



Madison Park

6627 Columbus Ave.
Anderson, IN 46013



PROPERTY DESCRIPTION

± 60 Acres of land for sale in Anderson, Indiana. Great Opportunity for both commercial and residential uses.

New \$200 million-dollar Industrial Park under development near by. The industrial development will bring ± 200 new jobs to Anderson, IN. National retailers such as Starbucks, Chick-fil-a, McAlister's, Culver's, Qdoba, and many more along Scatterfield Road within 2 miles.

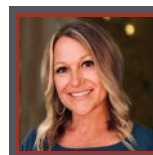
PROPERTY HIGHLIGHTS

- National Retailer's in Immediate Area
- Minutes from I-69
- Zoning B-1
- Utilities On-Site

OFFERING SUMMARY

Pricing:	Contact Broker
Total Acreage:	±123 Acres
Total Acreage Available:	±60 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,204	27,962	48,579
Total Population	21,095	55,949	105,503
Average HH Income	\$48,848	\$45,623	\$55,262



Crystal Kennard
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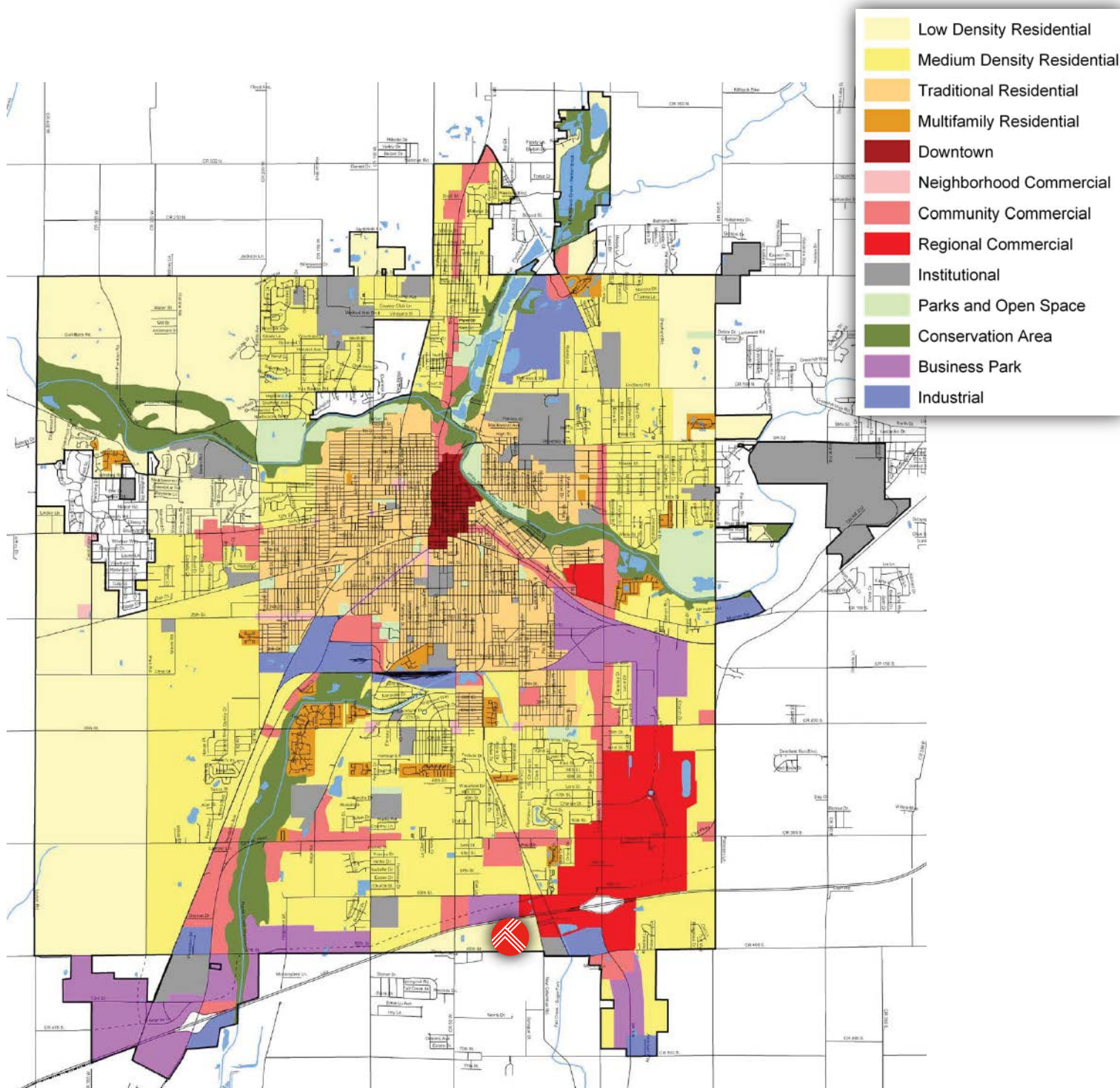
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Comprehensive Plan





