

## PRICE REDUCED!



### OFFERING SUMMARY

<b>Sale Price:</b>	\$4,599,000
<b>Price / SF:</b>	\$166.63
<b>Building Size:</b>	27,600 SF
<b>Lot Size:</b>	1.22 Acres
<b>Zoning:</b>	C2
<b>Parking:</b>	70
<b>'24 Pay '25 RE Taxes:</b>	\$43,794.98
<b>Year Built:</b>	2006

### PROPERTY OVERVIEW

The DeYoung Interiors building boasts 27,600 SF on 1.22 acres. Two floors with 13,800 square feet per floor and with a fully operational elevator. This is a steel frame/dryvit building fully sprinkled. Enter the main glass doors into a large showroom with reception desk, private office, IT room, break area, men's and women's bathrooms, warehouse featuring one large open warehouse area with one exterior loading dock and one interior drive-in door, small office and bathroom. 12' ceilings

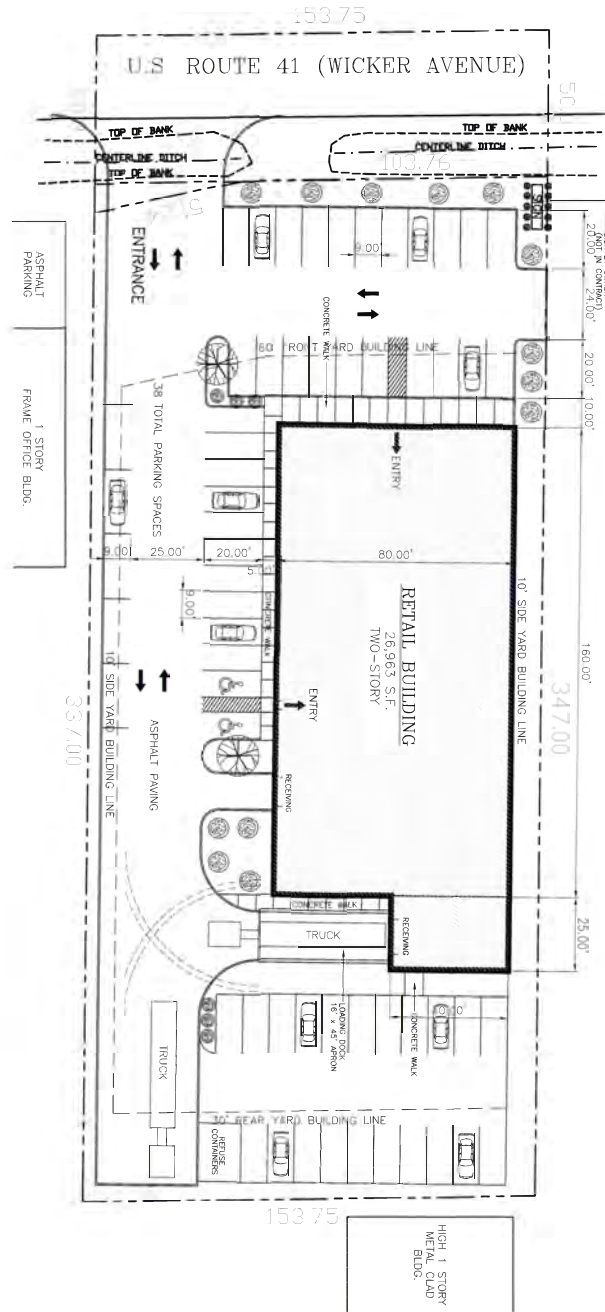
2nd floor features large staircase and all open concepts with additional private offices and bathroom with full shower. Windows on 3 sides of this building. Central air conditioning and forced-air heating (gas). Zoned C-2 Highway Commercial. Approximately 70 parking spaces, or 2.54 spaces per 1,000 sq. The building is soon to be Former DeYoung Interiors furniture store closing after 97 years of business. This building is suitable for uses such as retail, office, medical, restaurant or even entertainment uses. Built in 2006.

### LOCATION OVERVIEW

Situated in desirable St. John, Indiana near the "Crossroads of America" of US-30 & US-41. The property has high visibility along the east side of Wicker Avenue (U.S. 41) across the street from Lake Central High School with over 3,200 students. 1 ½ miles north of 93rd Avenue and 1 1/2 miles south of U.S. Highway 30, 3 1/2 miles north of S.R. 231. 3 ½ miles east of Indiana/Illinois state line. This is located on a Major North-South corridor thru St. John Indiana on US RT 41 connecting Indianapolis and Chicago. Near CVS, Zig E's Fun Land, Shrine of Christ's Passion, Alsip Nursery, Jewel/Osco, McDonald's, Teibel's Restaurant, Strack and Van Til, White Castle and so much more. Sits on the border of Saint John and Schererville. INDOT 2024 traffic counts 34,267 cars/day.

