

REDEVELOPMENT OPPORTUNITY

2328 BROADWAY STREET, ANDERSON / IN 46012



For Sale

**WHAT'S
NEXT
IN RETAIL**



2328 BROADWAY STREET




ANDERSON / IN 46012

COMMENTS

- \$83,000
- .60 acres
- Dense population surrounding site
- Great opportunity for an outlot
- Exceptional visibility and access to Broadway Street
- Located in Madison County



NEIGHBORHOOD DEMOGRAPHICS

| |  POPULATION |  AVERAGE HOUSEHOLD INCOME |  DAYTIME POPULATION |
|---------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| 1 Mile | 4,039 | \$53,371 | 3,216 |
| 3 Miles | 30,138 | \$56,914 | 12,151 |
| 5 Miles | 64,161 | \$56,954 | 22,307 |