

# FOR LEASE/ SALE

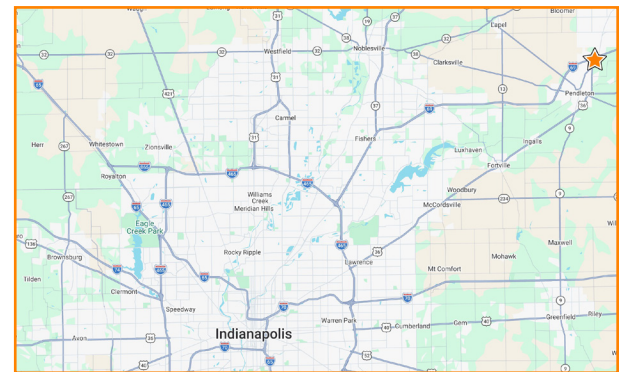
## ANDERSON PADS - FUTURE RACETRAC SITE

State Route 9 & State Route 67 | Anderson, IN 46013



### PROPERTY SUMMARY

- + New RaceTrac location coming soon to the corridor
  - 8,100 SF | 8.91 Acres
- + Two lots available for Sale or Lease:
  - Lot 2: 3.434 Acres
  - Lot 3: 3.637 Acres
- + Signalized hard corner at I-69 Exit 222 with exceptional interstate visibility
  - 61,759 VPD
- + Immediate access to I-69 with strong regional connectivity between Indianapolis and Fort Wayne
- + Strategic location serving Anderson, Pendleton, and greater Madison County trade areas



TRAFFIC COUNTS

STREET	ADT
Doctor MLK Jr. Blvd.	12,301
I-69	61,759

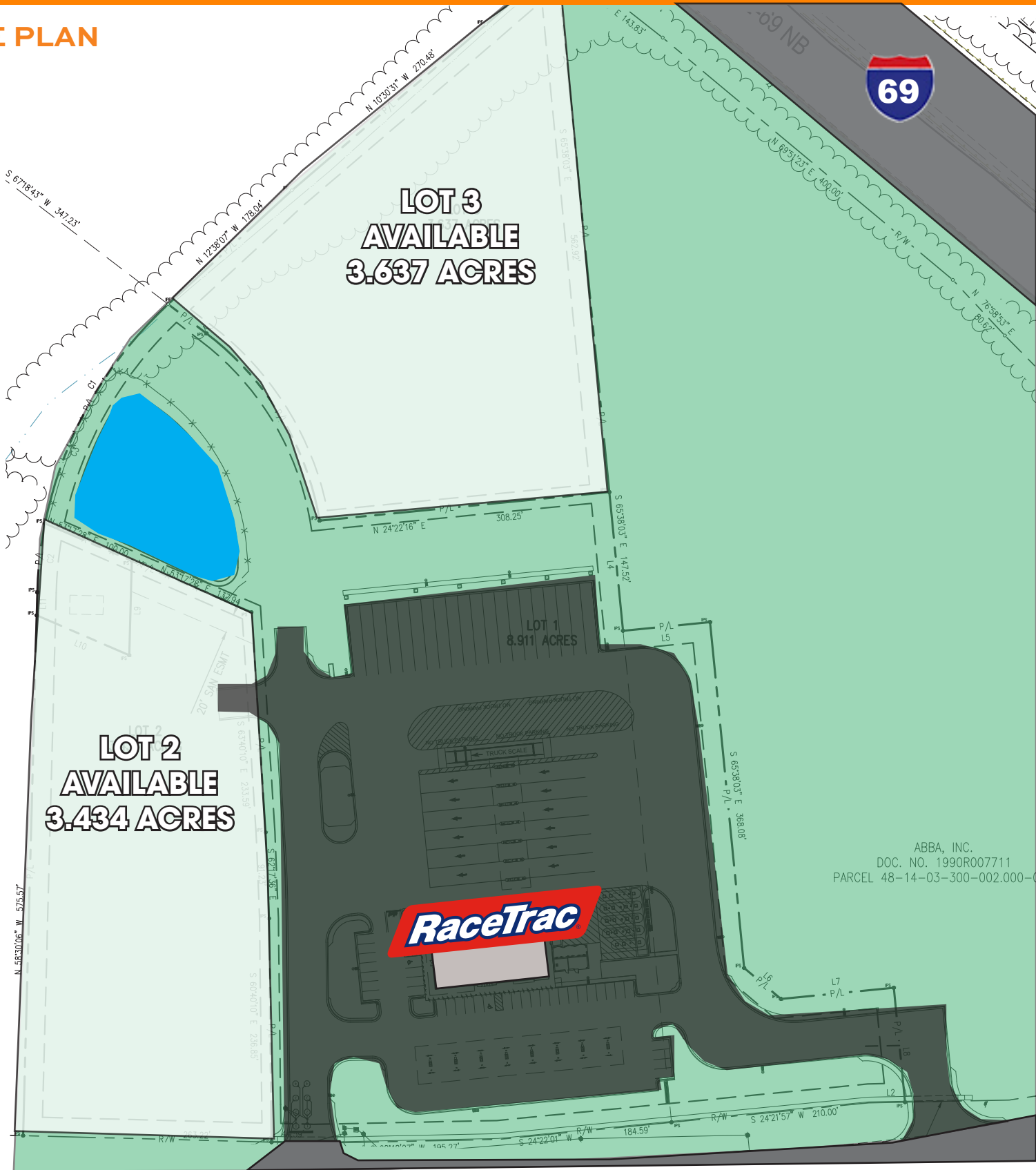
Information deemed reliable, but not guaranteed. Subject to change without notice.

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### SITE PLAN

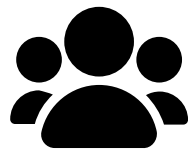


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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	543	13,021	46,378
Est. Average HH Income	\$100,671	\$107,899	\$87,373
Est. Households	178	5,392	18,762
Daytime Population	3,801	7,196	17,143

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