

615 S. SCATTERFIELD RD.

615 S. SCATTERFIELD RD., ANDERSON, IN 46012

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 615 S. SCATTERFIELD RD in Anderson, IN. This well-managed retail or office space has strong visibility on the NW corner of S Scatterfield Road & E 6th Street. The building is anchored by Caliber Collision with co-tenants Marco's Pizza and Highland Pure Water and Ice. Superb on-site parking with over 40 spaces. The 22,531 SF building sits near the epicenter of the Anderson business district and is ready for its next generation of retail. This property is a well-known retail staple of the Anderson community for years and offers landmark recognition & engaging signage. Give our team of Madison County leasing experts a call at 847-904-9200 to get more info about renting this property. This is an excellent opportunity to expand your business in Anderson.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	5,603 SF
Lot Size:	1.73 Acres
Building Size:	22,779 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,272	22,285	34,627
Total Population	6,779	43,671	69,372
Average HH Income	\$41,716	\$41,848	\$47,370

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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ADDITIONAL PHOTOS



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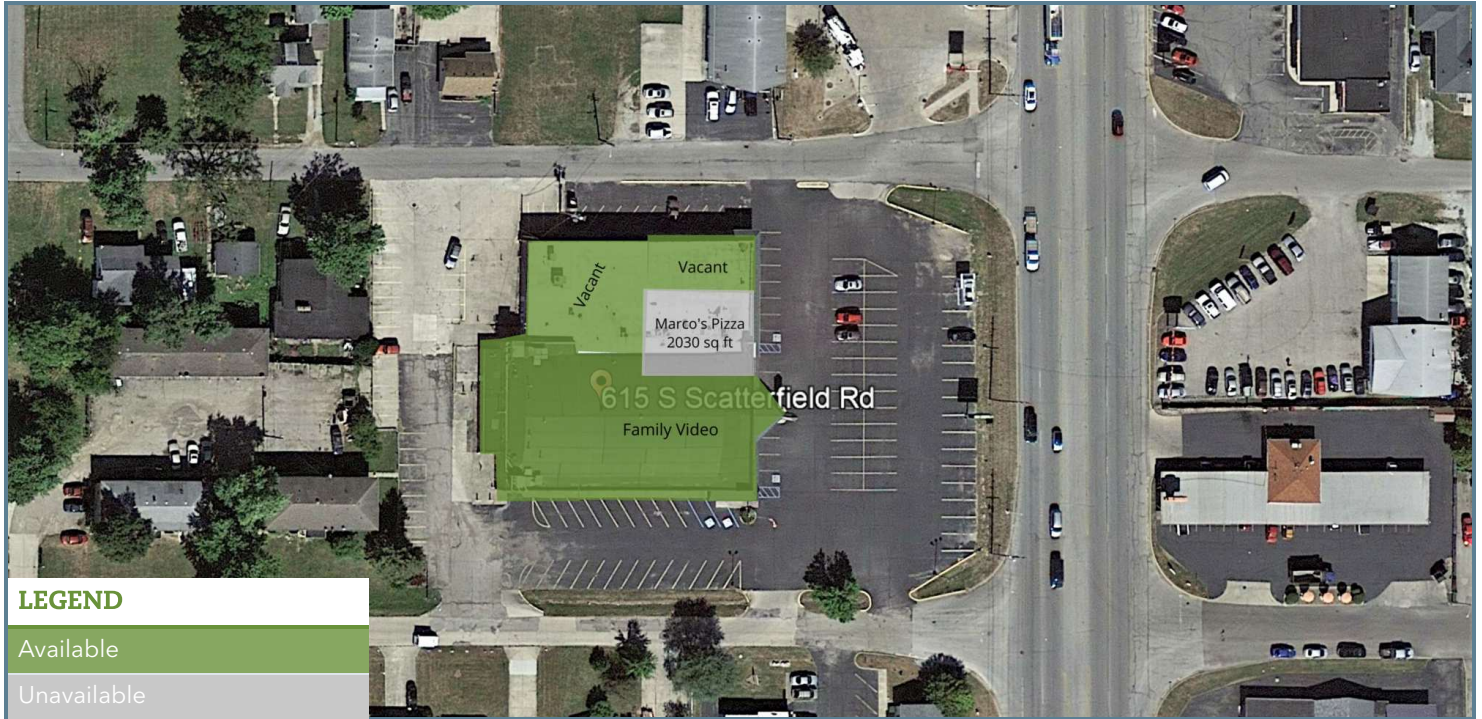
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PLANS



