

10927 PARRISH AVENUE LOT 1, SAINT JOHN, IN 46373



For more information, please contact:

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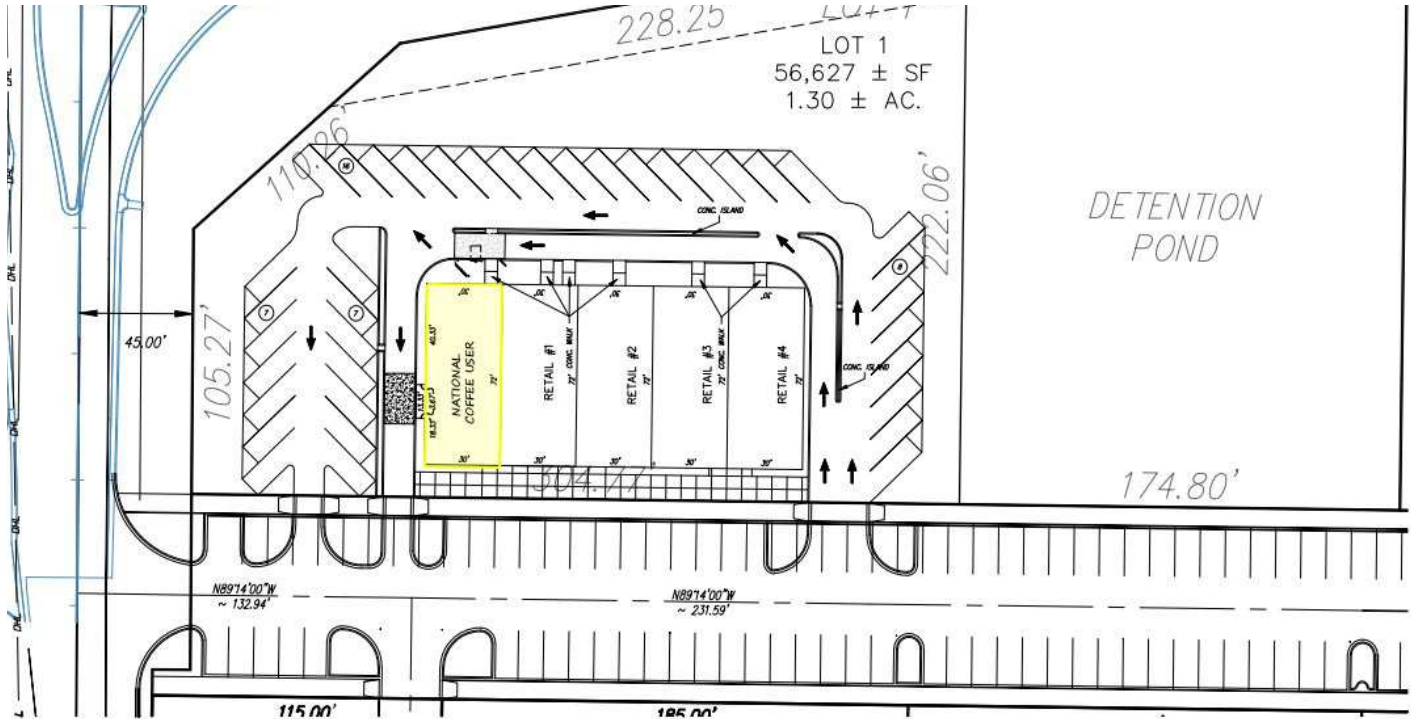
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NEW CONSTRUCTION RETAIL- SAINT JOHN, IN

10927 Parrish Avenue Lot 1, Saint John, IN 46373



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,500 - 8,640 SF

Lease Rate: Negotiable

Lot Size: 1.3 Acres

Zoning: C-2

PROPERTY HIGHLIGHTS

- New Retail Development Coming soon to St. John, IN
- Anchored by a National Coffee user
- Construction to start around 3Q 2025
- Over 200+ residential units immediately adjacent
- One of the fastest growing communities in Northwest, IN
- Located on 231 and Parrish which will soon be a roundabout



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PROPERTY DESCRIPTION



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New Retail center coming soon to Saint John, IN! This new retail development is set to become a prime destination, anchored by a national coffee retailer. Construction is slated to commence in 3Q 2025, providing an exciting opportunity to secure a space in this quickly growing community. Strongly positioned at 231 and Parrish, this property offers excellent visibility and accessibility. With over 200 residential units planned immediately behind this, this is an ideal setting for businesses seeking to tap into a dynamic and growing market. The property is located across the street from The Gates of St. John with over 800 homes.

LOCATION DESCRIPTION

The subject property is located on US 231 (109th Avenue) and Parrish Avenue in the Town of St. John, IN

St. John is a town in Lake County, Indiana, United States. St. John 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.

