

7990-7950 WICKER AVE, SAINT JOHN, IN 46373



For more information, please contact:

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DUNHILL CENTER

7990-7950 Wicker Ave, Saint John, IN 46373



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,912 - 2,947 SF
Lease Rate:	\$14.00 - 15.00 SF/yr (NNN)
Lot Size:	1.21 Acres
Year Built:	2000
Building Size:	12,296 SF
Zoning:	C3
Submarket:	Indiana

PROPERTY OVERVIEW

Retail space now available on Route 41 in Saint John, IN with high traffic counts and great visibility. Join long time tenant Dunhill Tuxedo's, Midwest Wealth and others in this newer center located right along the Schererville/St. John border. Pylon signage available as well as above your unit. Suites ranging from 1,297 SF up to 2,746 SF.

PROPERTY HIGHLIGHTS

- Last space available within the town limits of Schererville, IN
- Located directly on US 41 with excellent visibility
- High traffic counts of 29,957 vehicles per day
- Join current long time tenant Dunhill Tuxedos, Moses Eye Centers and many more
- Pylon signage available as well as signage directly above your unit

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PROPERTY DESCRIPTION

PROPERTY OVERVIEW

Retail space now available on Route 41 in Schererville, IN with high traffic counts and great visibility. Join long time tenant Dunhill Tuxedo's, Studio Barre, Moses Eyecare Center, Midwest Wealth Builders and others in this newer center located right along the Schererville/St. John border. Pylon signage available as well as above your unit.

LOCATION OVERVIEW

From US 30 & 41, south on 41 for 1 mile to property on West side of 41

Schererville is a town in St. John Township, Lake County, Indiana. It is part of the Chicago MSA. Long before Indiana became a state, long before the founding of Schererville, people called this place the "Crossroads." Many residents of Schererville commute to work in downtown Chicago due to the city's proximity. Schererville is home to one of Northwest Indiana's premiere retail trade areas.



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An aerial photograph of a suburban neighborhood. A red location pin is placed on a road. To the left of the road is a large house with a dark roof and a driveway. To the right of the road is a large, multi-story building, possibly a school or community center, with a large white water tower nearby. The area is surrounded by green trees and grass. The Google logo is visible in the bottom left corner, and copyright information is at the bottom: "Imagery ©2019, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency".



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AVAILABLE SPACES

LEASE TYPE | NNN

TOTAL SPACE | 1,912 - 2,947 SF

LEASE TERM | Negotiable

LEASE RATE | \$14.00 - \$15.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7982	Midwest Wealth Builders	1,498 SF	NNN	\$14.00 SF/yr	-
7974	Moses Eyecare Center	2,746 SF	NNN	\$14.00 SF/yr	-
7958	Something Blue Bridal	1,297 SF	NNN	\$15.00 SF/yr	-
7950	Studio Barre	1,912 SF	NNN	\$14.00 SF/yr	-
Endcap Space	Available	1,912 SF	NNN	\$15.00 SF/yr	-
Inline Space	Available	2,947 SF	NNN	\$14.00 SF/yr	-

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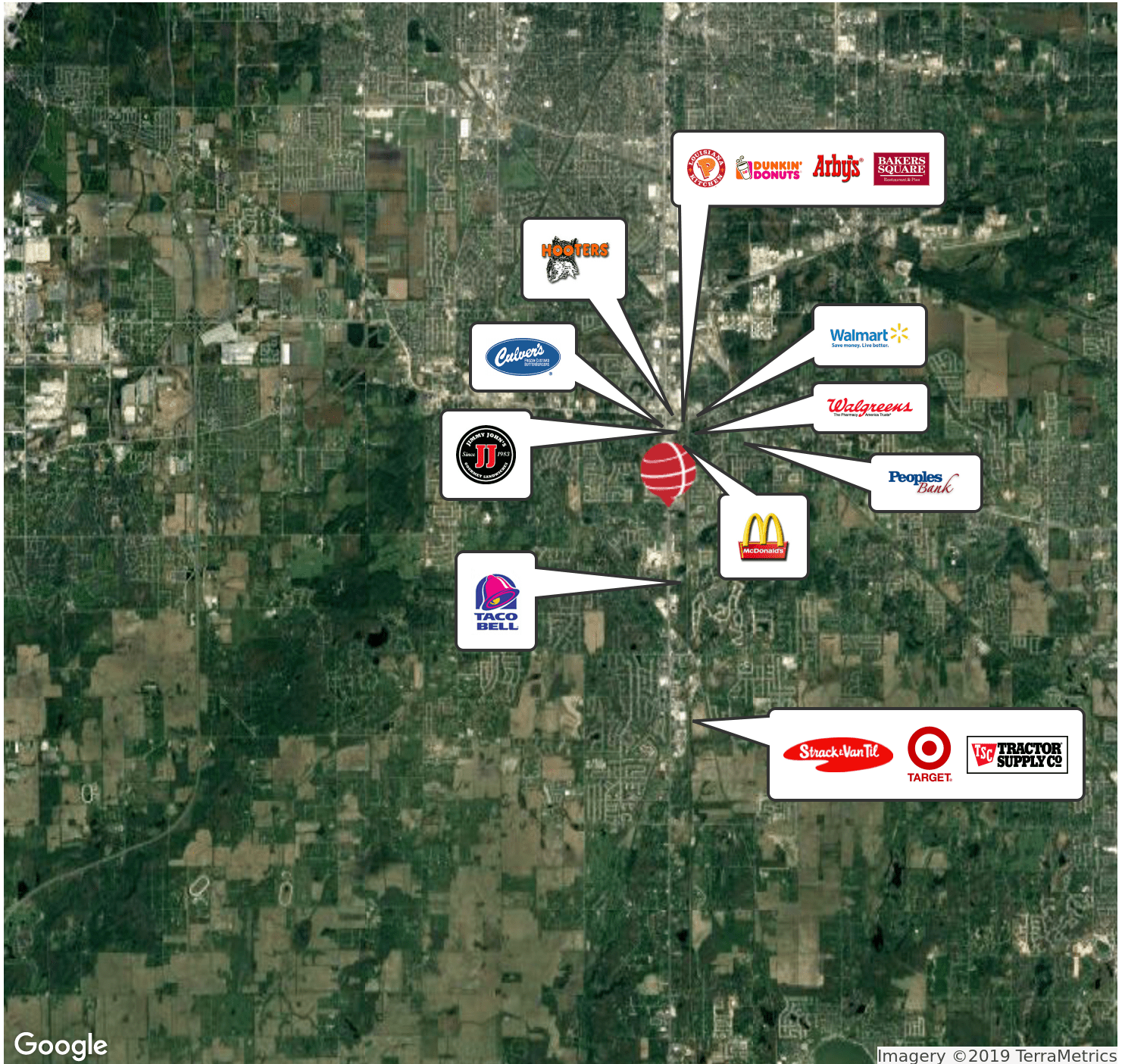
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RETAILER MAP