# PROPOSED SITE PLAN

SCALE: 1" = 20'



- SITE NOTES**
1. SEE CIVIL DRAWINGS FOR SITE GRADING, UTILITIES, AND SURVEILLANCE.
  2. SEE CIVIL DRAWINGS TO ADJUST DRIVEWAYS, STREETS, AND SIDEWALKS.
  3. PREPARED BY: JASON FROM ENGINEERING INC.
  4. ALL SITE LIGNING TO BE MATCHED TO EXISTING LIGNING.
  5. ADJUSTED TO COMPLY WITH CITY ORDINANCES.

A1

PROJECT NO. 525004  
DATE: 5/25/04  
DRAWN BY: DW/IR  
CHECKED BY: NJ  
SCALE: AS NOTED  
SHEET



**PRECISION CONSTRUCTION, INC.**  
COMMERCIAL DIVISION  
Dave VanDyke ■ Designer ■ Builder

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**DEYOUNG INTERIORS**

8865 WICKER DRIVE  
ST. JOHN, INDIANA  
46373

REV/04/06



## EXTERIOR PHOTOS





## 1ST FLOOR SHOWROOM

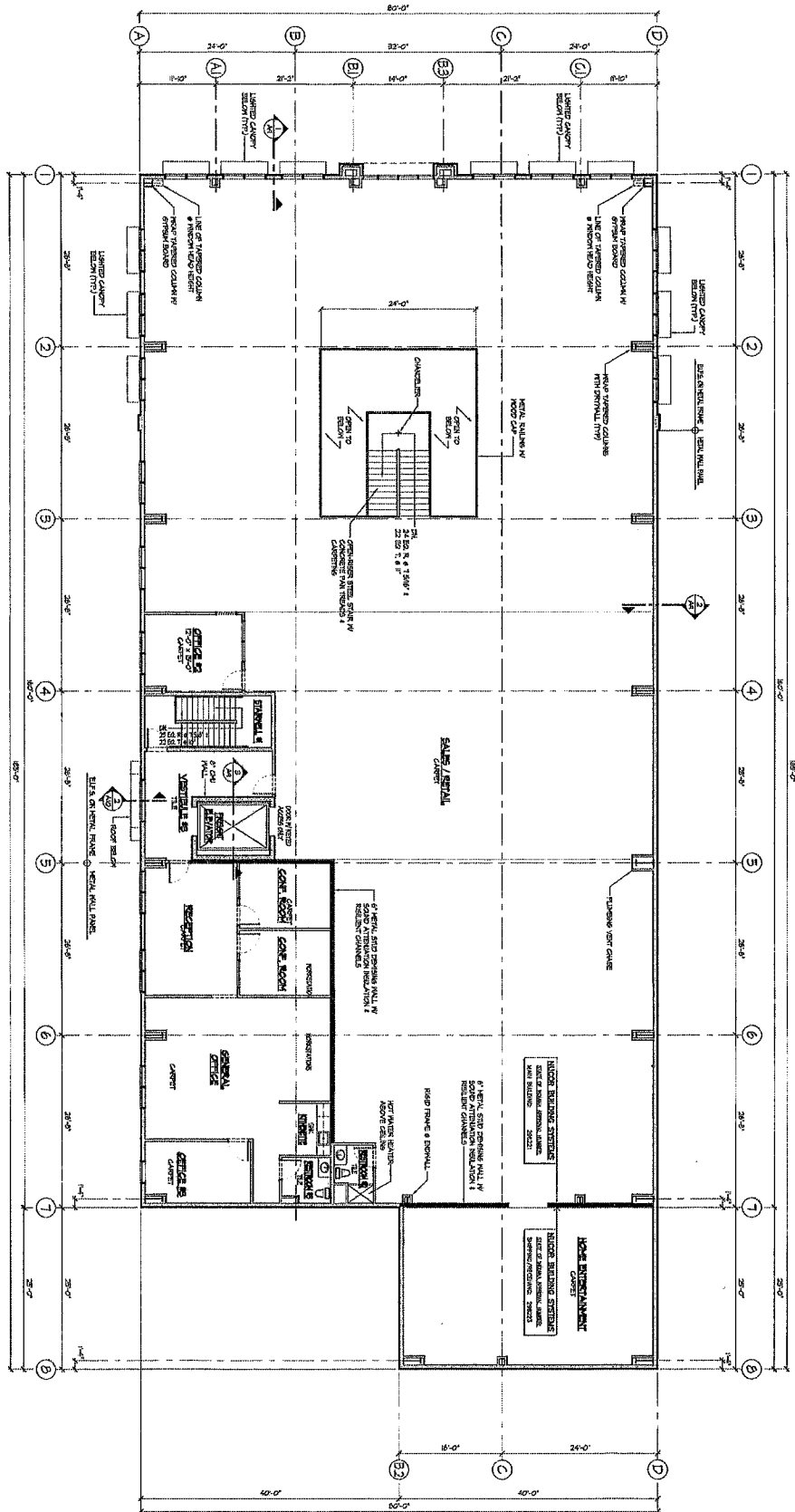






## 1ST FLOOR OFFICE/BREAK AREA





SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

GENERAL NOTES

1. CONSTRUCTION SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL OTHER APPLICABLE REGULATIONS.
3. DO NOT SCALE DRAWING.
4. ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, MECHANICAL CODE, AND PLUMBING CODE, RESPECTIVELY.
5. PROVIDE ELEVATIONS IN WALLS AS REQUIRED ON SEPARATE SHEETS.
6. VERIFY EXISTING LOCATION OF RECESSED SWITCHES AND OUTLETS AND RELOCATE AS NECESSARY TO ACCOMMODATE THE PROPOSED WORK.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL OTHER APPLICABLE REGULATIONS.
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## 2ND FLOOR SHOWROOM





## 2ND FLOOR



## WAREHOUSE PHOTOS





## ADDITIONAL PHOTOS



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## ADDITIONAL PHOTOS



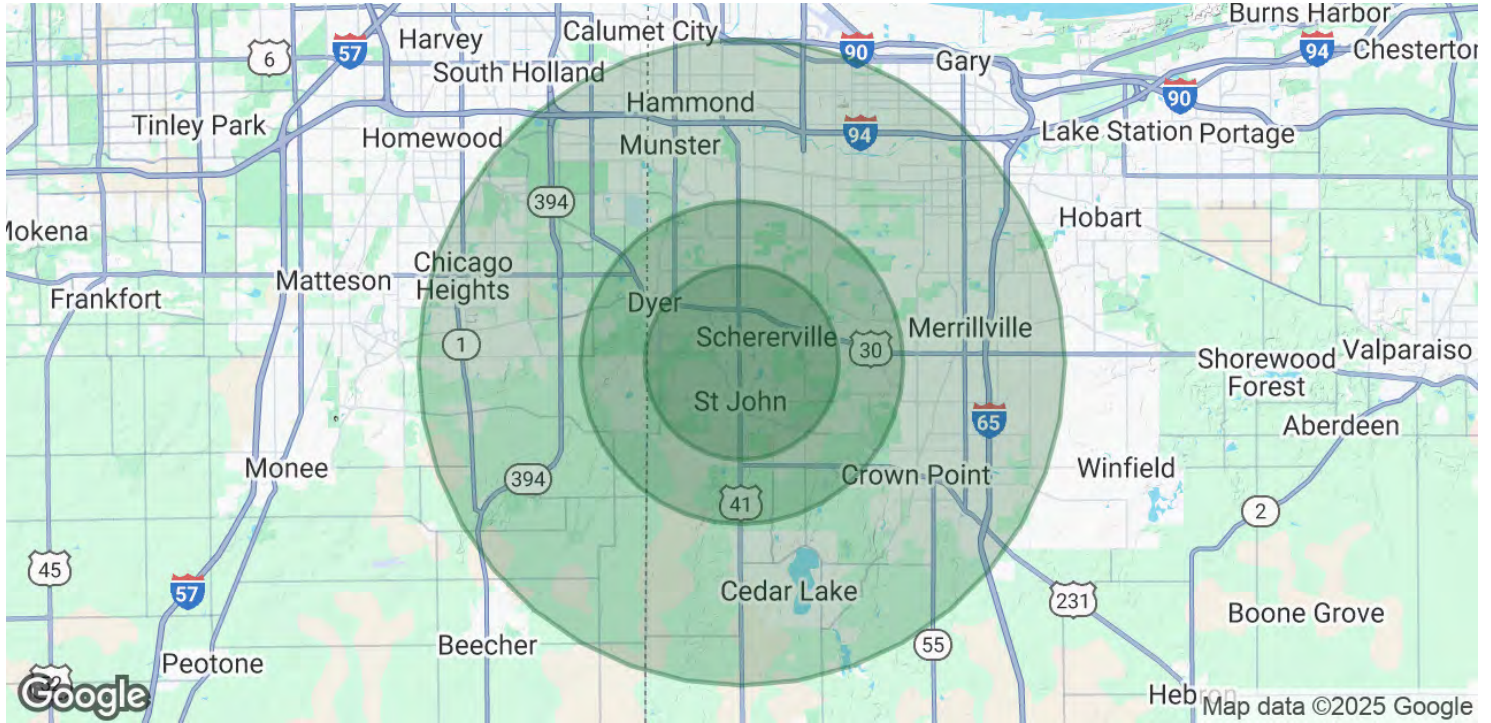


## RETAILER MAP





## DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	49,311	112,695	480,676
Average Age	43	43	41
Average Age (Male)	42	41	40
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,963	44,359	188,229
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$129,517	\$120,122	\$94,554
Average House Value	\$371,551	\$344,122	\$250,952

*Demographics data derived from AlphaMap*