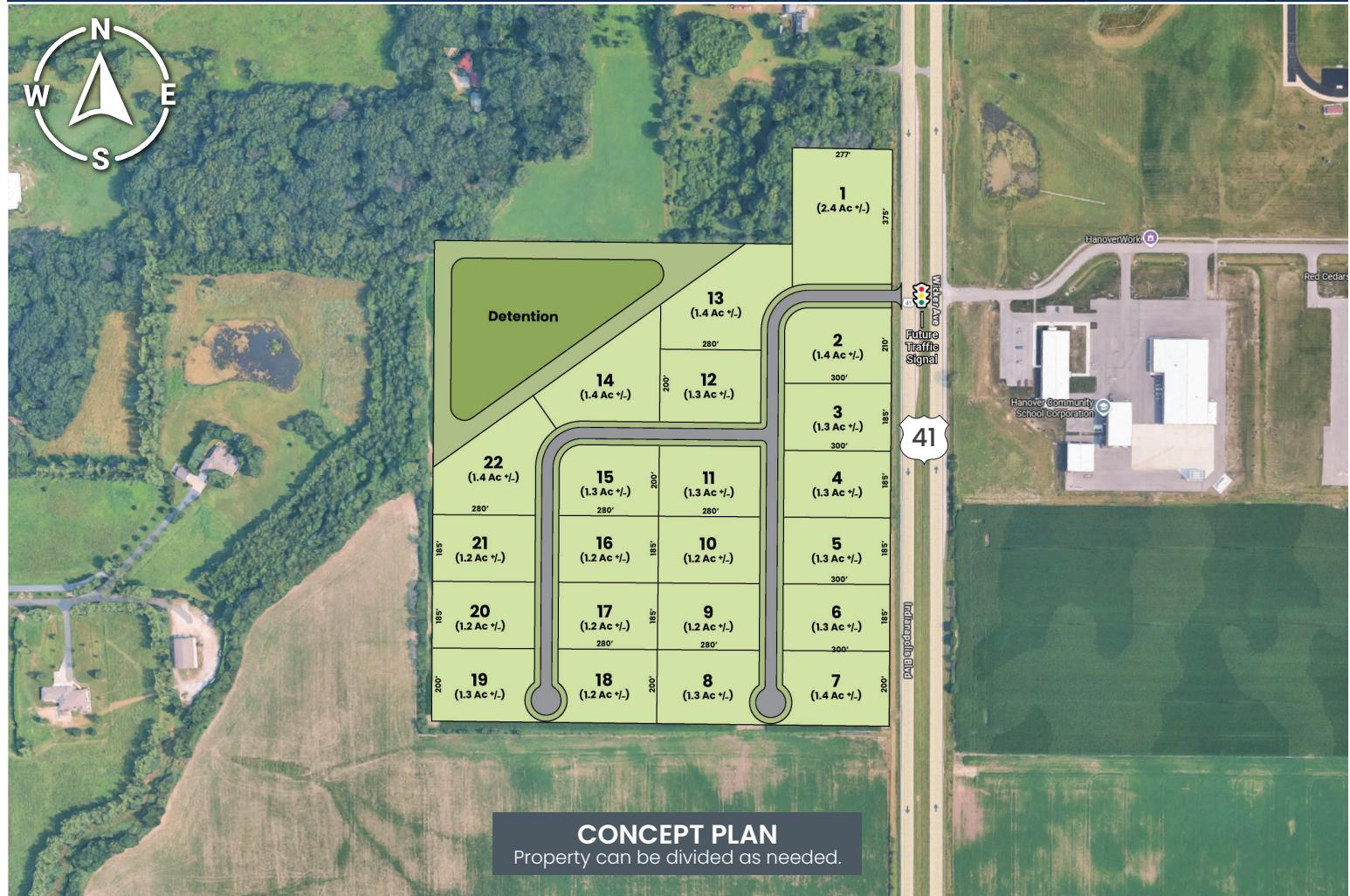


# AVAILABLE LOTS

Business Park (Future Project)



**14520 Wicker Ave, Cedar Lake, IN 46303**

## Property Overview

This expansive 42-acre property is located at 14520 Wicker Ave, Cedar Lake, IN 46303. Positioned along the critical US-41 (Wicker Ave) corridor, this site offers massive scale for a major commercial, or mixed-use development in one of Lake County's fastest-growing communities.