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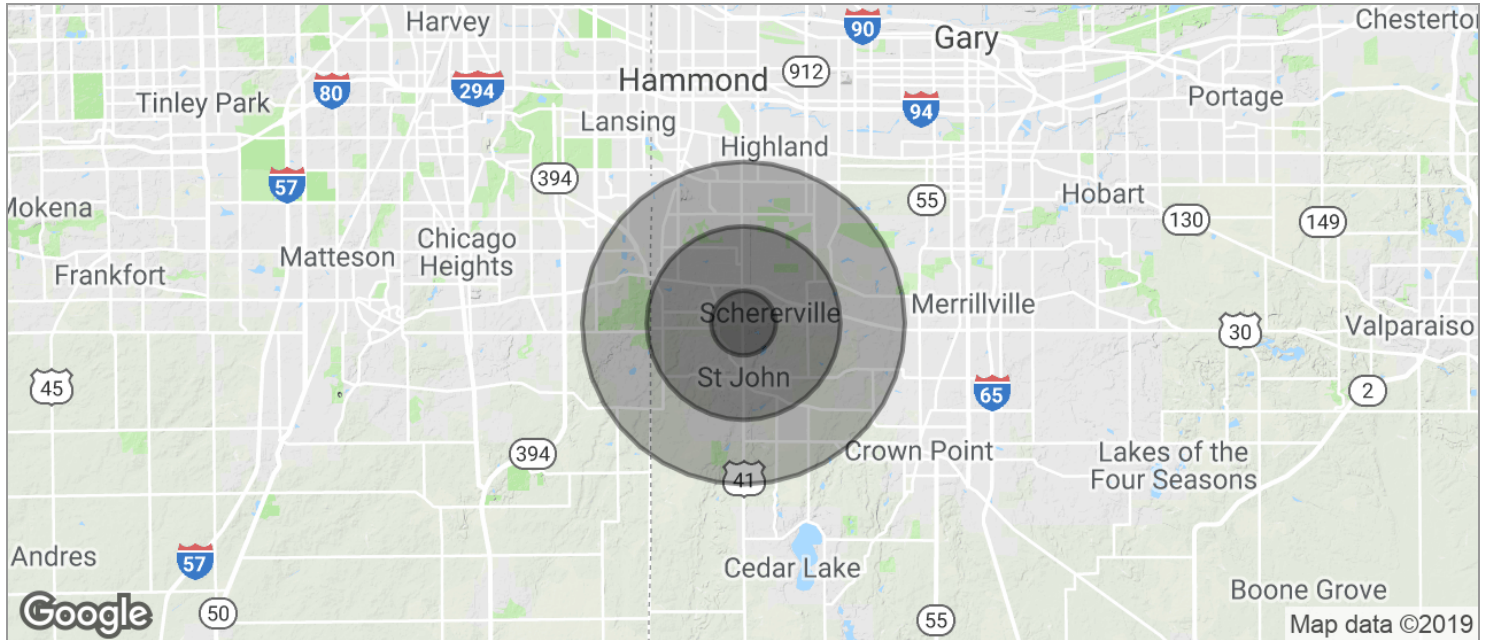
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,221	43,396	118,160
MEDIAN AGE	38.4	40.6	40.0
MEDIAN AGE (MALE)	37.8	39.5	38.6
MEDIAN AGE (FEMALE)	39.3	42.0	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,863	16,082	43,763
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$85,236	\$86,003	\$84,013
AVERAGE HOUSE VALUE	\$254,262	\$242,912	\$225,655

* Demographic data derived from 2010 US Census

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