PROPOSED OUTLOT & 7,500 SF ENDCAP
AVAILABLE FOR LEASE

VERITAS REALTY



FOR LEASE

2547 Nichol Ave, Anderson, IN 46011

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PROPERTY OVERVIEW

PROPERTY OVERVIEW:

- 7,500 SF of existing space
- Proposed outlots available
- +/- 2.88 AC lot

PROPERTY HIGHLIGHTS:

- Located along Anderson's redeveloped corridor, alongside Ace Hardware, Needler's Fresh Market, and McDonald's
- Increased access to Raible Ave. planned for 2026
- Exterior and parking lot improvements planned for 2026

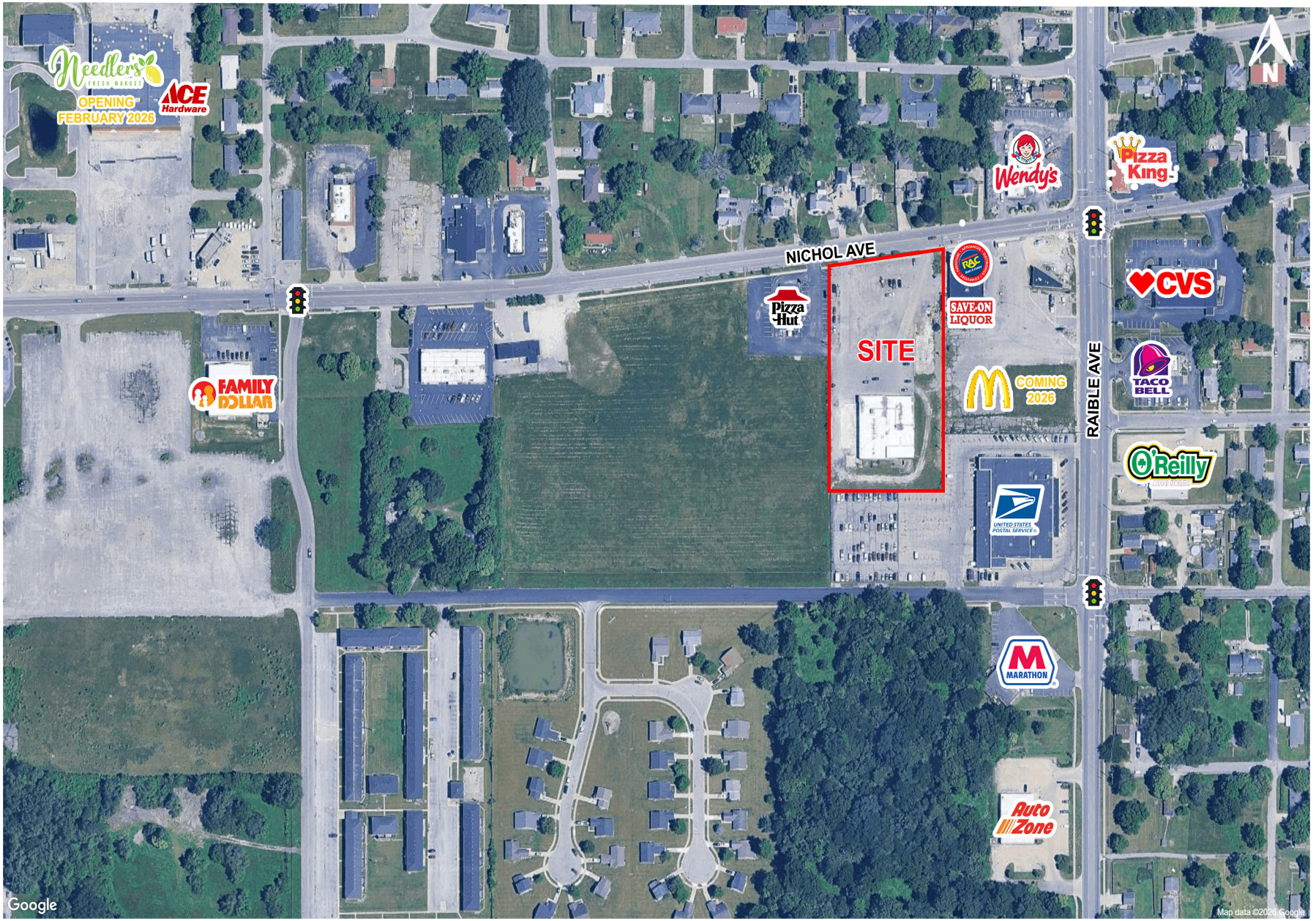
DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	29,157	64,001	103,955
Average HH Income	$45,141	$50,561	$55,634
Median Age	41.4	41.3	42.4



