

PROPERTY OVERVIEW

3632 S SCATTERFIELD RD

Anderson, IN 46013



OFFERING SUMMARY

Sale Price:	\$2,250,000
Lease Price:	\$9 (NNN) Per SF Per Year
Building Size:	25,547 SF
Lot Size:	110,119 SF
Price / SF:	\$88.07
Year Built:	2001
Zoning:	B-4

PROPERTY OVERVIEW

Positioned along one of Anderson's most active commercial corridors, this building offers exceptional visibility, access, and versatility for a wide range of users. Situated on 2.53 acres along S Scatterfield Road (US-9), the property sits in the heart of the city's main retail district, surrounded by national brands including Walmart, Kohl's, Meijer, Lowe's, Walgreens, Harrah's Casino, and numerous restaurants and service businesses.

Originally constructed in 2001, the building features modern infrastructure, including LED lighting throughout, two loading docks, strong 3-phase power, restrooms, and 110 parking spaces. Zoned B-4 (Community Shopping Center).

Whether for an owner-user, investor, or large-format tenant, this property represents one of Anderson's strongest value opportunities for size, adaptability, and long-term growth.

Jacob Wagner
(317) 448-8852



LOCATION DESCRIPTION

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Strategically positioned on Scatterfield Road (US-9), one of Anderson's busiest retail corridors, 3632 S Scatterfield Road offers a highly visible, high-traffic presence with more than 25,000 vehicles per day.

The location benefits from deep regional connectivity: it's just 3.6 miles from I-69, 16 miles to Muncie, and about 40 miles from Indianapolis. The surrounding area is anchored by major national retailers like Lowe's, Walmart, Kohl's, and Harrah's Casino providing strong synergy and customer draw.

PROPERTY HIGHLIGHTS

- 25,547 SF Free Standing Building
- Built in 2001
- Zoned B-4
- High Visibility Location
- Ample Parking Space
- Modern Architecture
- Flexible Interior Layout
- Close to Major Highways

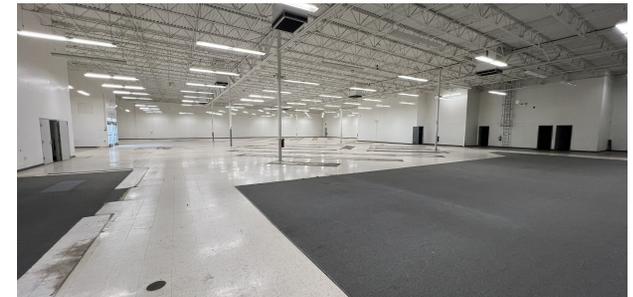
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PHOTOS

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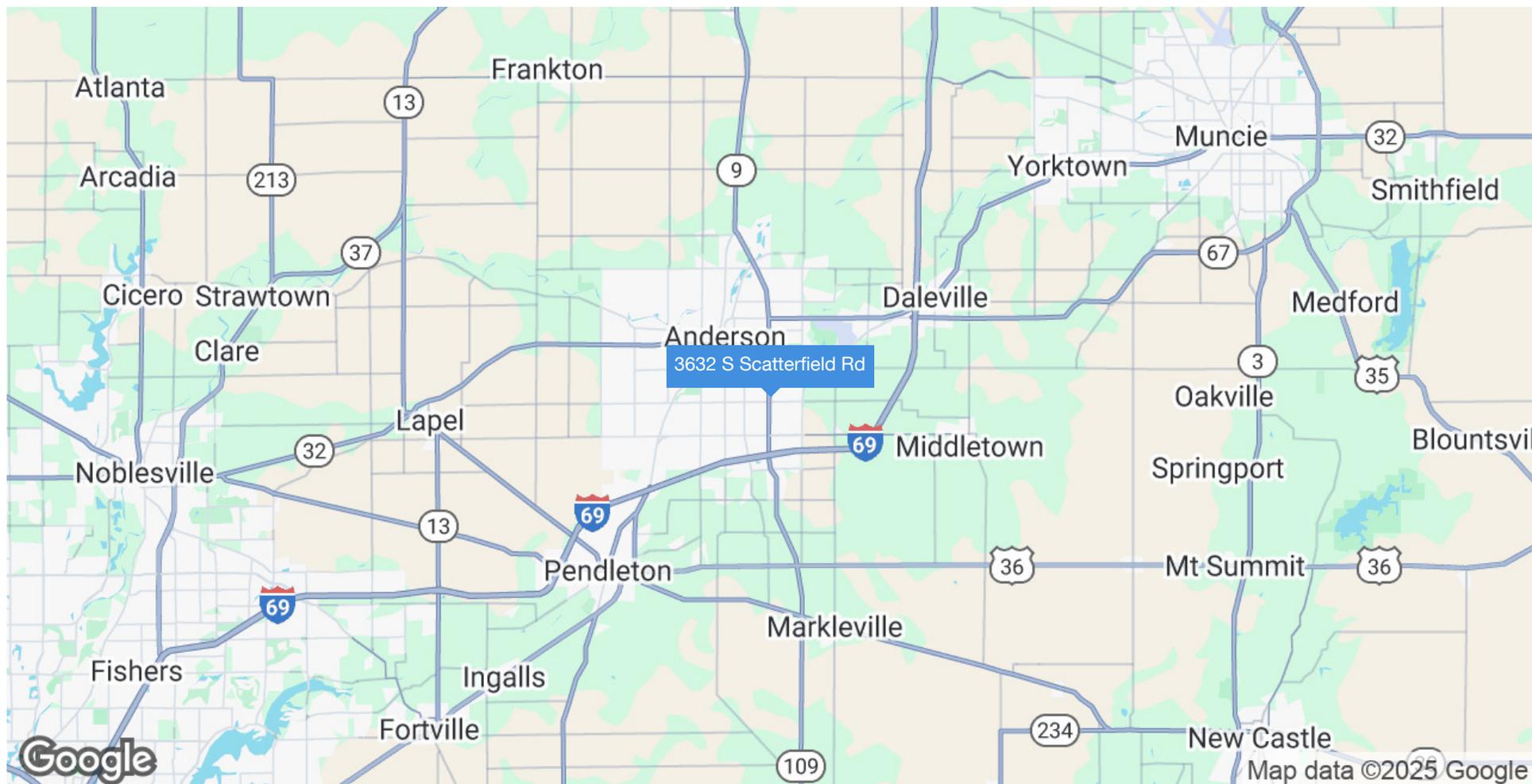
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REGIONAL MAP

