FREESTANDING BUILDING FOR SALE | FOR LEASE

3,120 SF on 0.35 Acres



FOR SALE or LEASE

112 E. 14th St. Anderson, IN 46016

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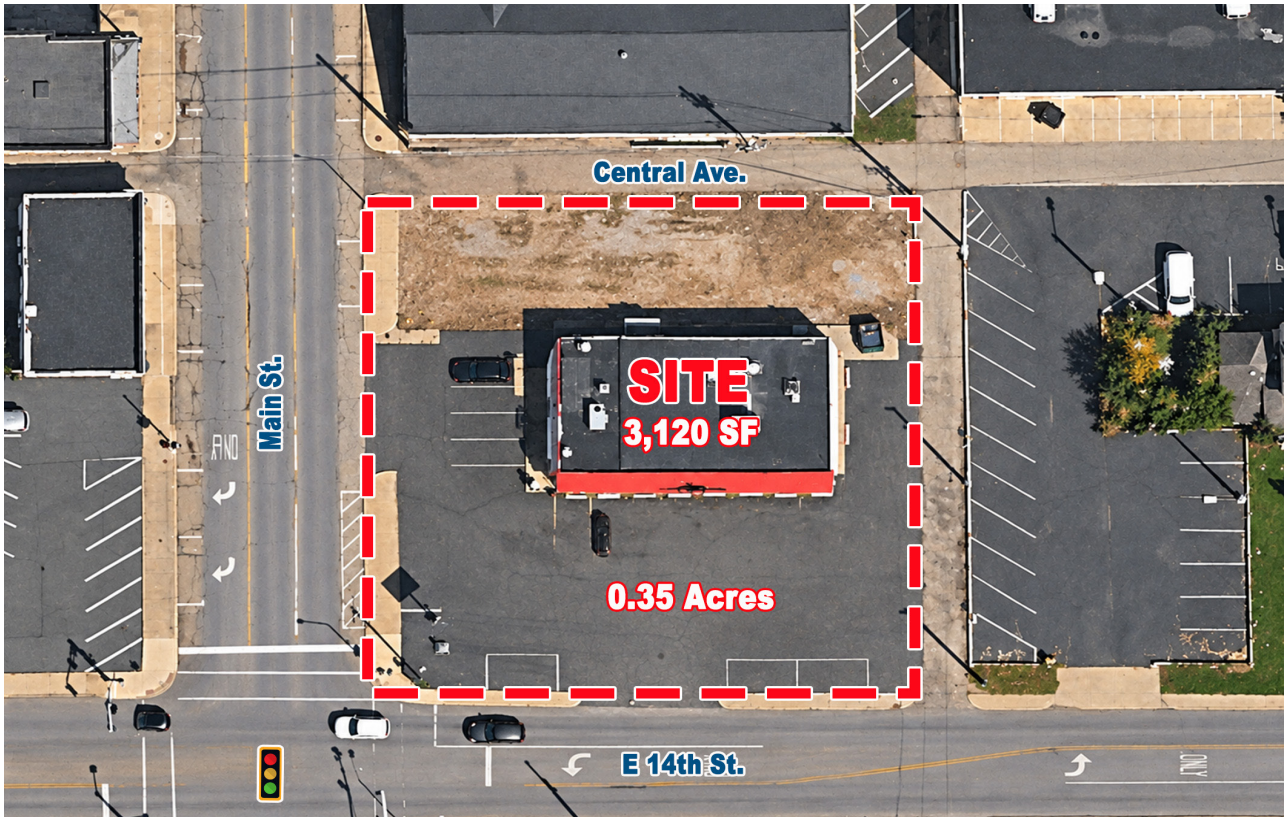
PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS:

- 3,120 SF freestanding building situated on approximately 0.35 acres
- Highly visible urban infill location near 14th Street & Meridian Street at the southern edge of Downtown Anderson
- Located within Anderson, the county seat and primary employment and commercial center of Madison County, with approximately 55,000 residents
- Surrounded by an established mix of restaurants, neighborhood retail and services, including McDonald's, Family Dollar and numerous locally operated businesses
- Benefits from a dense surrounding residential population and proximity to Downtown Anderson's employment, government, entertainment and redevelopment activity



