

FREESTANDING 4,473 SF BUILDING ON 0.56 ACRES FOR LEASE | FOR SALE at \$495,000

VERITAS
REALTY



Representative Image

**FOR
LEASE or SALE**

5021 S. Scatterfield Road, Anderson, IN 46013

CONTACT: Andrew Demaree

E: ademaree@veritasrealty.com

T: 317-472-1800

Seth Biggerstaff

E: seth@veritasrealty.com

T: 317-472-1800



www.VeritasRealty.com

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PROPERTY OVERVIEW

PROPERTY OVERVIEW:

- 4,473 SF Freestanding Retail Box
- 0.56 Acres
- Automotive Improvements

PROPERTY HIGHLIGHTS:

- Located along Anderson's major retail corridor
- Excellent visibility to 21,864 cpd on Scatterfield Road
- Cross access agreement allowing for full access to Scatterfield Road
- Surrounded by major national retailers and restaurants

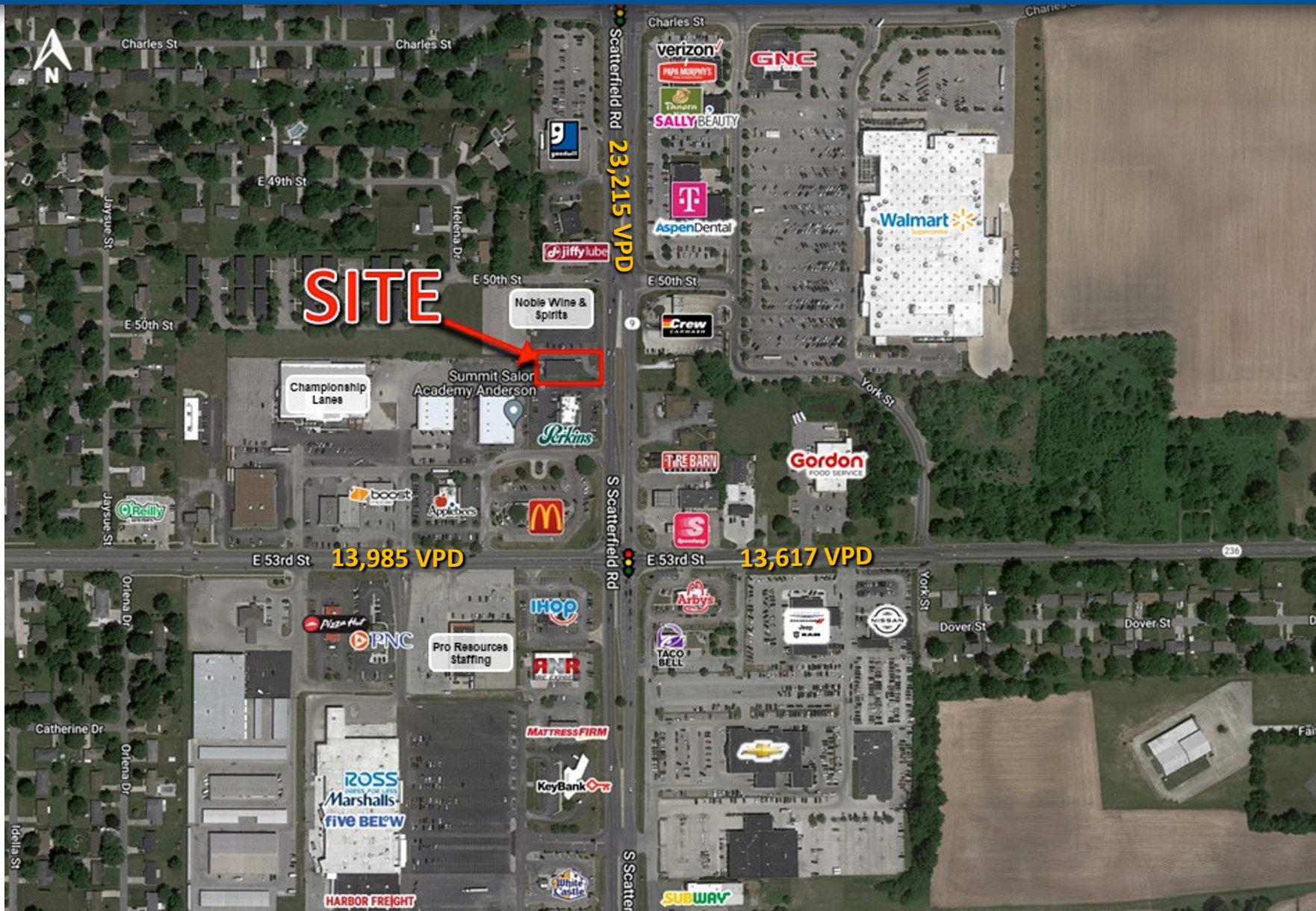
DEMOGRAPHICS	 3 MILE	 5 MILE	 10 MILE
Population:	29,157	64,001	103,955
Average HH Income:	\$45,141	\$50,561	\$55,634
Median Age:	41.4	41.3	42.2



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PROPERTY OVERVIEW



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MARKET OVERVIEW



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