

Southtown Center

4420 S Scatterfield Road, Anderson, IN 46013

Outlots and small shops space available on Scatterfield Road (SR 9)



Property Information

- + GLA: 701,000 sq. ft.
- + Anchor opportunities available
- + Join Walmart Supercenter, Kohl's, Marshalls, Shoe Carnival, Petsmart, Hobby Lobby, Panera Bread, Panda Express, Qdoba and more

Demographics

| | 3 Mile Radius | 5 Mile Radius | 7 Mile Radius |
|--------------------|---------------|---------------|---------------|
| Population | 34,451 | 67,060 | 88,078 |
| Households | 15,334 | 28,653 | 37,187 |
| Household Income | \$57,480 | \$64,149 | \$69,768 |
| Daytime Population | 38,686 | 66,851 | 86,393 |

Traffic Counts

| | |
|-----------------|--------|
| Scatterfield Rd | 28,399 |
| E 53rd St | 13,877 |

Phase I

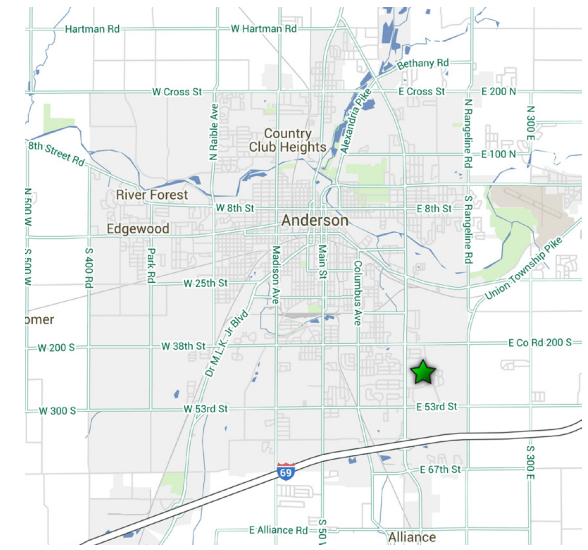
| Unit | Tenant | SF |
|------|--------------------|-------|
| A&B | Gabe's | |
| C | Dollar Tree | |
| D | Available | 8,500 |
| E | Available | 3,000 |
| F | Elwood Staffing | |
| G | World Finance | |
| H | The UPS Store | |
| I&J | BMV License Branch | |
| K | Lux Nail Salon | |
| L | Available | 3,000 |
| M | Hobby Lobby | |
| N | Big Lots | |
| O | Planet Fitness | |

Phase II

| Unit | Tenant | SF |
|------|-------------------------------|-------|
| A | Home Town Furniture | |
| B | Kohl's | |
| C | Gordon Food Services | |
| D | Shoe Carnival | |
| E | Indiana Farm Bureau Insurance | |
| F | Morales Enterprises | |
| F2 | Ruoff Mortgage | |
| G | Absolute Title Company | |
| H | Pharmasave | |
| I | Available | 1,323 |
| J | Edward Jones | |
| K | Kay Jewelers | |
| L | Heartland Vision | |
| M | Panda Express | |
| N | Qdoba | |

Phase III

| Unit | Tenant | SF |
|------|----------------------------|----|
| A | Lantern House Asian Bistro | |
| B | Beltone | |
| C | Verizon Wireless | |
| D | Papa Murphy's | |
| E | American Mattress | |
| F | Panera Bread | |
| G | Sally Beauty Supply | |
| H | Salon Pure | |
| I | Vapor Madness | |
| J | Aspen Dental | |
| K | Art's Pizza | |
| L | T-Mobile | |
| M | Coming Soon Jersey Mikes | |
| N | St. Vincent Health | |



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For Lease



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