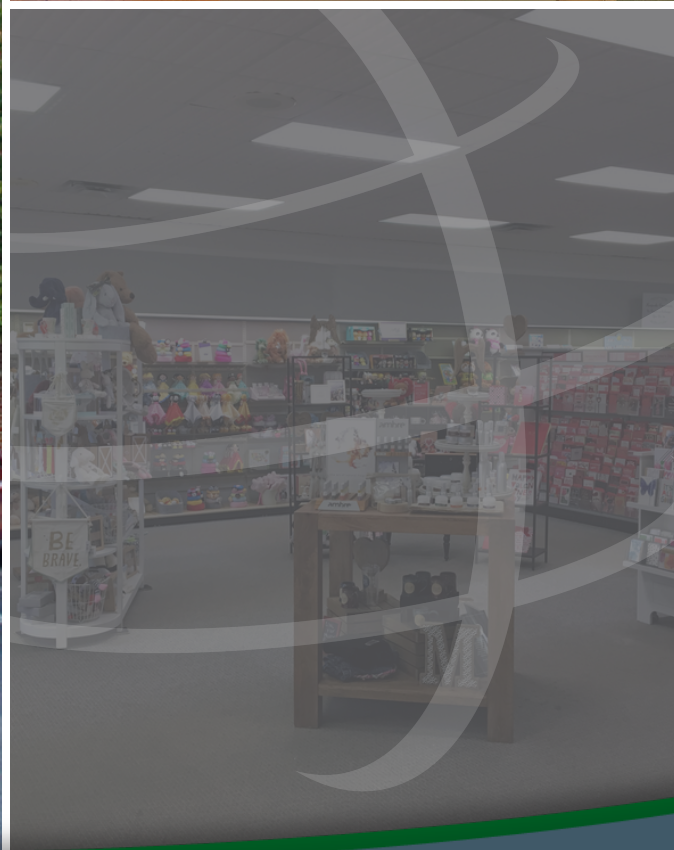


# 9533 WICKER AVE, SAINT JOHN, IN 46373



For more information, please contact:

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# ST. JOHN US 41 RETAIL

9533 Wicker Ave, Saint John, IN 46373



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,090,000
<b>Price / SF:</b>	\$88.97
<b>Lot Size:</b>	1.82 Acres
<b>Year Built:</b>	1994
<b>Building Size:</b>	12252 SF
<b>Renovated:</b>	1998
<b>Zoning:</b>	C2
<b>Traffic Count:</b>	28,799

### PROPERTY HIGHLIGHTS

- NW Indiana's Fastest growing populations
- Prime Retail location on US 41
- Nearby Target, Strack & Van Til's, Starbucks, and many more
- Less than Replacement Cost



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## PROPERTY DESCRIPTION

### PROPERTY OVERVIEW

**MAJOR PRICE REDUCTION!** Great owner/user opportunity to purchase a 12,000+ SF retail building in thriving St. John, Indiana. Join other nearby retailers such as Target, Strack & Van Til's, Aldi, Starbucks, McDonalds, Walgreens, and many more. Ideal location for a variety of retail uses that cater to the fastest growing population in Northwest Indiana. Building can easily be converted from a single operator retail use to multi-tenant retail. The entire property is about 6,000 SF of retail and the remainder storage.

### LOCATION OVERVIEW

The property is located just 1/2 mile south of corner of 93rd and US 41 (Wicker Ave) in St. John, Indiana. St. John is a town in Lake County, IN, and was founded in 1837. The population was 14,850 at the 2010 census. In 2009, St. John ranked 48th among CNN's top 100 places to live in the United States. In 2014, St. John was ranked as the 4th safest place in Indiana by Movoto Real Estate.

The town issued over 200 new home building permits in 2016. It continues to lead Lake County in new home permits with a large population coming in from Illinois.



