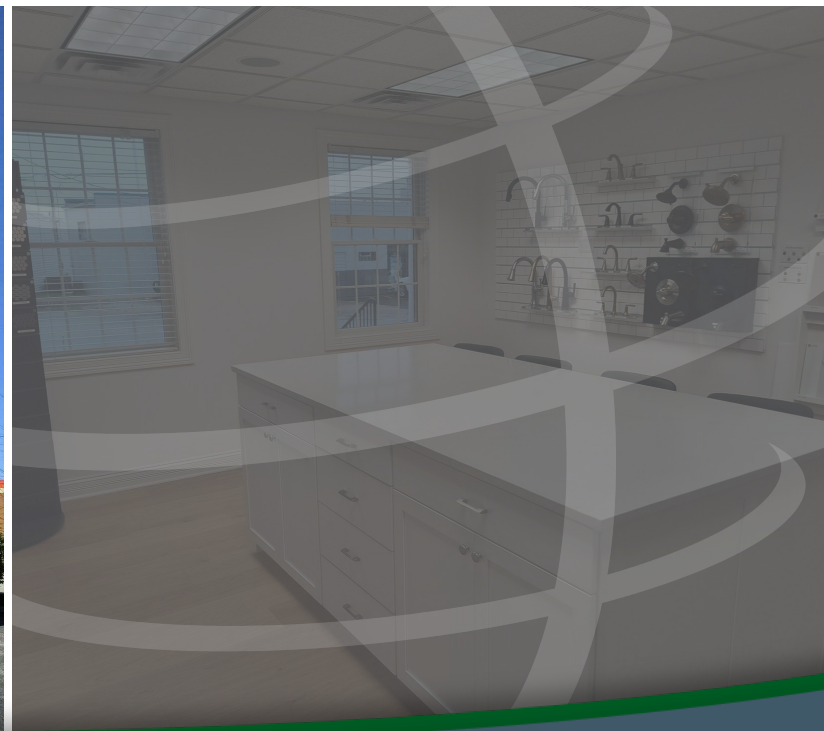


# 9421 JOLIET ST, SAINT JOHN, IN 46373



For more information, please contact:

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# SUBLEASING SAINT JOHN OFFICE BUILDING

9421 Joliet St, Saint John, IN 46373



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 2,100 SF

**Lease Rate:** \$20.00 SF/yr (MG)

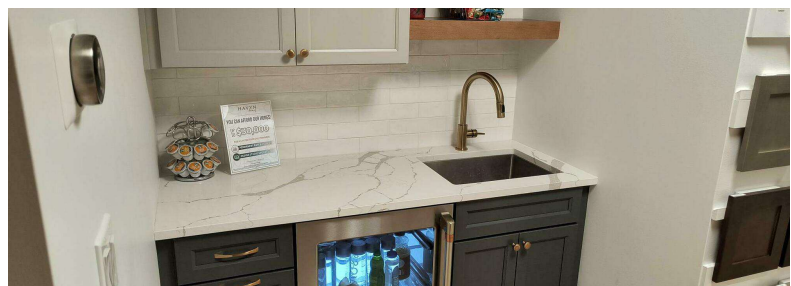
**Lot Size:** 0.0 Acres

**Year Built:** 2008

**Building Size:** 3740 SF

### PROPERTY HIGHLIGHTS

- 2100sf of turnkey high end office space available in Saint John
- Located on a corner lot on Wicker Avenue
- Signage along Wicker Avenue Available
- Sublease offers flexible lease terms
- Well maintained office building in a rapidly growing community



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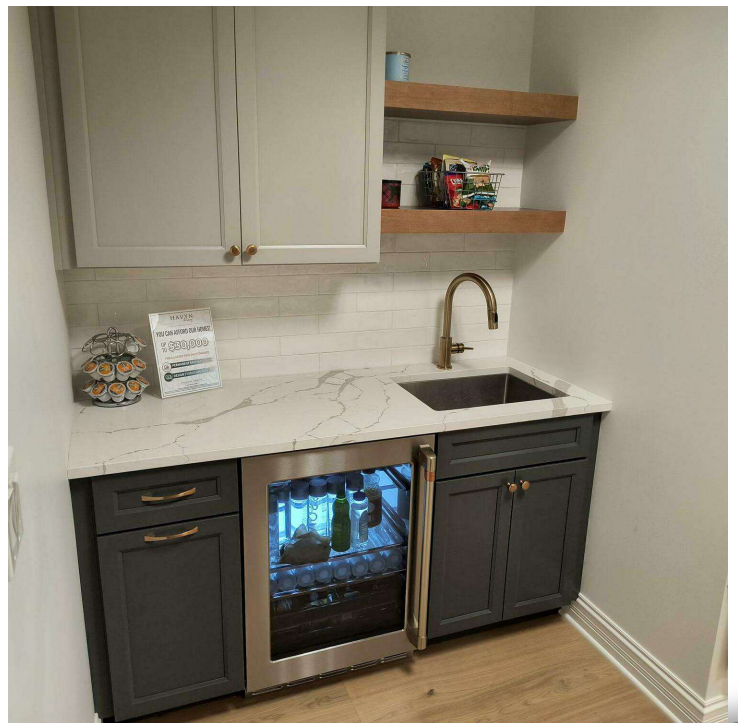
## PROPERTY DESCRIPTION

