14,490 SF FREESTANDING BUILDING AVAILABLE

1.57 ACRES AT SIGNALIZED CORNER

VERITAS REALTY



FOR LEASE

3736 S Scatterfield Road, Anderson, IN 46013

CONTACT: **Seth Biggerstaff**

E: Seth@VeritasRealty.com

T: 317-472-1800

www.VeritasRealty.com

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PROPERTY OVERVIEW

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- Freestanding 14,490 SF building
- 1.57 acres on hard corner
- Monument signage
- Pick-up window
- Ample parking

PROPERTY HIGHLIGHTS:

- Super regional trade area along Scatterfield Road
- Hard corner of signalized intersection
- NEC of Scatterfield Road & 38th Street, 40,000 VPD
- Area anchors include Harrah's Hoosier Park & Casino, Lowe's, Walmart, Kohl's, Hobby Lobby, Ross, Marshalls, Gabe's, and more
- 1.5 miles from I-69 interchange, 81,701 VPD



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SITE PLAN



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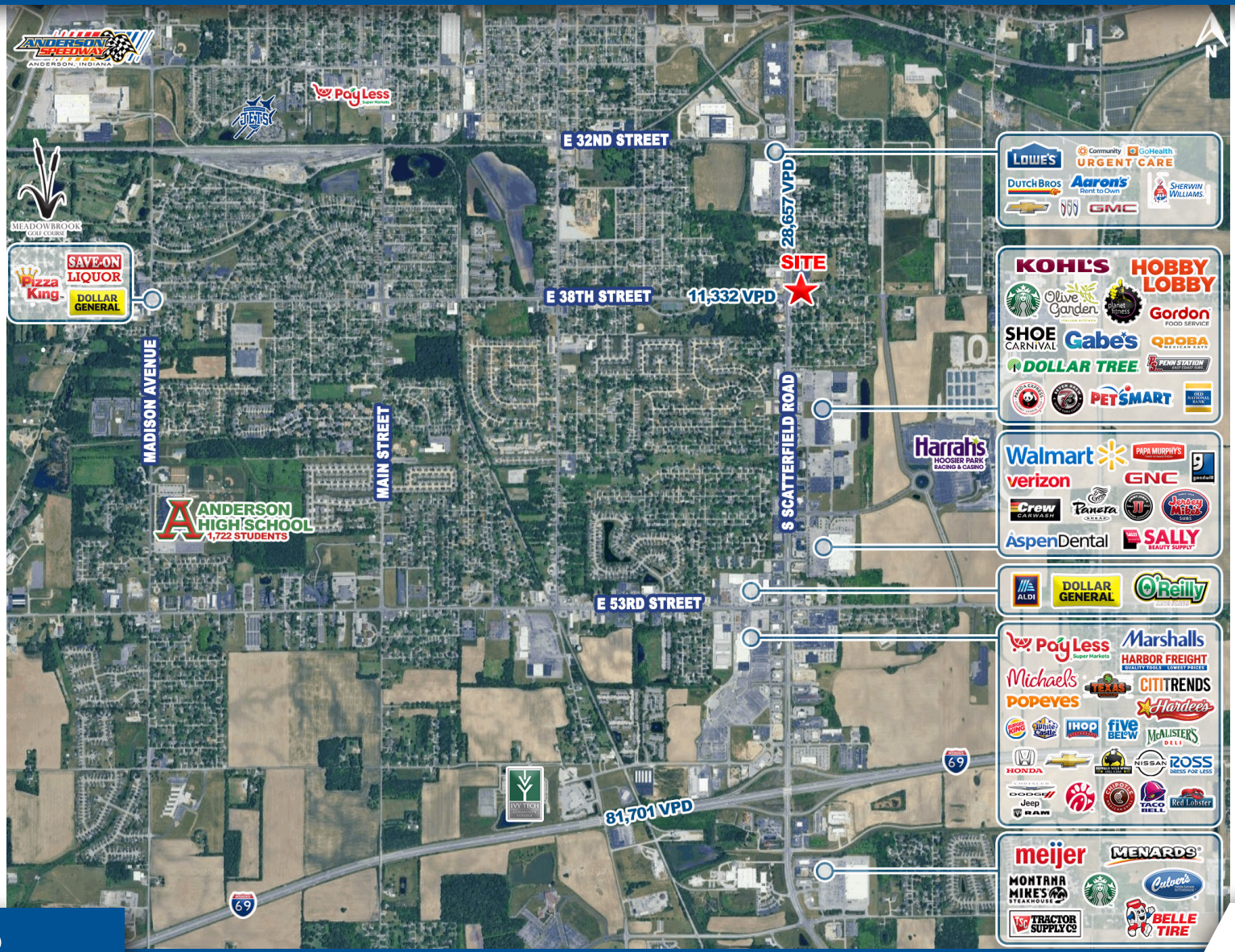
MARKET AERIAL



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