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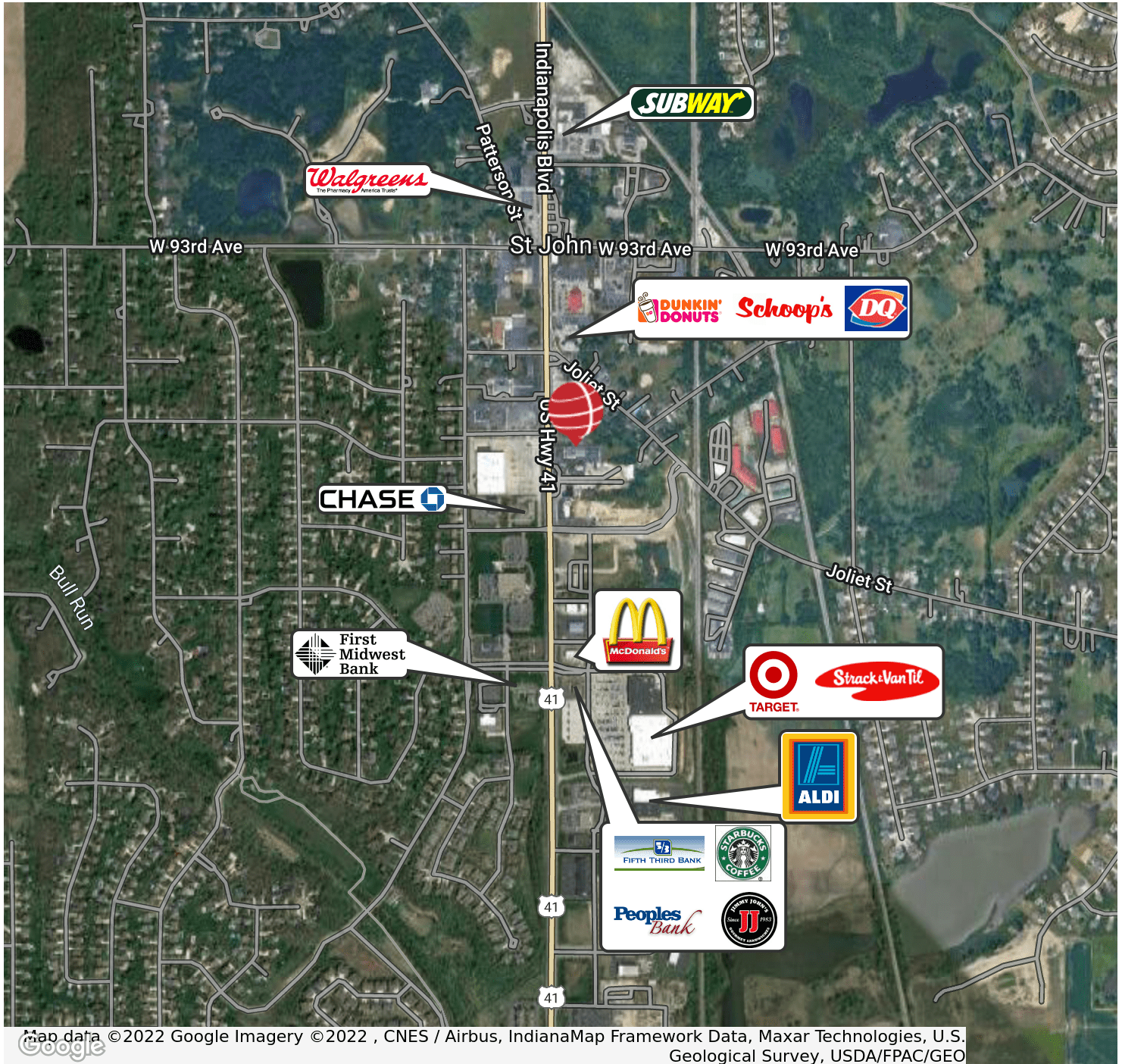


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## RETAILER MAP



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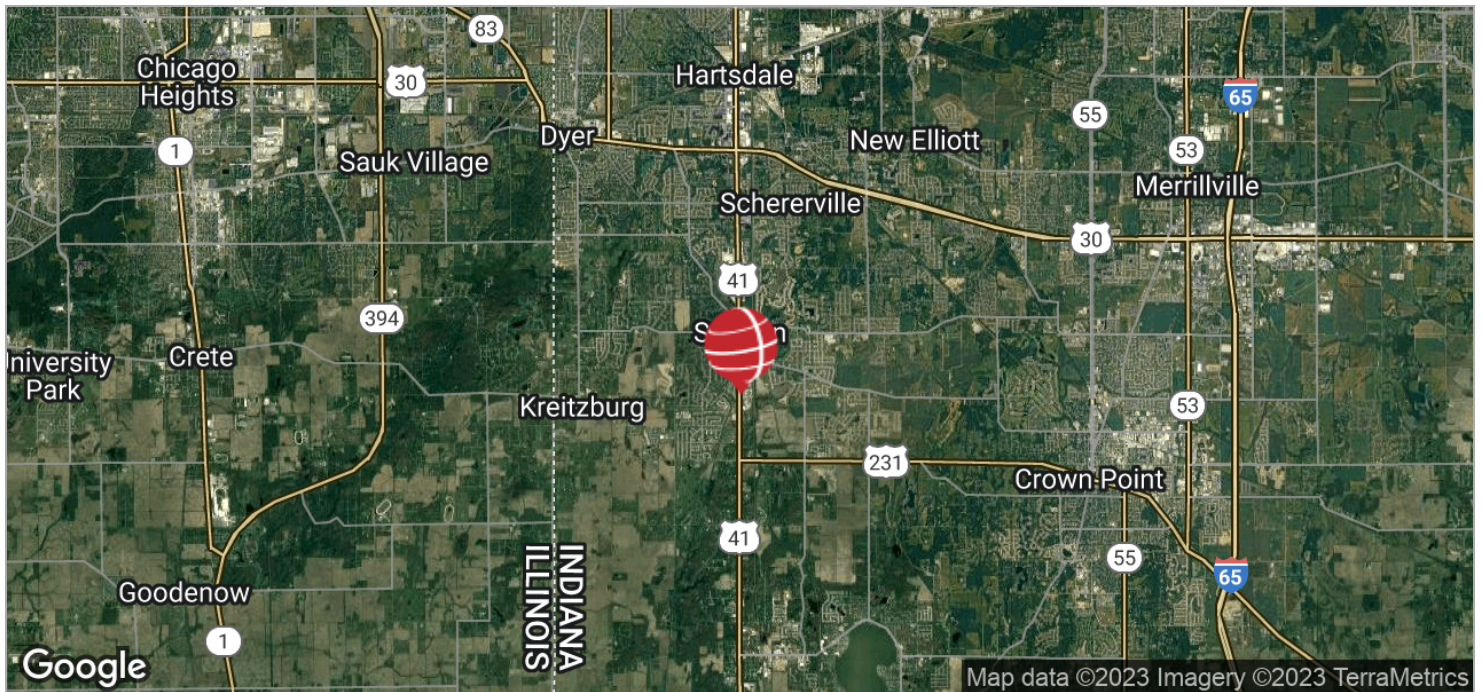