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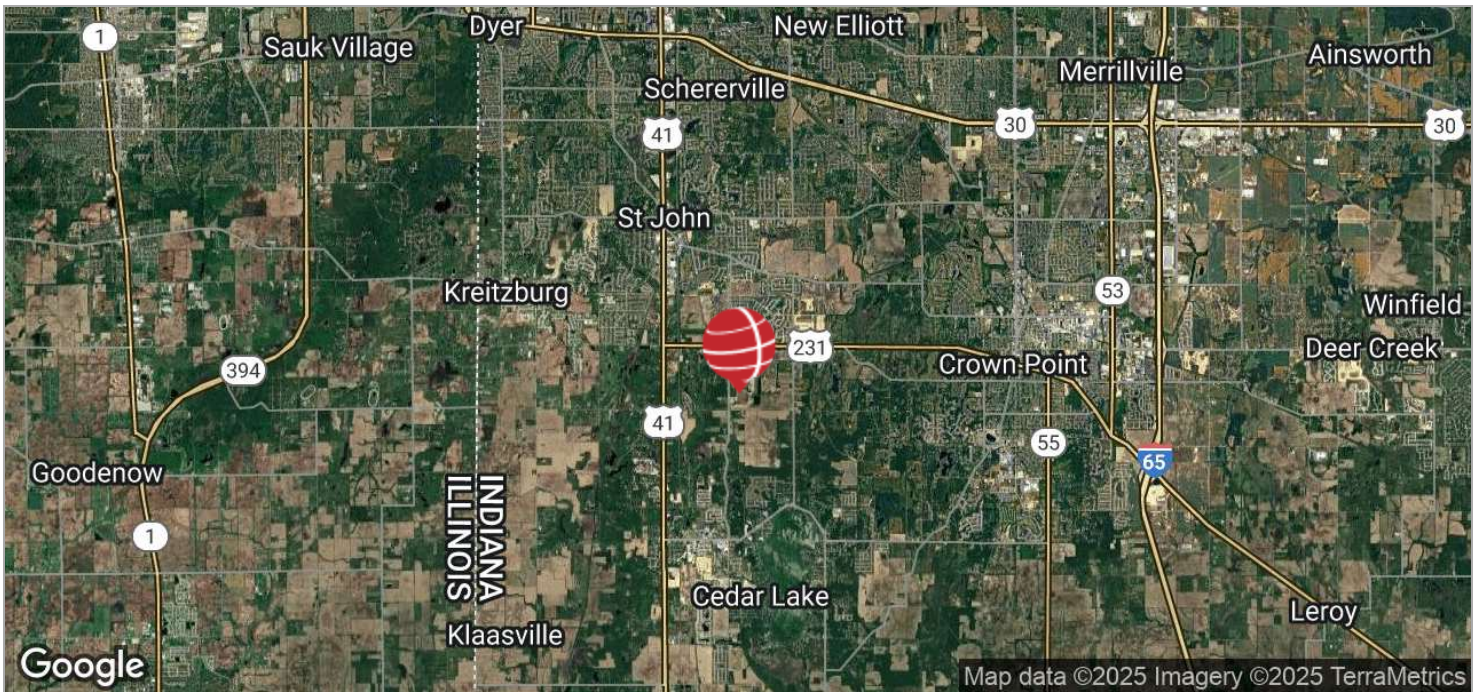
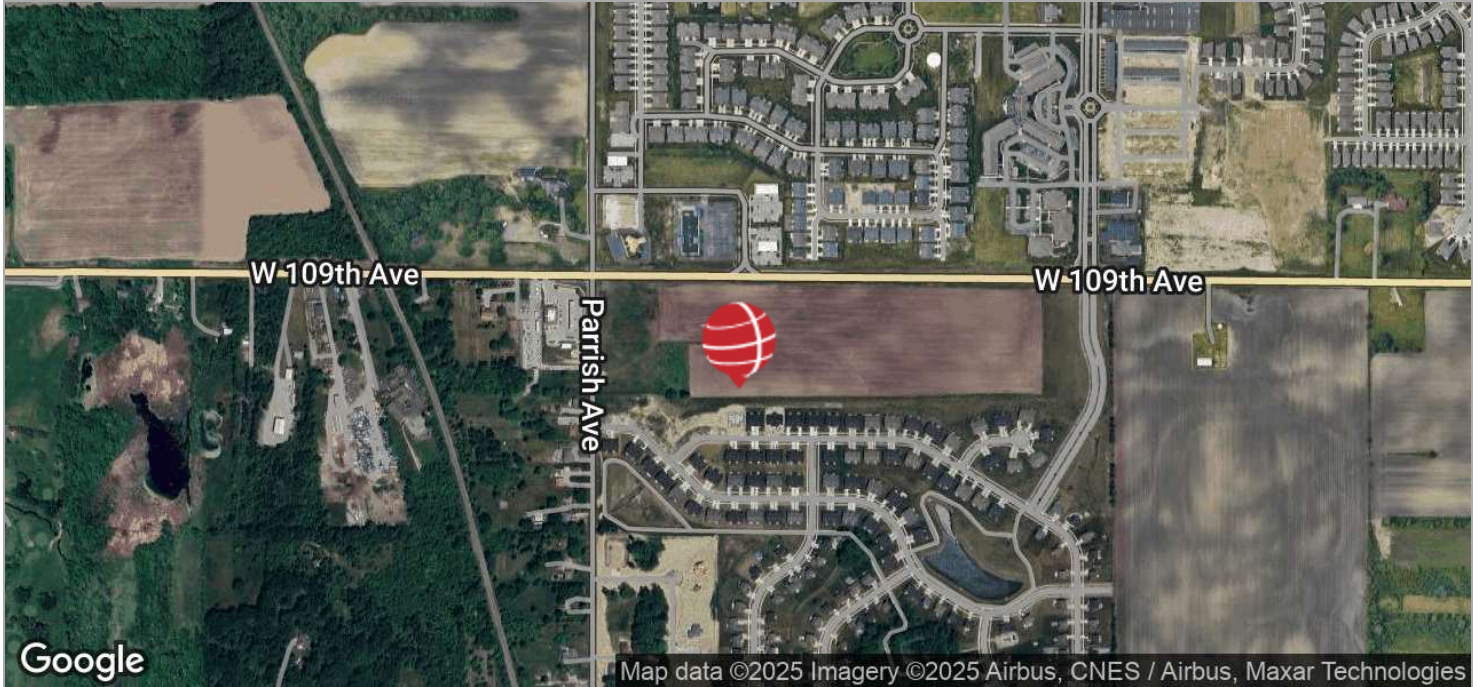
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LOCATION MAPS



