



AVAILABLE SF

3,000 SF

SALE PRICE

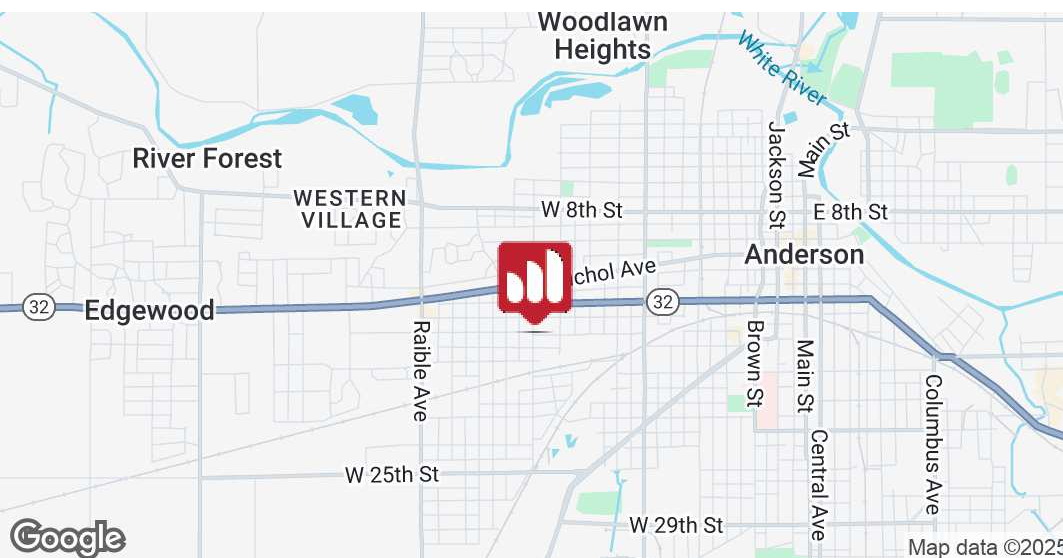
\$685,000

PROPERTY HIGHLIGHTS

- 3,000 SF bar/restaurant building on a highly visible corner
- Includes 3-way liquor license & 3 adjacent lots (room for potential expansion or outdoor event space)
- Open floor plan with built-in stage, commercial kitchen, & outdoor deck with a pergola
- **Additional opportunity to purchase the commercial building & lots directly across the street as part of a larger package deal
- Development opportunity - Zoned D2 and D3

FOR SALE

1610
ARROW AVE.
Anderson, IN 46016

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PROPERTY DESCRIPTION

This 3,000 sq ft standalone bar and restaurant on a highly visible corner is the perfect blend of functionality, charm, and opportunity. This listing includes three adjacent lots and a 3-way liquor license, making it a turnkey opportunity for food and beverage service. Inside, you'll find a wide-open floor plan that's perfect for hosting everything from casual dinners to live music nights. There's a built-in stage ready for performances, a commercial kitchen, and a private office space for back-of-house operations. Outside, the entertaining continues with a welcoming deck and pergola—ideal for outdoor dining or weekend events. The attached private parking lot was repaved in 2018 during a full renovation and expansion of the building.

LOCATION DESCRIPTION

Strategically located on a high-visibility corner lot in Anderson, Indiana, this property offers prime exposure on a well-traveled thoroughfare. Positioned just 15 minutes from Anderson Speedway, Hoosier Park Racing & Casino, & Anderson Country Club, the site benefits from steady traffic driven by both local residents & out-of-town visitors. The surrounding area features a mix of residential neighborhoods, retail, & commercial activity, creating a strong customer base for both daytime & evening service. With easy access to major roads & highways, this location is ideal for drawing patrons from Anderson & surrounding Madison County.

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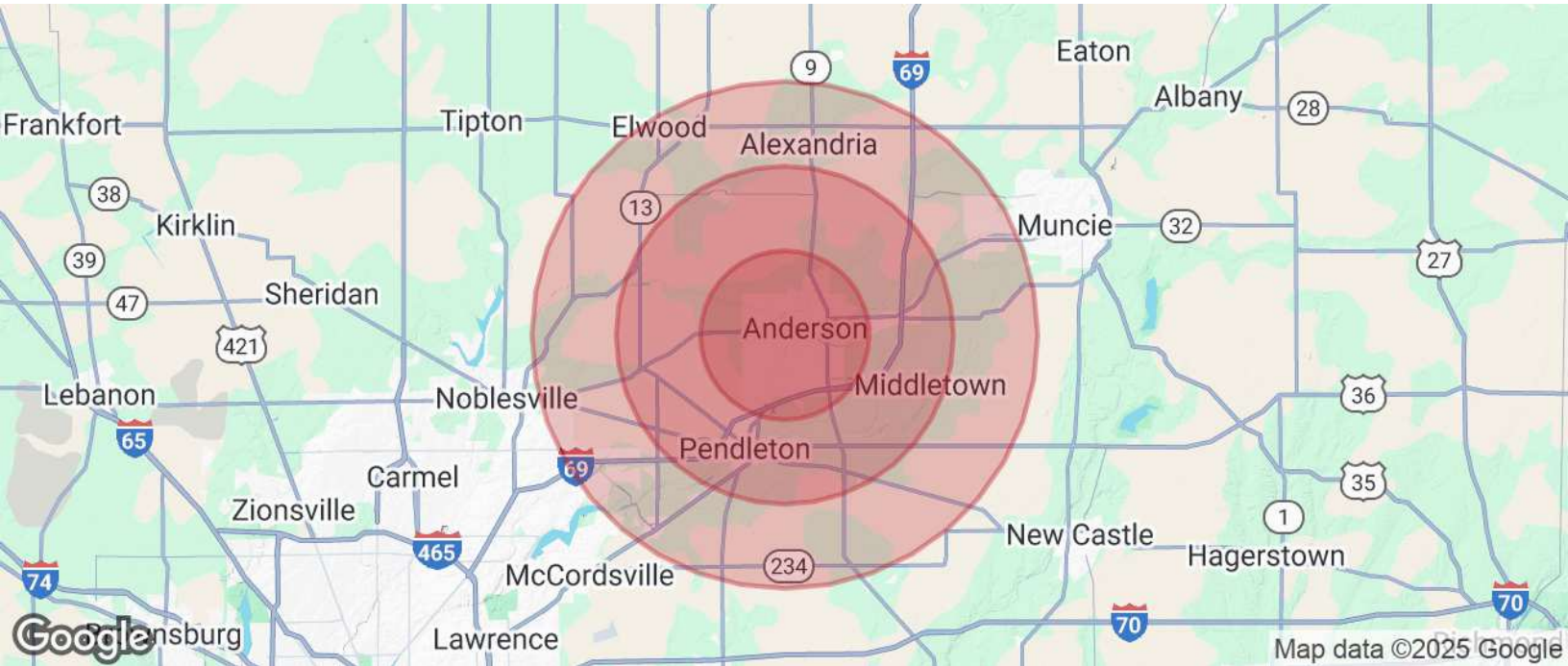
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	67,893	111,786	213,979
Average Age	42	42	40
Average Age (Male)	40	41	39
Average Age (Female)	43	43	41

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	28,942	45,454	84,016
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$65,309	\$76,337	\$93,927
Average House Value	\$155,411	\$182,191	\$240,480

Demographics data derived from AlphaMap

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