

ANNUAL RENT

\$36.00 / Sq. Ft.

Rental Area: 14,629 Sq. Ft.

Year Built: 2023

Shops 96, located in St. John, IN, on highly visible 96th Pl. has 1,734-5,545 SF available, offering plenty of space for businesses to grow with parking for 136 vehicles. Endcap is built with dining in mind but is suitable for any retail or office. Liquor license is included in the rent if desired. Planning allows a drive-through or large patio/outdoor-dining area. 74% of the building is leased. Tenant's are a cafe', optometry studio, and financial advisor. Nearby businesses include Centier and Chase banks, Community Outpatient, Strack & VanTil, Target, Crew Carwash, Wendy's, Culver's, McDonalds, and many more. Act now to take advantage of this great opportunity.



SHOPS 96

11030 96TH
St. John, IN 46373

Contact:

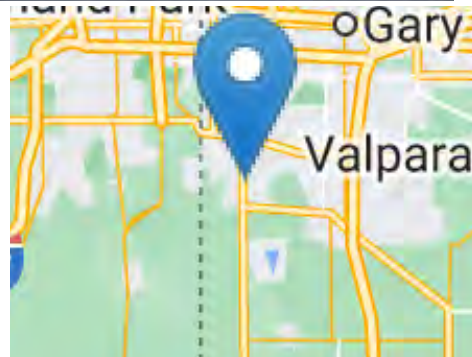
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SPACE FOR RENT



McCOLLY BENNETT
COMMERCIAL *advantage*

Leading
REAL ESTATE
COMPANIES
OF THE WORLD

WE'RE LOCAL
WE'RE GLOBAL

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$100,000 - \$149,999 (27.6%)
The smallest group: \$15,000 - \$24,999 (4.0%)

Indicator	Value	Difference
<\$15,000	4.5%	-7.1%
\$15,000 - \$24,999	4.0%	-4.8%
\$25,000 - \$34,999	5.1%	-5.4%
\$35,000 - \$49,999	6.9%	-5.5%
\$50,000 - \$74,999	16.6%	-2.8%
\$75,000 - \$99,999	12.1%	+1.2%
\$100,000 - \$149,999	27.6%	+11.3%
\$150,000 - \$199,999	12.8%	+6.5%
\$200,000+	10.7%	+6.4%

Bars show deviation from 1800F (188 County)

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