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RETAILER MAP

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DEMOGRAPHICS

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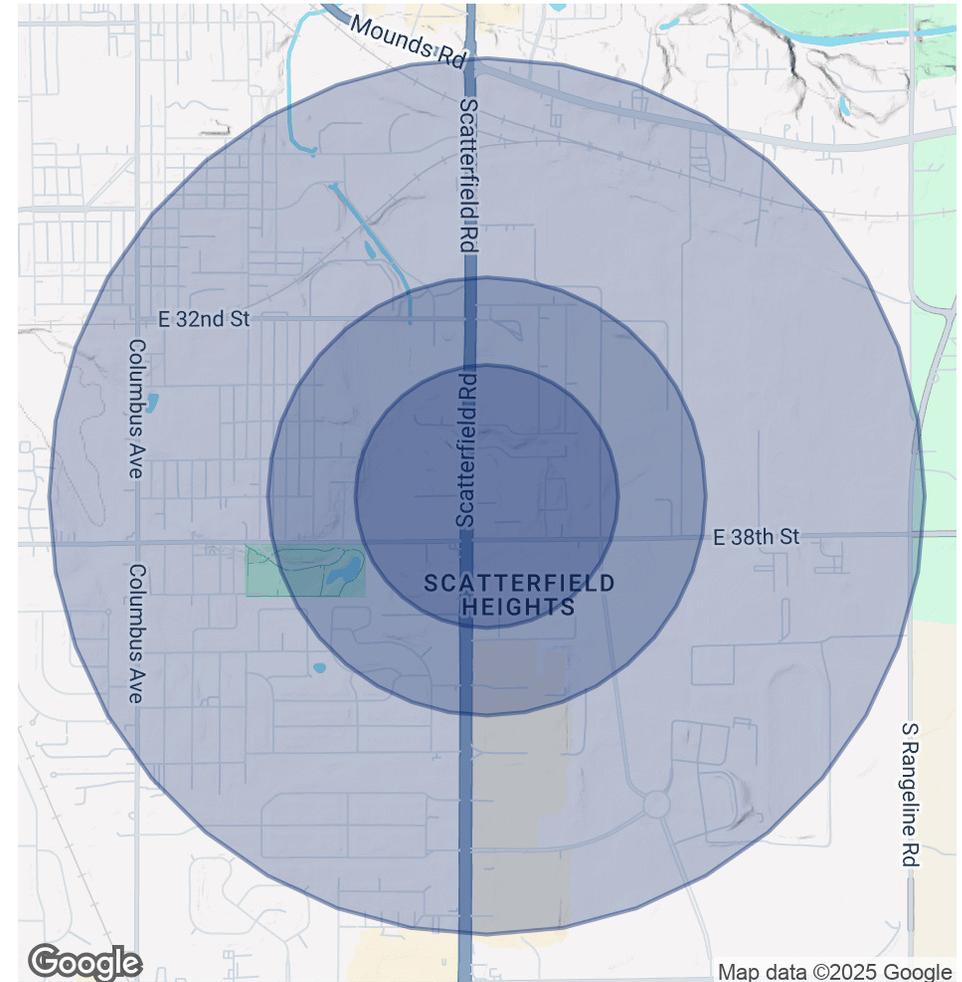
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	319	1,188	4,671
Average Age	42	42	41
Average Age (Male)	40	40	40
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	142	529	2,086
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$61,742	\$61,873	\$58,817
Average House Value	\$135,793	\$135,601	\$130,555

TRAFFIC COUNTS

25,000 /day

Demographics data derived from AlphaMap



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