

# FREESTANDING 4,473 SF BUILDING ON 0.56 ACRES AVAILABLE FOR LEASE OR SALE

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Representative Image

FOR LEASE  
OR  
SALE

5021 S. Scatterfield Road, Anderson, IN 46013

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## FREESTANDING 4,473 SF BUILDING ON 0.56 ACRES




### 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

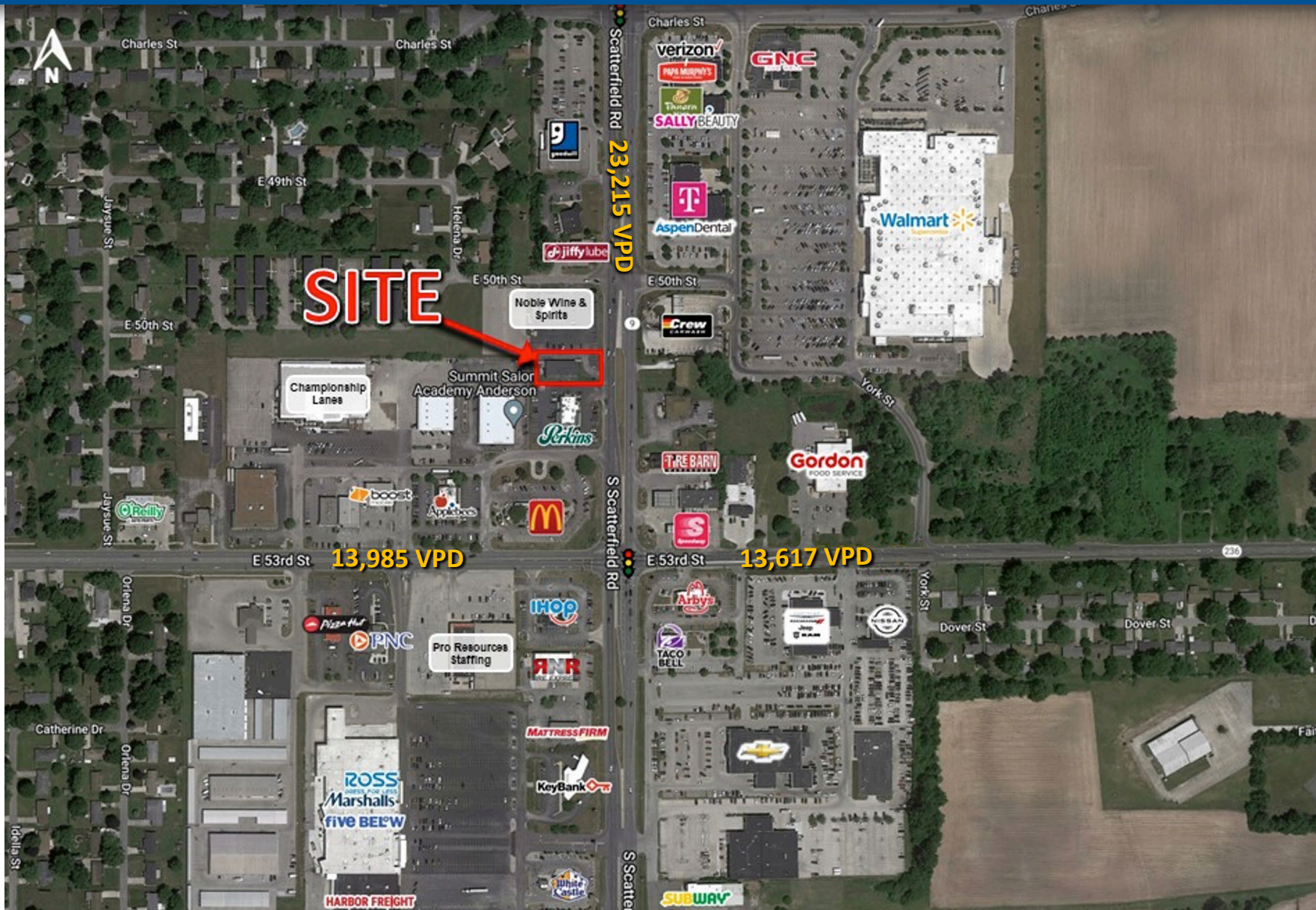
| DEMOGRAPHICS       |  3 MILE |  5 MILE |  10 MILE |
|--------------------|--|--|---|
| Population:        | 29,157   | 64,001   | 103,955   |
| Average HH Income: | \$45,141   | \$50,561   | \$55,634  |
| Median Age:        | 41.4   | 41.3   | 42.2  |





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# AVAILABLE FOR LEASE OR SALE FREESTANDING 4,473 SF BUILDING ON 0.56 ACRES

## MARKET OVERVIEW



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