### PROPERTY DESCRIPTION

Discover a prime leasing opportunity at 9421 Joliet St in Saint John. This turnkey high-end office space offers 2,100 square feet of workspace ideal for modern business needs. Situated on a corner lot along Wicker Avenue, this property provides excellent visibility with available signage, enhancing your business's exposure. Take advantage of flexible lease terms, catering to your specific requirements. Elevate your operations in this sought-after location, where convenience and professionalism converge to meet your business objectives.

### LOCATION DESCRIPTION

This property is located on Wicker Avenue in Saint John, Indiana. Saint John is a town in Lake County. It is a southeastern suburb of Chicago. 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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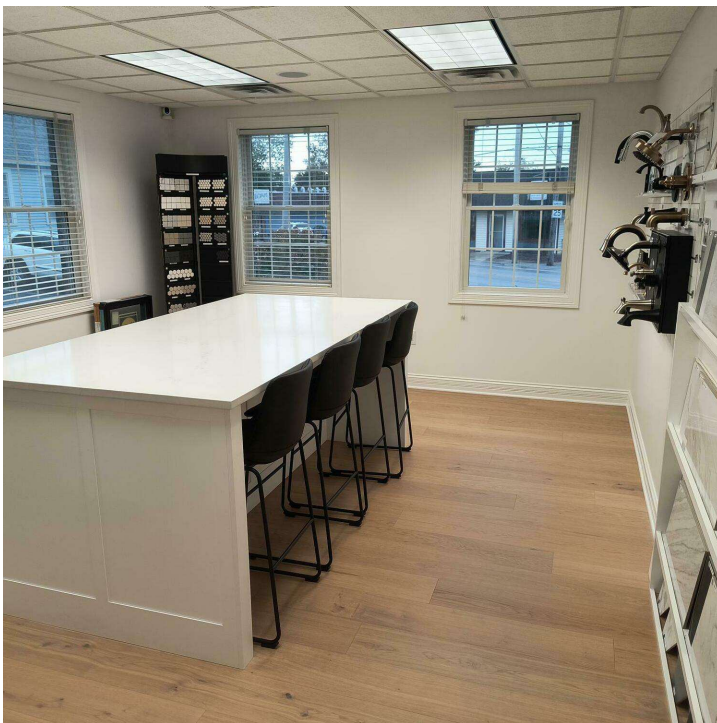
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## ADDITIONAL PHOTOS



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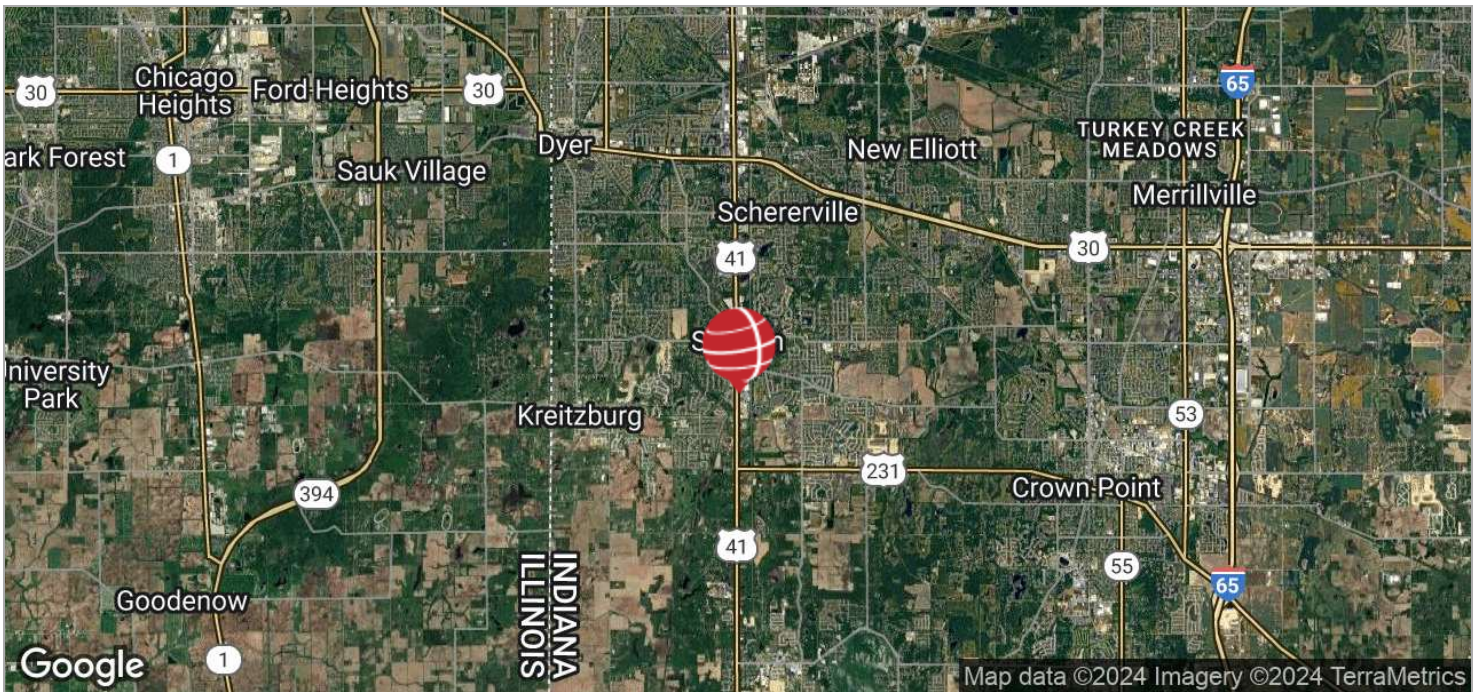
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## LOCATION MAPS



