



# BLACKSHIRE REAL ESTATE

**Please Contact:**

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## 10331 Wicker Avenue (US 41) St. John, Indiana

**For SALE or LEASE**

**Raw Land Development or Build-to Suit**

**17+ acres Buildable Land (32 acres total land area)**

This property is ideally suited for a number of retail and commercial uses and options, including:

- Mid to large-format retailers seeking a strong destination location with high traffic and accessibility
- Redevelopment into contiguous multi-retail, or multiple free-standing retail
- Grocery, health club, restaurant, children's entertainment uses

### Location Features

Well located for retail and other commercial uses.

- Located in the bustling US 41 business corridor.
- Highest growth area in Northwest Indiana.
- Healthy disposable income within trade area.
- Underserved demand in many retail categories.
- Immediately adjacent to active tourist destination.
- Zoned for Commercial Development.

### Listing Terms

**Sale Price:** \$2,500,000

**Build to Suit Terms:** Negotiable

**Ground Lease Terms:** Negotiable

**Bldg. Lease Terms:** Negotiable

# Demographic Summary

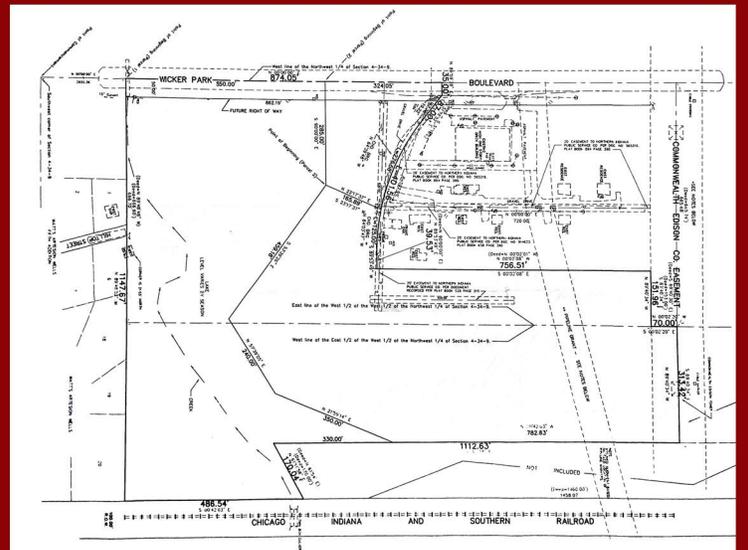
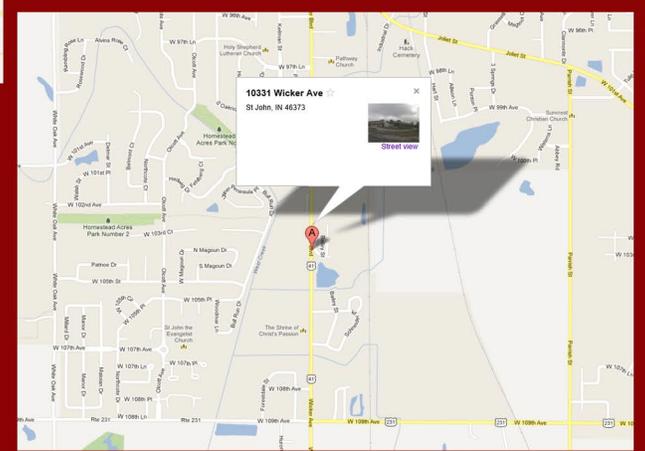
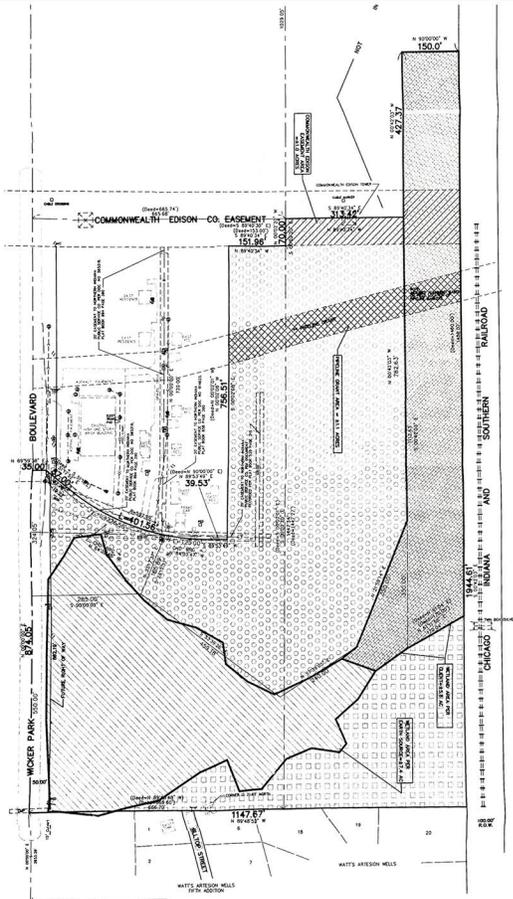
	1 Mile	3 Miles	5 Miles
<b>Population</b>	3,533	21,599	74,944
<b>Households</b>	1,293	7,405	27,120
<b>Daytime Population</b>	N/A	N/A	N/A
<b>Median Age</b>	39.5	39.9	39.9
<b>Avg. HH Income</b>	\$76,220	\$84,264	\$78,096
<b>Owner Occupied Units</b>	85.5%	89%	81.1%
<b>Renter Occupied Units</b>	10.5%	7.7%	14.5%

(\*2011 data; Experian/Applied Geographic Solutions)

# Demographic Features

- Solid middle-market with predominant income levels between \$50,000 - \$75,000
- Strongest age clusters between 25 and 54.
- Lots of children: Nearly 20% of the population is under the age 14, with 6.3% under age 5.

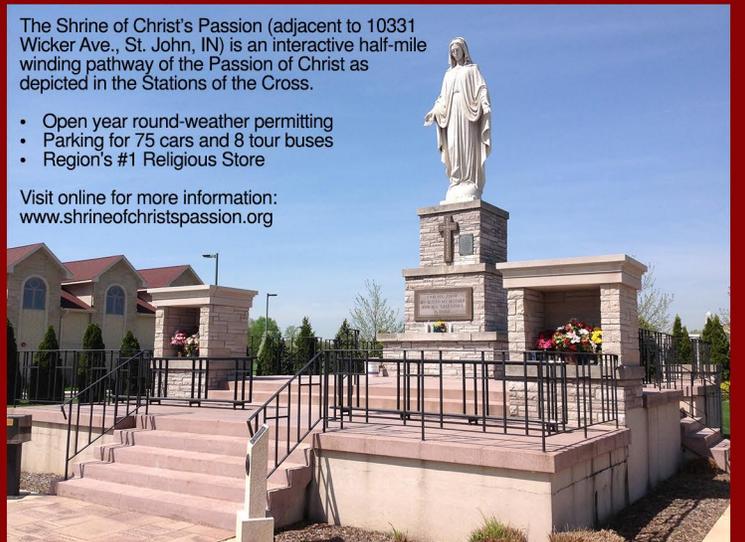
# Existing Site Plan



The Shrine of Christ's Passion (adjacent to 10331 Wicker Ave., St. John, IN) is an interactive half-mile winding pathway of the Passion of Christ as depicted in the Stations of the Cross.

- Open year round-weather permitting
- Parking for 75 cars and 8 tour buses
- Region's #1 Religious Store

Visit online for more information:  
[www.shrineofchristspassion.org](http://www.shrineofchristspassion.org)



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