LEASE INFORMATION

Lease Type:	NNN
Total Space:	5,603 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
615 S Scatterfield Rd	Available	5,603 SF	NNN	Negotiable	-
615 S Scatterfield Rd	Marco's Pizza	2,030 SF	NNN	-	-

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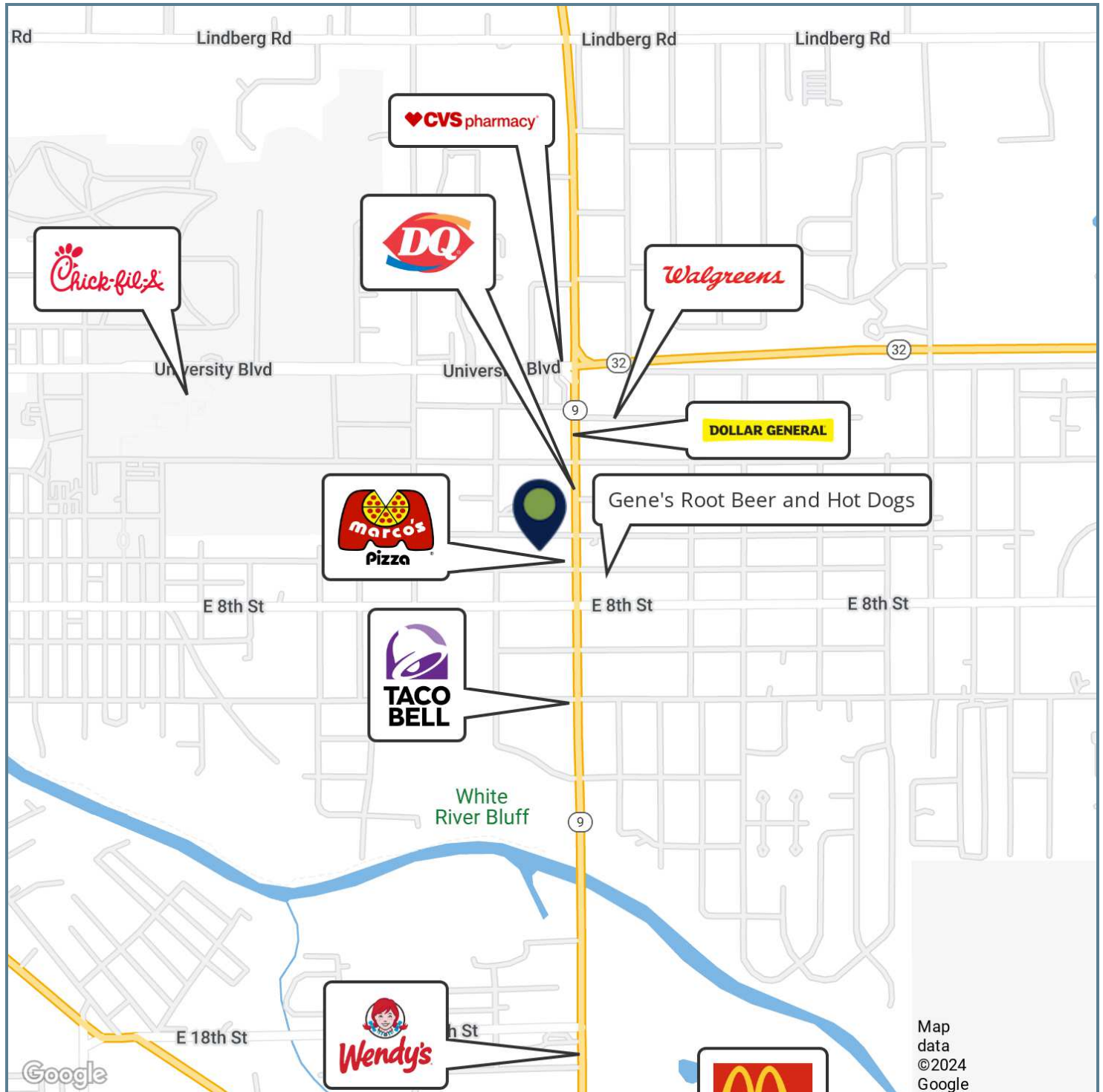
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RETAILER MAP