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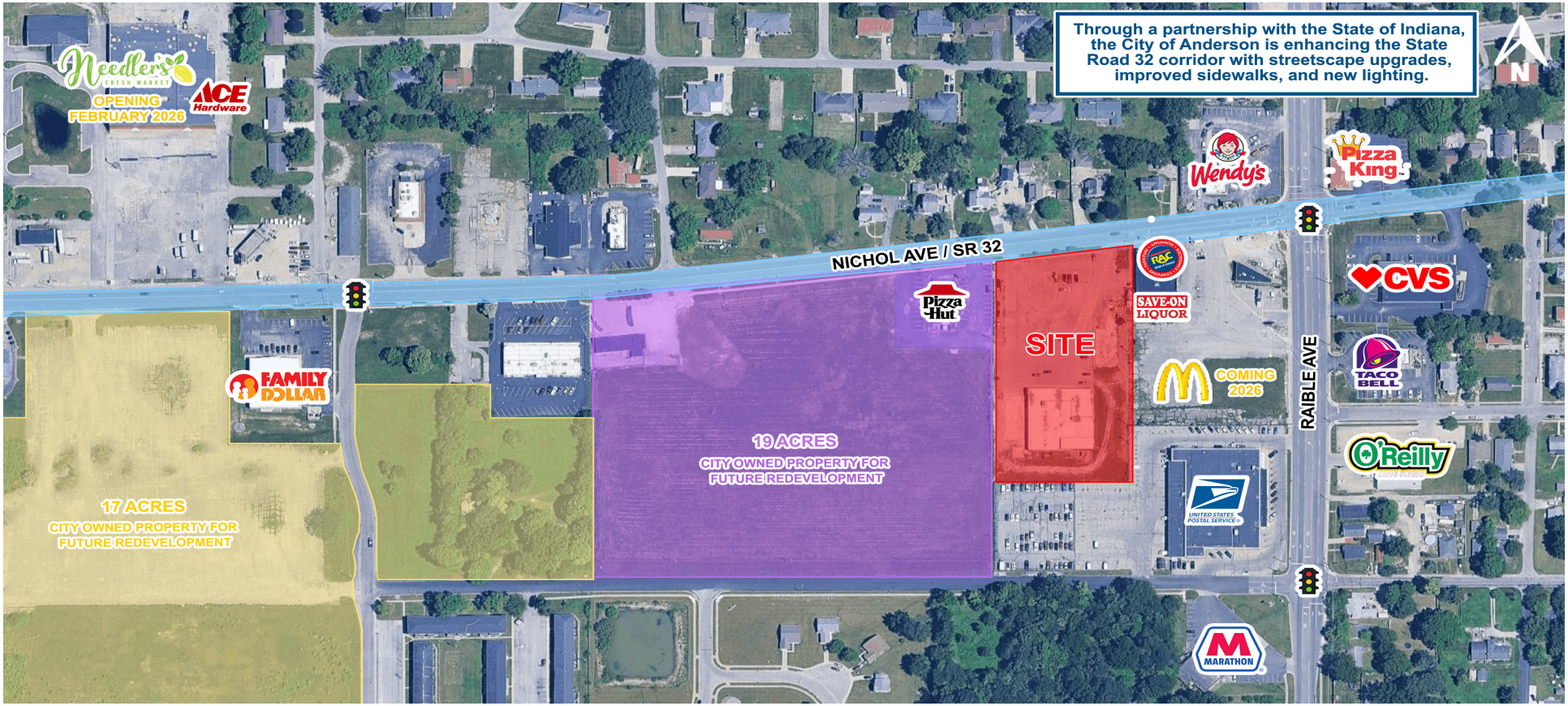
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MARKET AERIAL



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