

\$425,000 - 8080 Us-41, Schererville

MLS® #814873

\$425,000

Bedroom, 0.00 Bathroom,
Land on 1.21 Acres

None, Schererville, IN

Prime Commercial Land in Schererville - Where Business Potential Meets Strategic Location This 1.21-acre commercial parcel offers an unmatched opportunity to establish your business in one of Northwest Indiana's most desirable growth corridors. Perfectly positioned along a busy arterial road linking Schererville and St. John, this C-2 Community Commercial-zoned property welcomes an array of possibilities--from vibrant retail and specialty food service to medical, fitness, personal care, and professional service uses. Why This Site Stands Out: High Visibility & Traffic - Just 0.1 miles from an INDOT 2024 daily traffic count of 31,248, ensuring your business is seen. Affluent Customer Base - This site is located in an area with high median household income and high homeownership rates. Essential Infrastructure Ready - Public water, sewer, electricity, and natural gas are available at or near the site. Dynamic Surroundings - Close to established neighborhoods, retail hubs, storage facilities, a recreational center, and less than half a mile from Lake Central High School (2,900 students). Proximity to Chicago - Just 37 miles from The Loop, blending small-town charm with metropolitan access. Whether you envision a modern retail center, a thriving service hub, or a destination dining spot, this site delivers the visibility, demographics, and infrastructure to turn your vision into a success story. Opportunities like this are rare--secure your place in Schererville's growing



commercial landscape today.

Essential Information

MLS® #	814873
Price	\$425,000
Bathrooms	0.00
Acres	1.21
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	8080 Us-41
Subdivision	None
City	Schererville
County	Lake
State	IN
Zip Code	46375

Amenities

Utilities	Electricity Available, Sewer Available, Water Available, Natural Gas Available
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Exterior

Lot Description	Rectangular Lot
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School Information

District	Lake Central
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Additional Information

Date Listed	January 13th, 2025
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Listing Details

Listing Agent	Charles Vanderstelt
Listing Office	Listing Leaders

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