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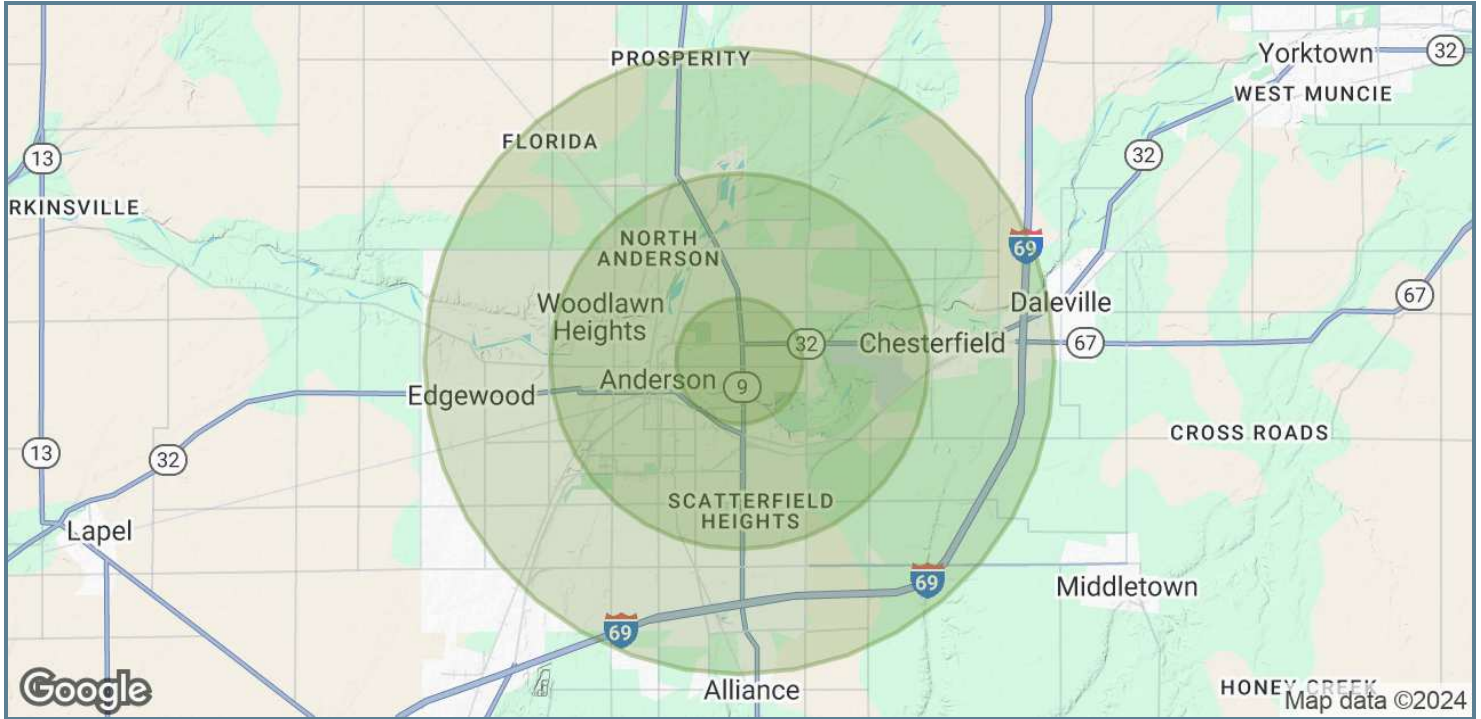
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	6,779	43,671	69,372
Average Age	35.9	39.3	40.9
Average Age (Male)	34.3	36.9	38.6
Average Age (Female)	37.5	41.9	43.2

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	3,272	22,285	34,627
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$41,716	\$41,848	\$47,370
Average House Value	\$87,156	\$76,161	\$88,752

2020 American Community Survey (ACS)

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LEGACY
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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

