

SOUTHGATE

1902 East 53rd Street - Anderson, IN 46013



MIDLAND ATLANTIC
PROPERTIES

AVAILABLE
3,188 Square Feet

AVAILABLE

PROPERTY OVERVIEW

Turnkey Salon Space Available in Desirable Anderson Retail Corridor

PROPERTY HIGHLIGHTS

- 3,188 Square Feet Available
- Turnkey Salon Space Available
- Prominent Pylon Signage Available
- Property Offers Signalized Access and Excellent Viability
- Located in the Heart of Anderson's Retail Activity
- Shared Entrance / Traffic Signal with Payless (Kroger, Ross, Marshall's and Five Below)

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	29,352	65,507
Average HH Income	\$70,129	\$75,278
Businesses	1,023	2,232
Employees	10,025	21,995

TRAFFIC COUNTS

State Road 9	21,853
53rd Street	13,200



MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

PATRICK BOYLE

Direct: 317.597.1718
Cell: 317.679.6322
pjboyle@midlandatlantic.us

WILL BERENS

Direct: 317.597.1721
Cell: 317.874.8847
wberens@midlandatlantic.us

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

SOUTHGATE

1902 East 53rd Street - Anderson, IN 46013



MIDLAND ATLANTIC
PROPERTIES

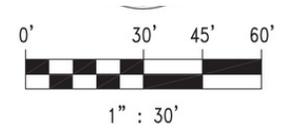


SOUTHGATE

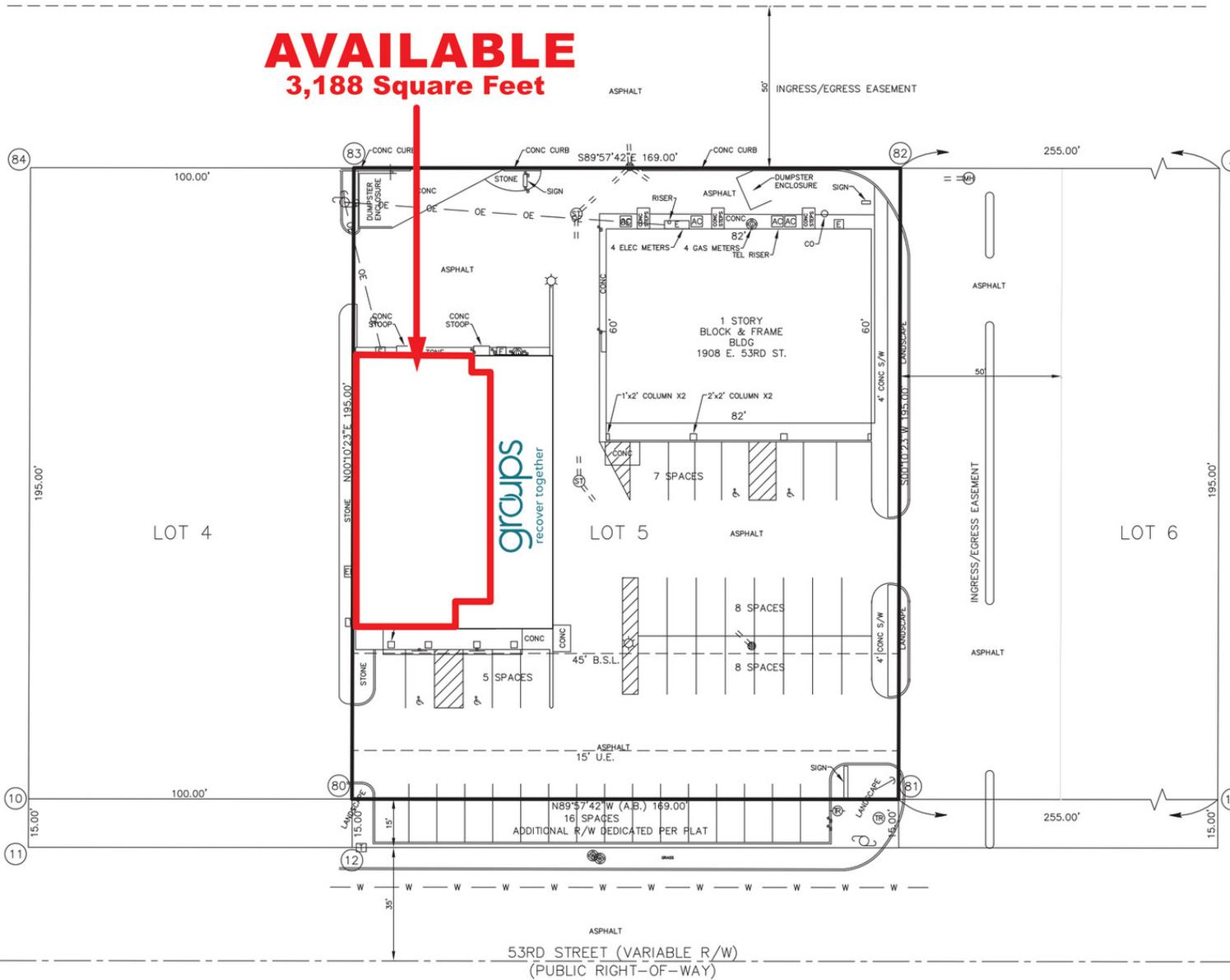
1902 East 53rd Street - Anderson, IN 46013