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## LOCATION MAPS



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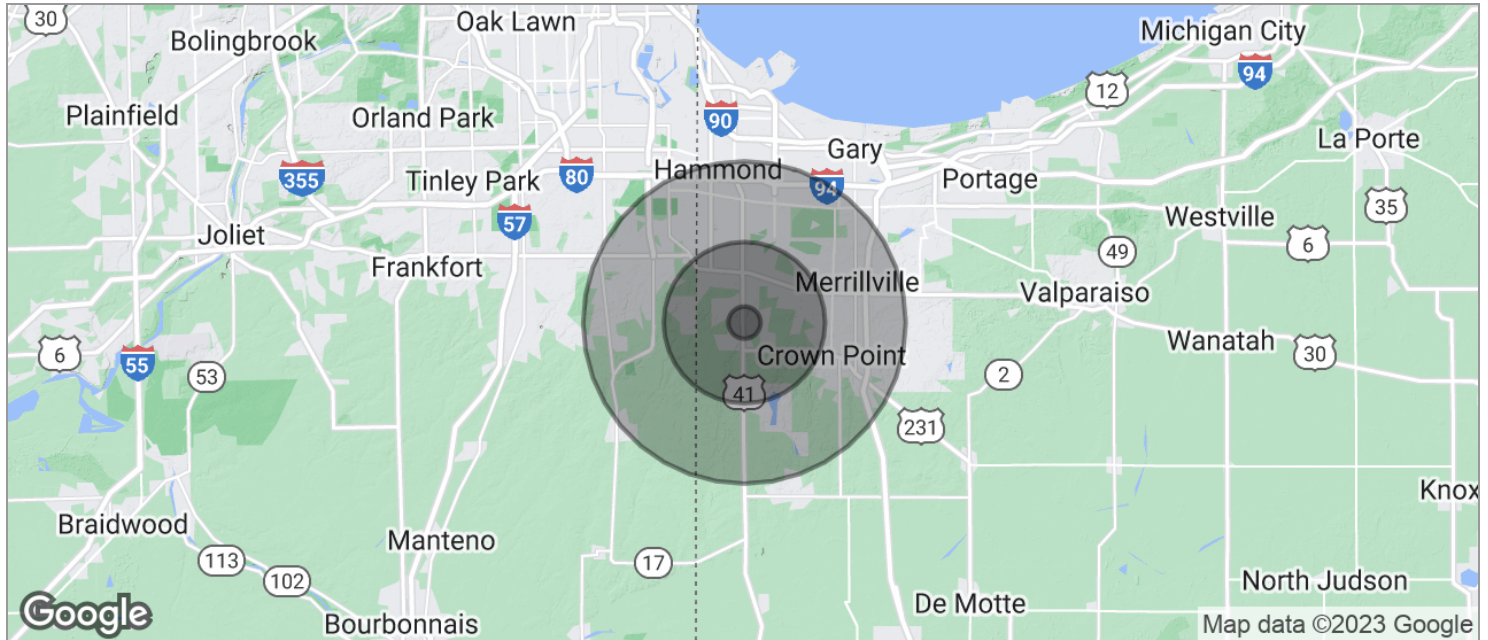
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## DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,132	85,713	377,438
MEDIAN AGE	39.6	39.3	38.6
MEDIAN AGE (MALE)	38.6	38.2	37.1
MEDIAN AGE (FEMALE)	40.0	40.5	40.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,048	30,555	140,442
# OF PERSONS PER HH	3.0	2.8	2.7
AVERAGE HH INCOME	\$96,530	\$85,110	\$72,185
AVERAGE HOUSE VALUE	\$271,045	\$239,948	\$201,787

\* Demographic data derived from 2020 ACS - US Census

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