



**McCOLLY BENNETT**  
**COMMERCIAL** *advantage*

**LEASE**

**11028-11040 96TH  
PL**

***11028-11040 96th Pl  
Saint John, IN 46373***

Shops 96 in St. John places your brand just off US-41 (Wicker Ave) in an affluent, fast-growing trade area. This 1,977 SF inline retail suite is delivered in warm dark shell condition with excellent corridor visibility and convenient access via a nearby signalized intersection. The center offers modern construction, strong daily traffic on US-41, and easy customer circulation with shared surface parking.

Co-tenants include an optometry studio, and a financial advisor—generating steady repeat traffic. Surrounding drivers feature Target, Strack & Van Til, Chase, Centier Bank, Community Outpatient, Crew Carwash, Wendy's, Culver's, McDonald's, and numerous national/regional brands.

**ANNUAL RENT**

***\$33.00 / Sq. Ft.***

***Rental Area:***

***1,977 Sq. Ft.***

***Year Built: 2023***

**Contact:**

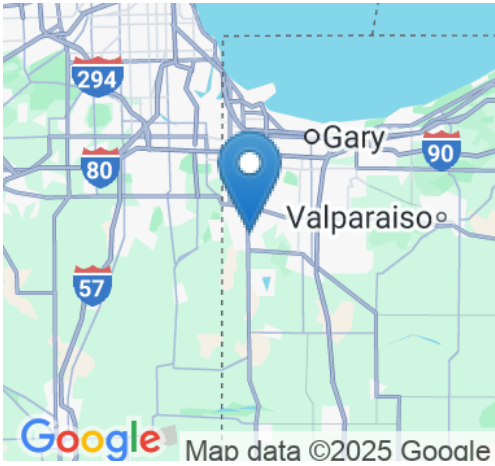
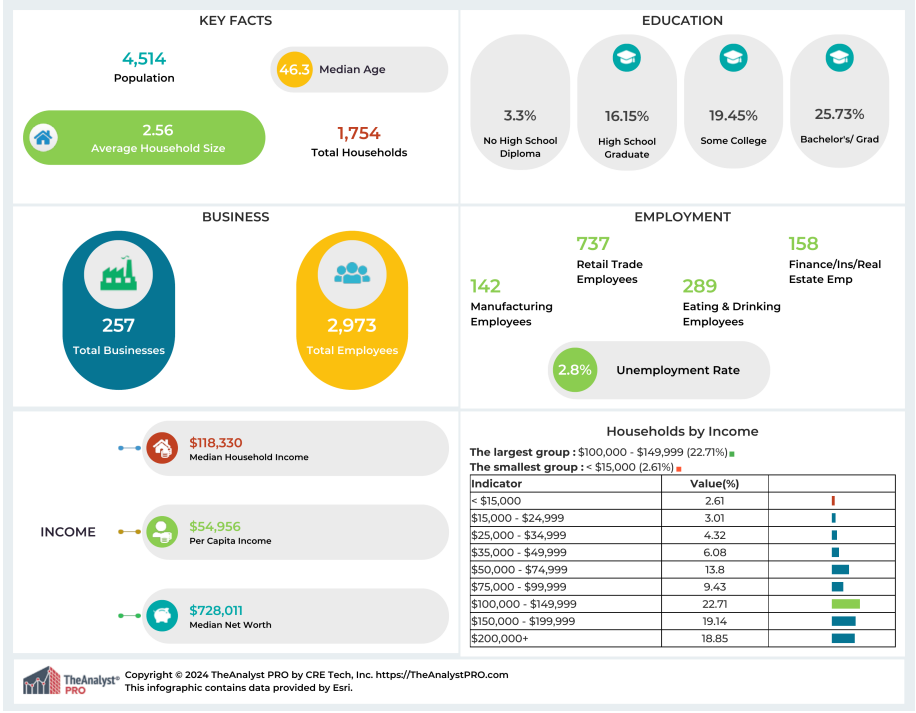
**(219) 378-8308**

**MIKE BECZE**

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