MIDLAND ATLANTIC
PROPERTIES



AVAILABLE
3,188 Square Feet



LEGEND:

STORM PILET	TELEPHONE MANHOLE	FIRE HYDRANT	WATER LINE
AREA LIGHT	FIRE DEPT CONNECTION	TRAFFIC HANDHOLE	BURIED GAS LINE
MAILBOX	SIGN SINGLE POST	SLY WIRE	FARM FENCE
SEWER MANHOLE	GAS VALVE	WATER METER	OVERHEAD ELEC
INLET FLAT GRATE	WATER METER	WATER VALVE	SANITARY SEWER
METER CASTING	UTILITY POLE	ELECTRIC TRANSFORMER	COMBO SEWER
TRAFFIC POLE	PROPANE TANK	PROPANE REGULATOR	STORM SEWER
ELECTRIC METER	PROPANE TANK	AIR CONDITIONING UNIT	
GAS METER	PROPANE TRANSFORMER	TELEPHONE TRANSFORMER	
BOLLARD	ELECTRIC BOX	CABLE BOX	
TELEPHONE PEDESTAL	ELECTRIC HANDHOLE		
FLAG POLE			
CANOPY SUPPORT COLUMN			

A.B. = ASSUMED BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT

SOUTHGATE

1902 East 53rd Street - Anderson, IN 46013



MIDLAND ATLANTIC
PROPERTIES