## Property Highlights

- Total Acreage: 42 Acres.
- High Visibility: Extensive frontage on Wicker Ave (US-41), a primary regional artery.
- Zoning: Currently Agricultural (A), intended by the town to transition into higher-density uses as the area develops.
- Strategic Growth: Cedar Lake is experiencing a 16.3% population surge since 2020, creating high demand for new retail and professional services.
- Utilities: Municipal sewer and water services are provided by the Town of Cedar Lake, with electric and gas serviced by NIPSCO.

## SITE DATA

Net Acreage:	42
Net Sq. Ft	1,765,116
Market	Lake County
Traffic Count	18,478 VPD
Demographics	Cedar Lake 2024
Total Population	16,404
Median HH Income	\$79,177

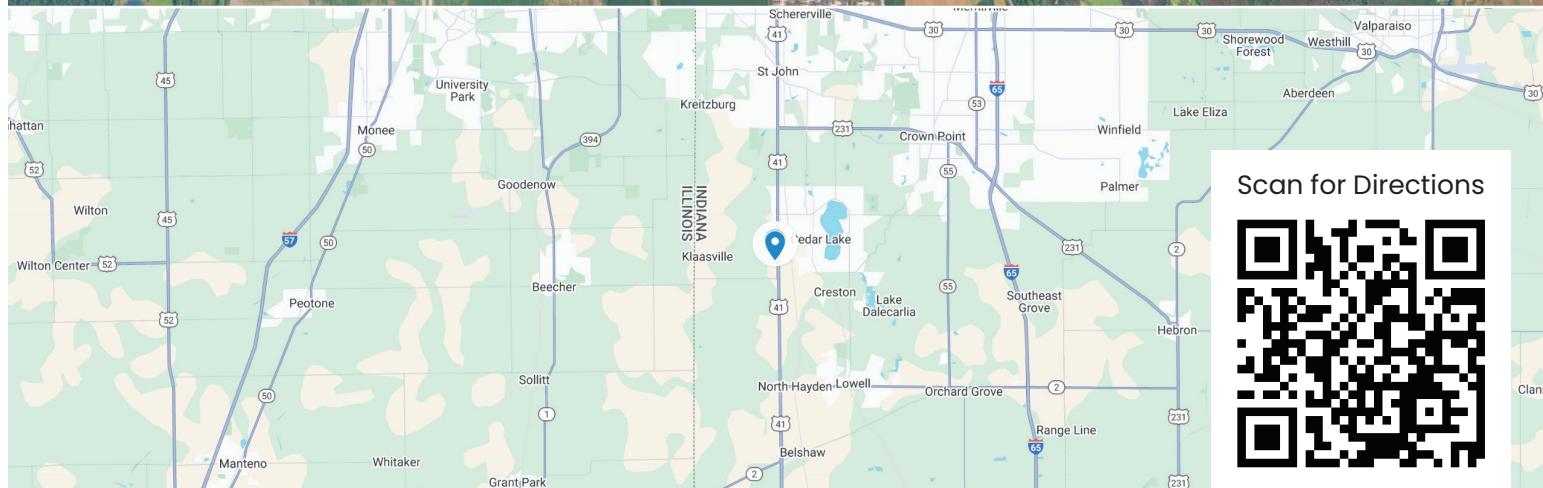


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**219.365.6000**  
SchillingRealEstate.com

## Property Info

14520 Wicker Ave, Cedar Lake, IN 46303



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