

2003 BROADWAY ST.

2003 Broadway St., Anderson, IN 46012

FOR SUBLEASE



PROPERTY HIGHLIGHTS

- Sublease available for 10,125 SF stand-alone building
- Ample parking
- Former CVS
- High visibility & exposure for your business
- Sublease expires 1/31/2029

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	10,125 SF
Building Size:	10,125 SF
NOI:	\$0.00
Cap Rate:	0.0%

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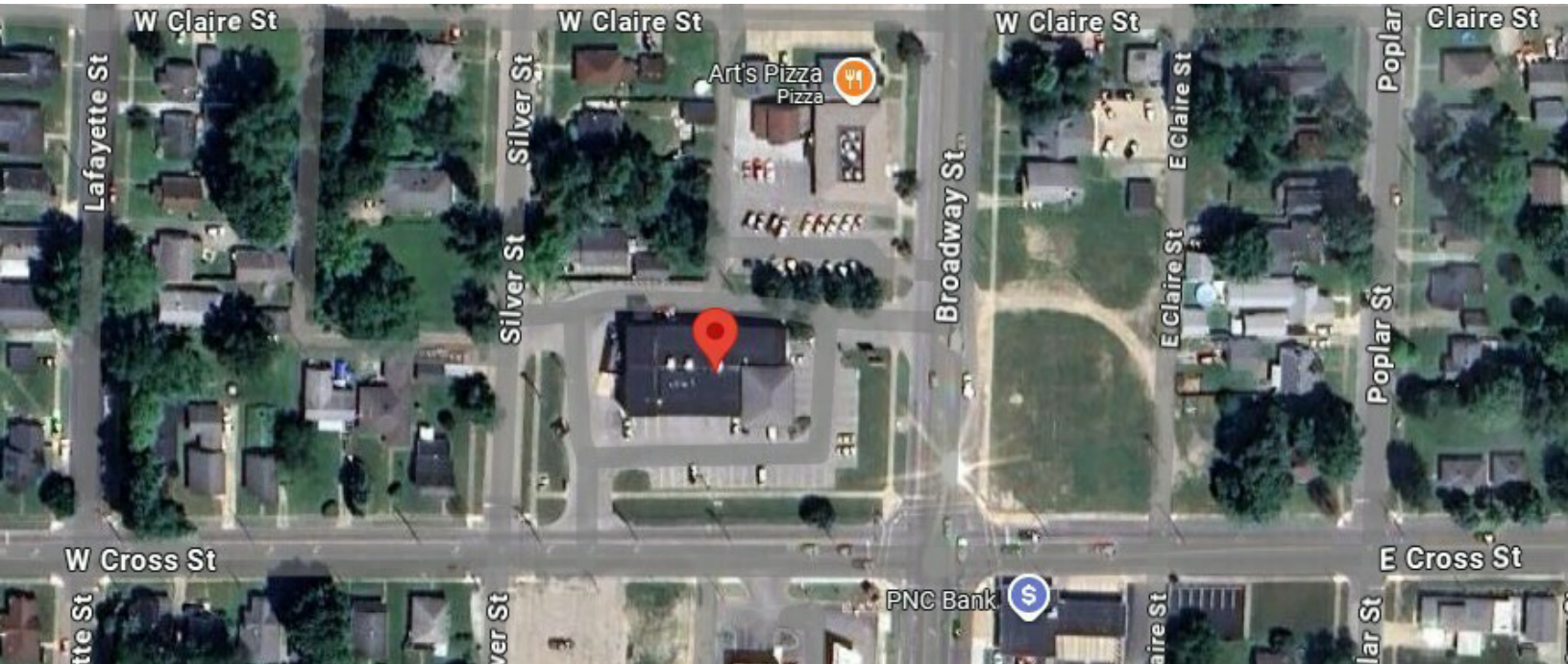
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PROPERTY DESCRIPTION

This free-standing building offers a versatile commercial space ideal for a variety of business uses. This well-maintained property features a spacious interior layout with high ceilings, ample natural light, & a flexible floor plan to suit retail, office, or service-based operations. The building boasts a prominent storefront with excellent visibility & signage opportunities. On-site parking ensures convenient access for customers and employees alike. With updated mechanicals & a clean, professional appearance, this property is move-in ready & designed to support your business success. Don't miss this opportunity to lease a quality space in a well-trafficked location.

LOCATION DESCRIPTION

Just minutes away, Anderson University offers a bustling student population & a steady stream of potential customers. With its strategic location near major highways, the area offers excellent visibility & easy accessibility for retail businesses. Close to Community Hospital Anderson. The Anderson area presents an exceptional opportunity for your retail venture.

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