



Anderson Retail Box

3632 S Scatterfield Rd
Anderson, IN 46013

RETAIL

FOR LEASE OR SALE

Big Box Retail Space Available

The Anderson retail box is 25,074 square feet in a busy retail area that has over 25,000 vehicles per day. The building has a large, open layout and is sprinklered, with a 3-phase 800 amp capacity. There are two loading docks with manual levelers. The property offers ample parking space with 110 spots, including 6 handicap parking spaces. Six-centric air units heat and cool the building.

Property Highlights

- ▶ High traffic area near signalized intersection
- ▶ Landlord incentives available
- ▶ Parking lot sealed and striped (2023)
- ▶ **For Lease: \$7.65/SF/Yr NNN**
- ▶ LED lighting throughout
- ▶ **For Sale: \$2,450,000**
- ▶ Zoned B4, Community Shopping Center District

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Map data ©2023 Google

Excellent Location

The Anderson retail box is on Scatterfield Road/US 9, one of the busiest roads in Anderson. It is 40 miles away from Indianapolis, 16 miles to Muncie, and 3.6 miles from I-69. Thriving retail surrounds it with notable neighbors, including Lowe's, Walmart, Kohl's, and many more. Daily traffic counts exceed 25,000 vehicles daily, making this a perfect location for a prime retailer.

- | | | | |
|--------------------------------|--------------------------------------|-------------------------------|------------------------------------|
| 1. Lowe's | 6. Anderson BMW Branch | 11. Shoe Carnival | 16. Applebee's Grill & Bar |
| 2. Walgreens | 7. Hobby Lobby | 12. QDOBA Mexican Eats | 17. Cowpokes Work & Western |
| 3. Olive Garden Italian | 8. Planet Fitness | 13. Panera Bread | 18. O'Reilly Auto Parts |
| 4. Starbucks | 9. Kohl's | 14. Walmart | 19. IHOP |
| 5. Dollar Tree | 10. Gordon Food Service Store | 15. McDonald's | 20. Arby's |

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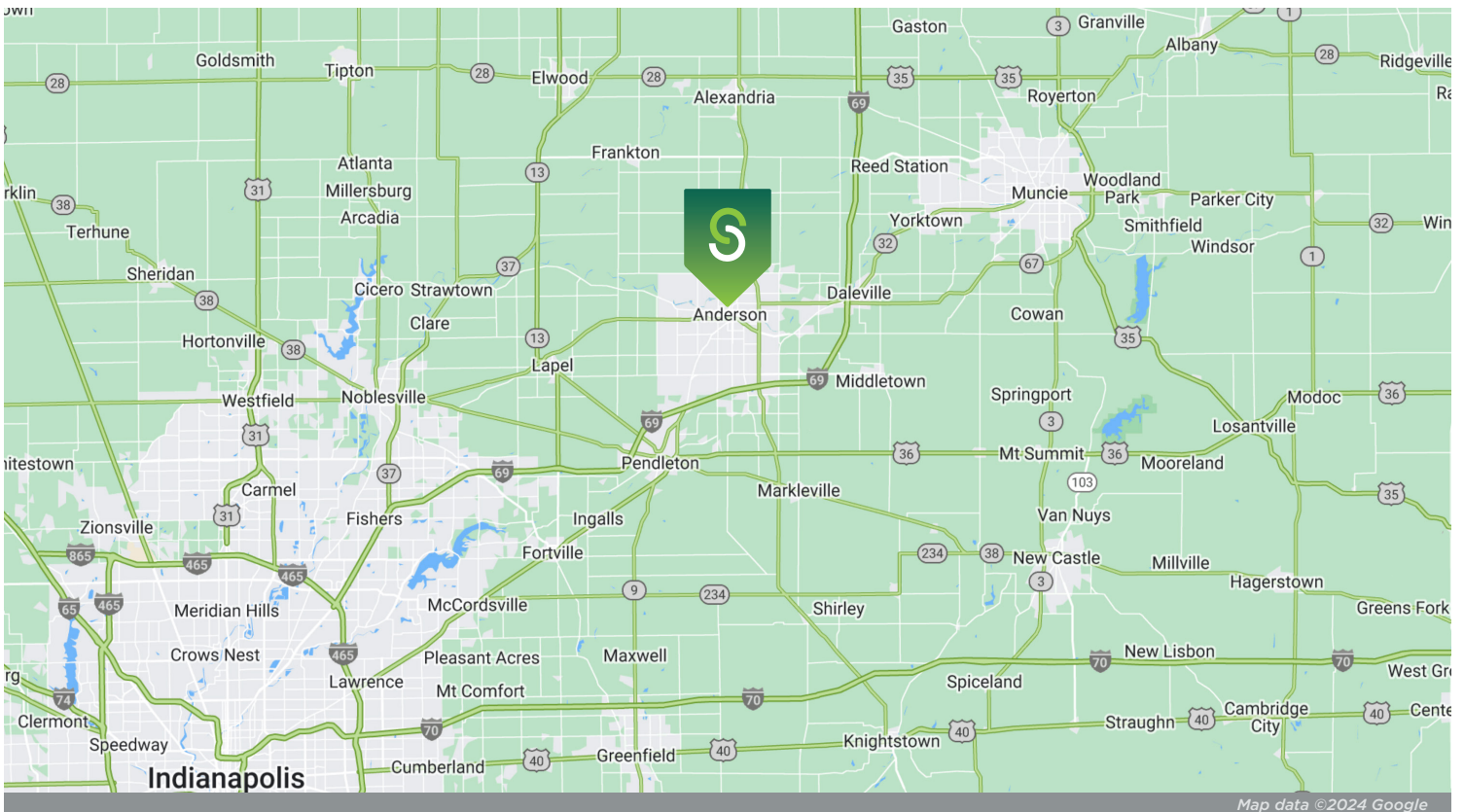
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PROPERTY INFORMATION