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	12,258	53,620	72,911
Households:	5,069	23,331	31,846
Avg. HH Income:	$20,242	$68,326	$76,343
Daytime Pop:	10,199	37,327	48,825

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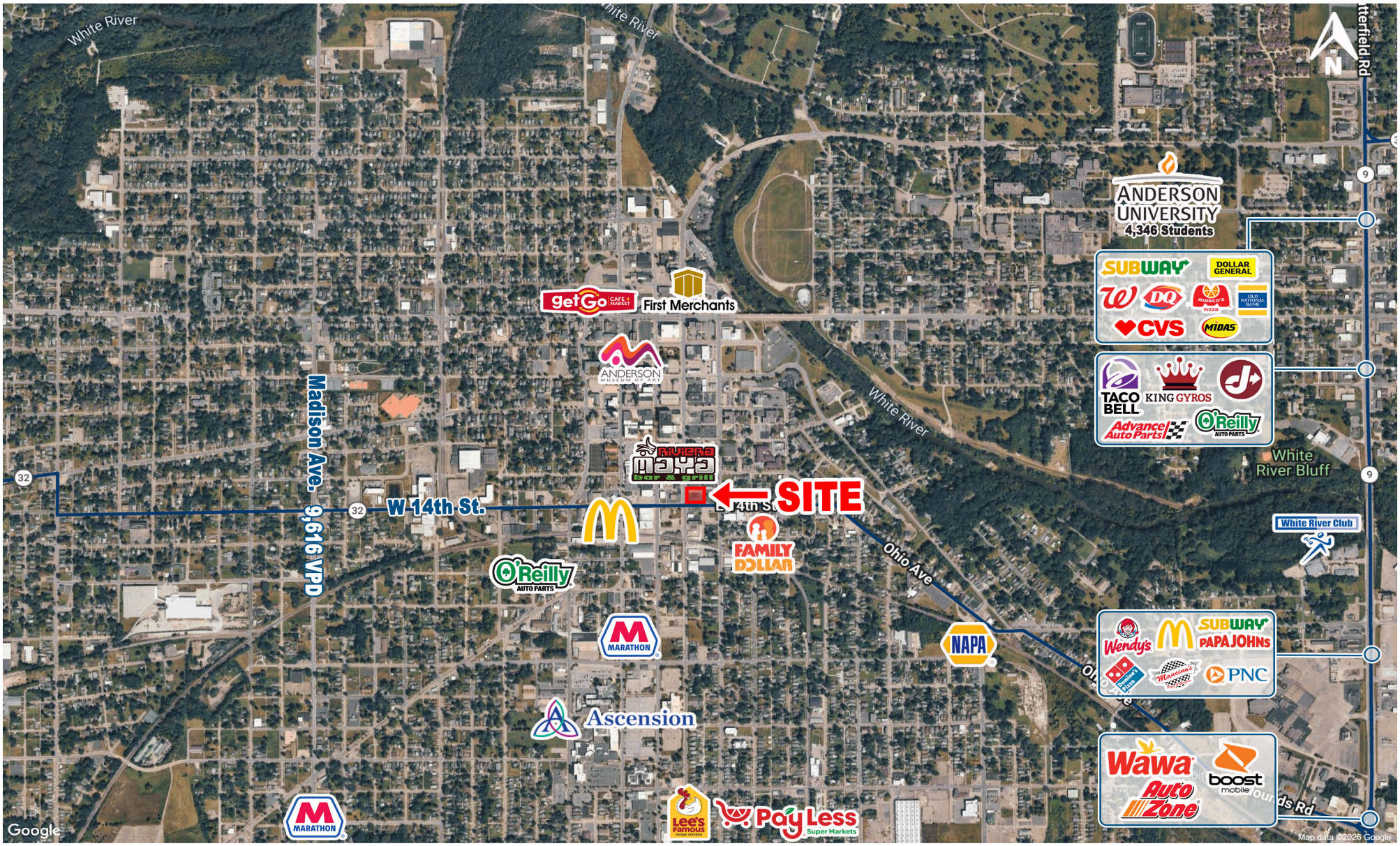
MARKET AERIAL



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