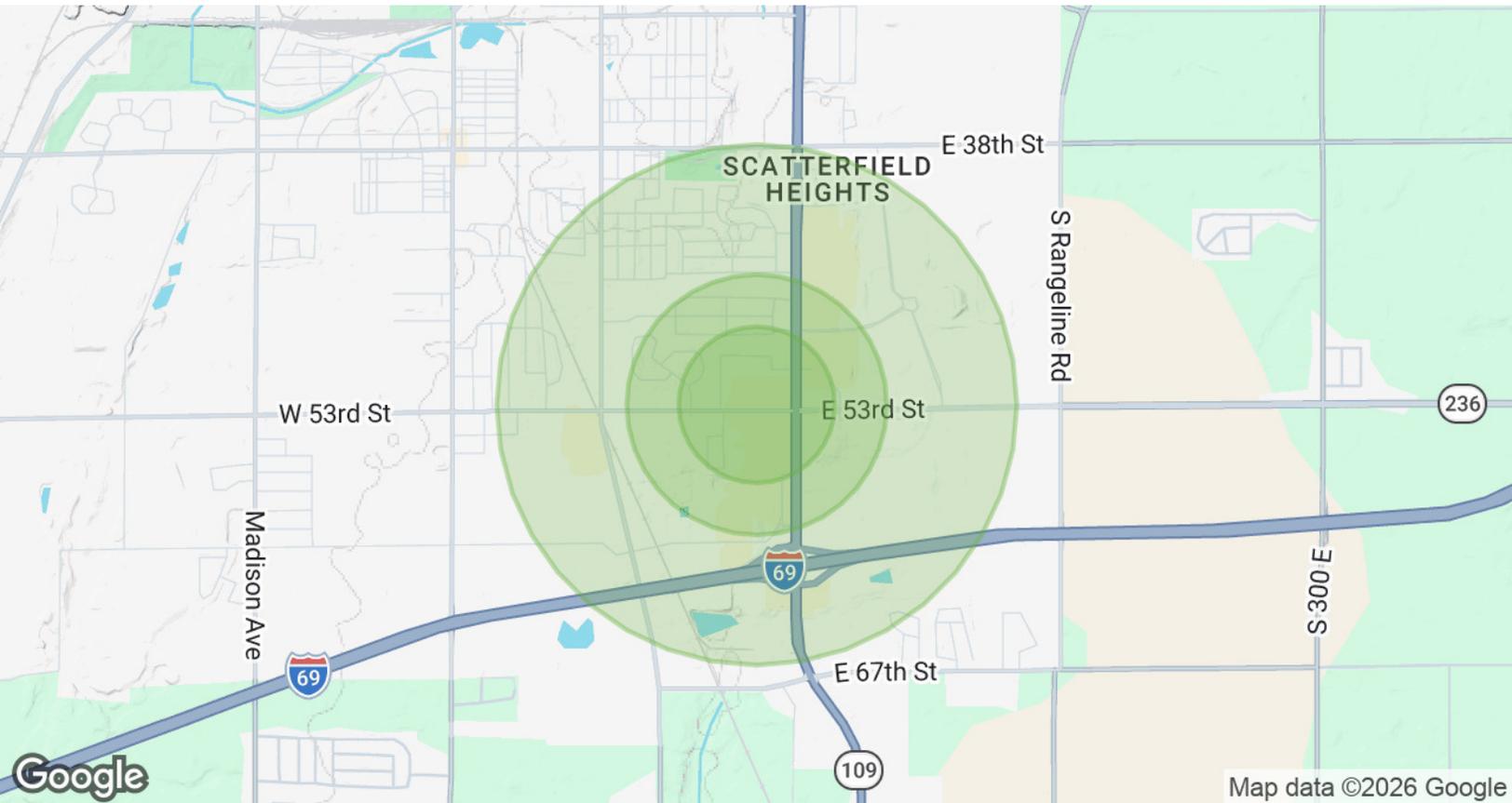


SOUTHGATE

1902 East 53rd Street - Anderson, IN 46013



MIDLAND ATLANTIC
PROPERTIES



POPULATION & HOUSING

	1 MILE	3 MILES	5 MILE
Total Population	3,772	29,352	65,507
Projected Annual Growth (2025-2030)	0.3%	0.2%	0.5%
Total Households	1,830	13,161	28,220
Median Home Value	\$163,301	\$132,054	\$151,435

INCOME & BUSINESS

	1 MILE	3 MILES	5 MILE
Average HH income	\$84,476	\$70,129	\$75,278
Daytime Population (16+ years)	4,472	20,316	45,255
Total Businesses	264	1,023	2,232
Total Employees	3,100	10,025	21,995

MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

PATRICK BOYLE

Direct: 317.597.1718
Cell: 317.679.6322
pjboyle@midlandatlantic.us

WILL BERENS

Direct: 317.597.1721
Cell: 317.874.8847
wberens@midlandatlantic.us

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.