| | |
|-----------------------|--|
| Address | 3632 S Scatterfield Rd |
| City, State, Zip | Anderson, IN 46013 |
| County | Madison |
| Township | Anderson |
| Parcel Number | 48-12-20-300-206.000-003 48-19-37-999-403.000-003 |
| 2023 Tax/Payable 2024 | \$44,029.44 |

SALE INFORMATION

| | |
|-------|-----------------|
| Price | \$2,450,000 |
| Terms | Cash at closing |

LEASE INFORMATION

| | |
|-------------------|------------------|
| Lease Rate & Type | \$7.65/SF/Yr/NNN |
| Terms | 5 Years |
| Availability | Immediately |

AVAILABLE UNITS

| | | |
|---|-----------|--------------|
| Total Building Area | 25,074 SF | |
| Total Available | 25,074 SF | |
| Max Contiguous | 25,074 SF | |
| Units Available | SF | Monthly Rate |
| <ul style="list-style-type: none"> Entire Building | 25,074 SF | \$15,984.68 |

UTILITIES

| | |
|------------------------|------------------|
| Electric Provider | City of Anderson |
| Natural Gas Provider | Center Point |
| Water & Sewer Provider | City of Anderson |
| High Speed Data | Available |

SITE DATA

| | | | |
|--------------|---------|------------|-----------|
| Site Acreage | 2.53 AC | Interstate | SR 9/1-69 |
| Zoning | B4 | Flood Zone | No |
| Parking | Paved | Parking Ct | 110 |

ADDITIONAL INFORMATION

- Rental rate reduced from \$8.50/SF to **\$7.65 SF**
- Perfect space for retail or warehouse

RESPONSIBLE PARTIES

| | | |
|-----------------------|----------|------------------|
| Utilities | Tenant | |
| Lawn & Snow | Tenant | |
| Property Taxes | Tenant | \$1.72/SF |
| Property Insurance | Tenant | Direct to Vendor |
| Maintenance & Repairs | Tenant | |
| Common Area | Tenant | Direct to Vendor |
| Roof & Structure | Landlord | |
| Janitorial | Tenant | |

BUILDING INFORMATION

| | |
|-------------------|-------------------|
| Property Type | Retail/Commercial |
| Year Built | 2001 |
| # of Stories | 1 |
| Construction Type | Steel Frame |
| Exterior Finish | Masonry |
| Roof | Flat |
| Heating | Package |
| A/C | Package |
| Sprinkler | Yes |
| Lighting | LED |
| Floor Coverings | VCT |
| Ceiling Height | 20' |
| Electric Service | 3 Phase/800 AMP |
| Restrooms | 2 |
| Docks | 2 |
| Dock Notes | Manual Levelers |

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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

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TI Source Project Management

260 483 1608

TI-Source.com

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260 426 9800

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