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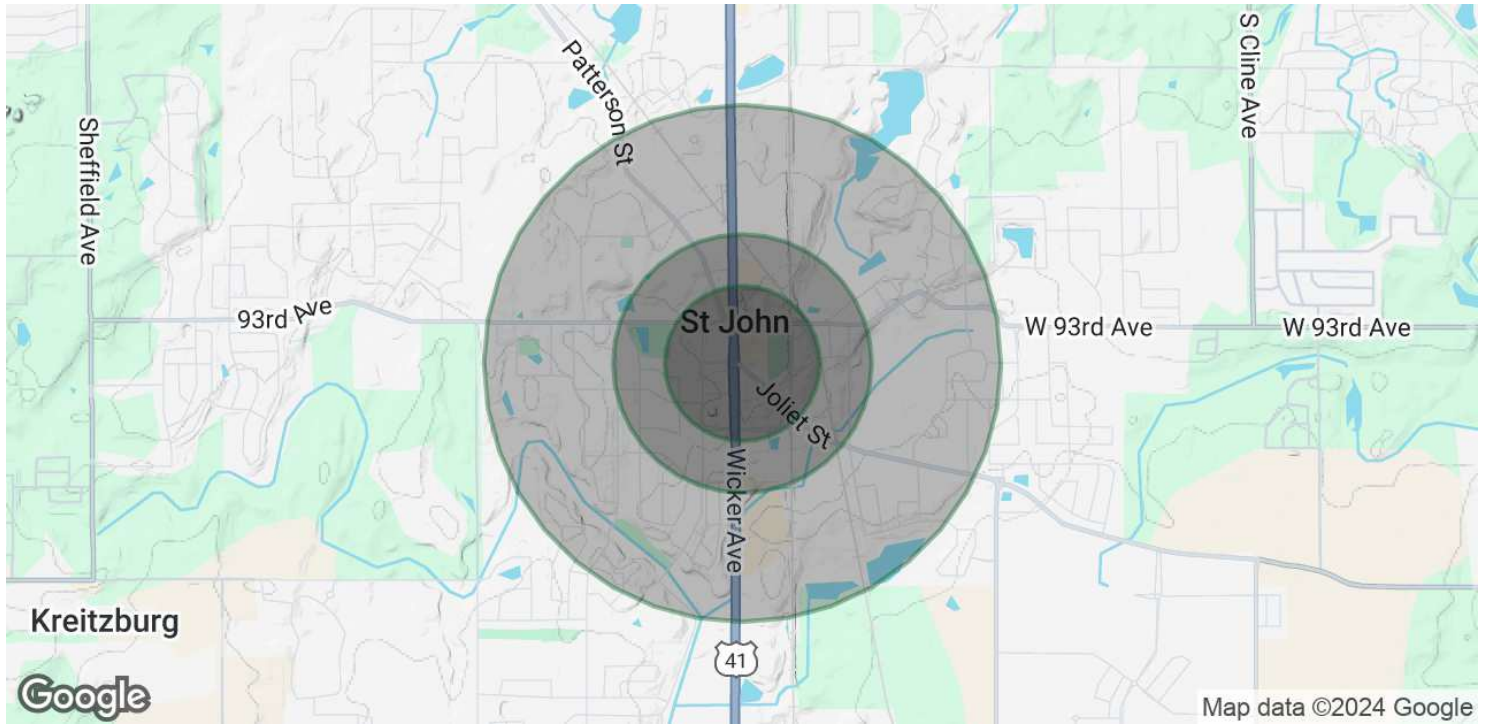
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	155	859	4,759
Average Age	44	45	44
Average Age (Male)	43	44	43
Average Age (Female)	45	46	44

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	56	322	1,743
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$141,992	\$131,365	\$142,892
Average House Value	\$426,942	\$418,392	\$439,742

Demographics data derived from AlphaMap

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