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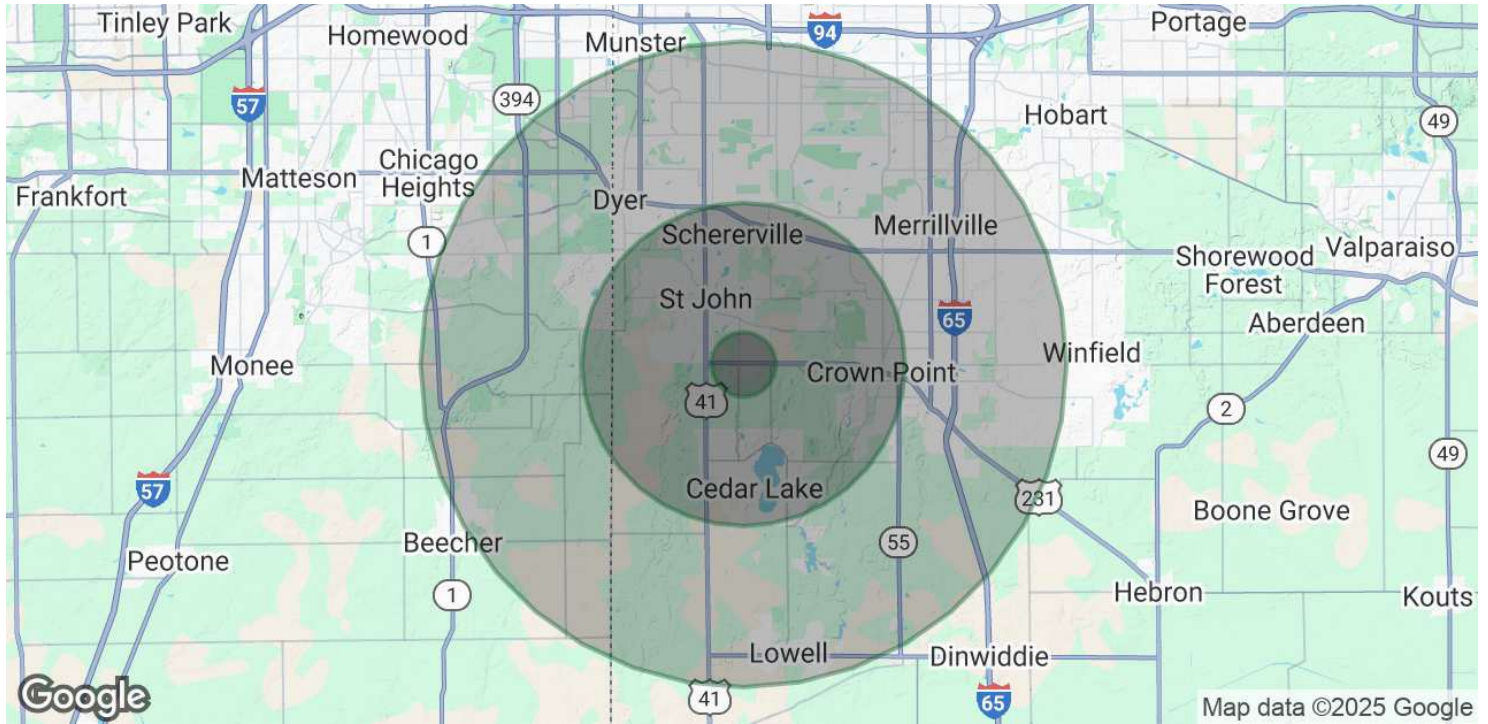
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	936	71,117	301,640
Average Age	38.0	37.7	38.8
Average Age (Male)	36.5	36.8	37.1
Average Age (Female)	39.7	38.6	40.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	323	24,682	111,547
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$78,372	\$81,340	\$75,551
Average House Value		\$237,475	\$212,034

2020 American Community Survey (ACS)

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