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Surrounding Businesses

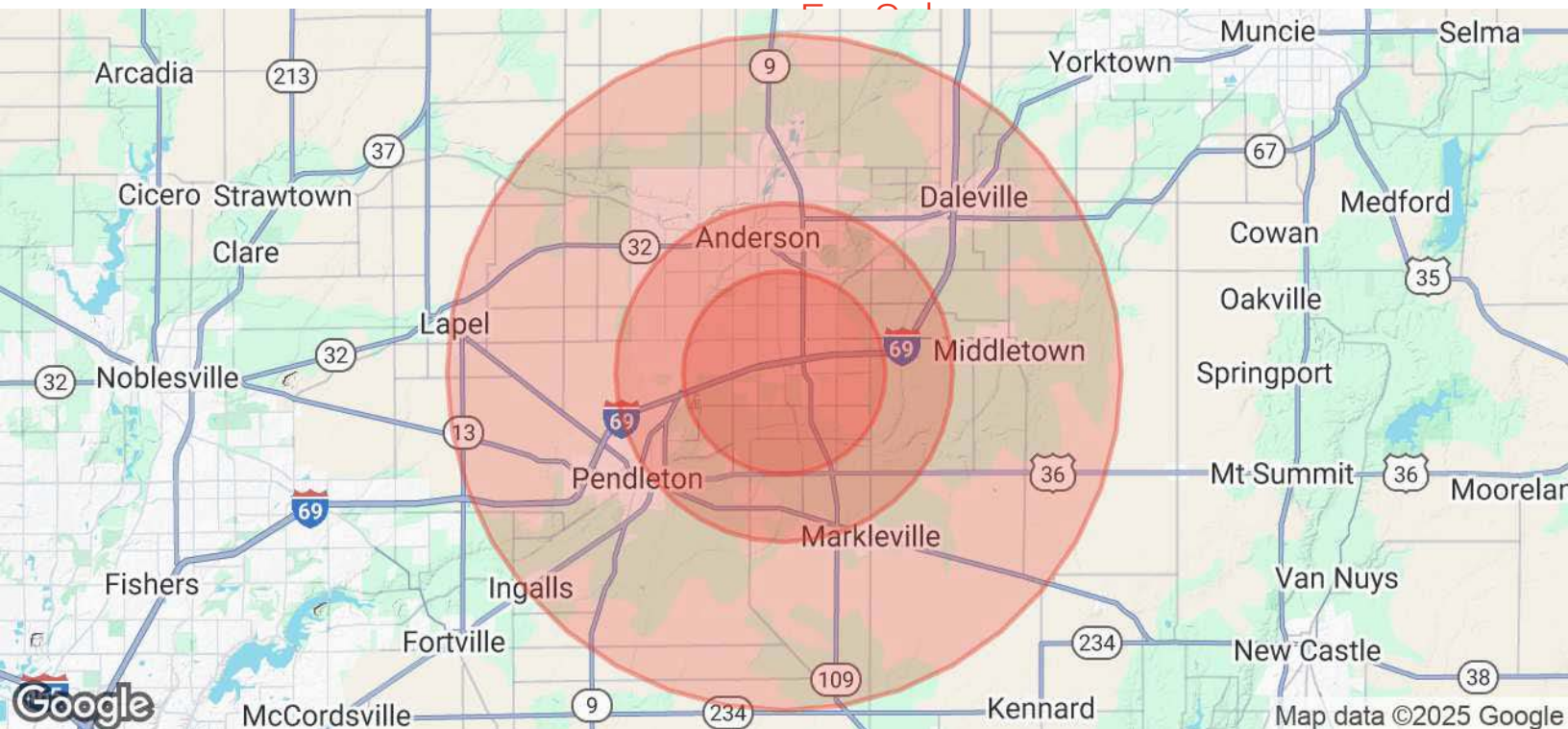




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Demographics



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	23,357	56,514	108,787
Average Age	42	41	42
Average Age (Male)	40	40	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,458	24,082	44,180
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$66,027	\$64,939	\$76,301
Average House Value	\$159,274	\$157,193	\$183,108

Demographics data derived from AlphaMap

