

# River Ridge Plaza

1604-2200 S. Scatterfield Rd.  
Anderson, IN 46016  
Madison County



## key features

- 335,000-sf power center in the heart of Anderson's main retail corridor and only center in central Anderson
- anchored by Roses Department Store, Dunham's Sports, and Ollie's
- outlots available for ground lease
- on-site restaurants include newly-renovated McDonald's, Mancino's, Anderson Grill, Rally's, and China House
- Anderson is a community on the rise just northeast of Indianapolis
- only 5 minutes from Anderson University
- daily traffic count: 22,411 on Scatterfield Road

## demographics

|                          | 1 mile   | 3 miles  | 5 miles  |
|--------------------------|----------|----------|----------|
| population               | 5,801    | 45,558   | 72,283   |
| households               | 2,542    | 19,658   | 31,111   |
| average household income | \$59,688 | \$63,135 | \$69,978 |
| daytime population       | 4,364    | 30,631   | 46,279   |

2023 Estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography

**retail space for lease** 1,200 – 37,509 sf



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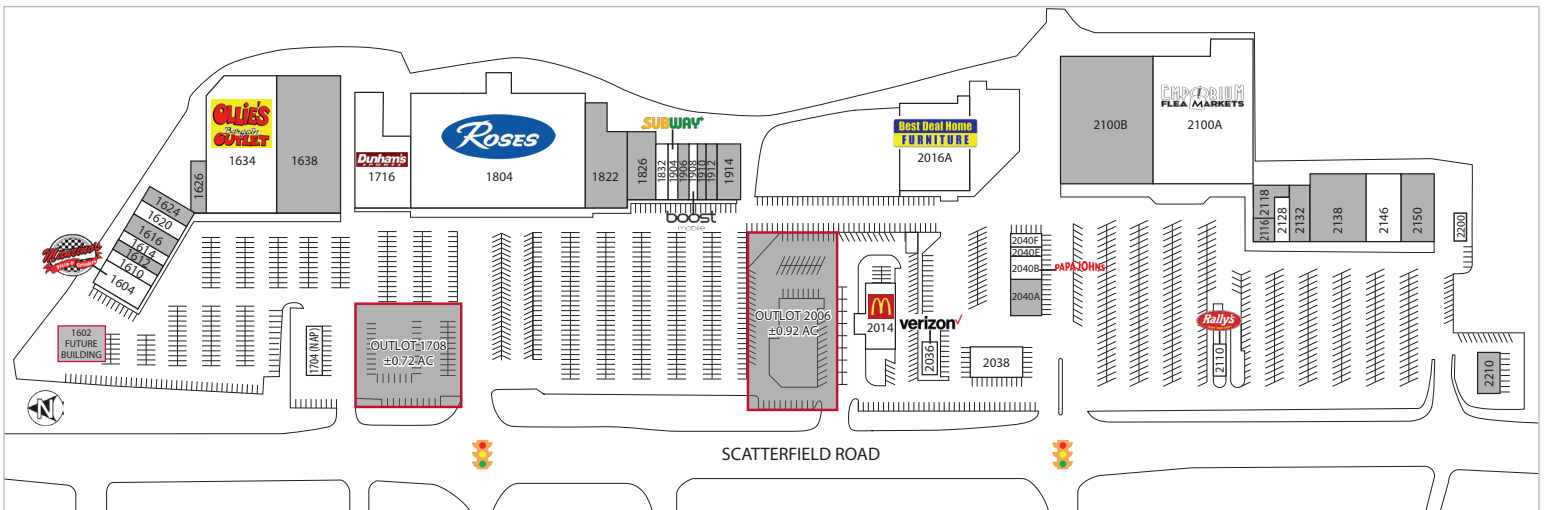
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| UNIT  | TENANT                        | DIMS.         | S.F.   |
|-------|-------------------------------|---------------|--------|
| 1604  | MANCINO'S                     | 50 x 80       | 4,000  |
| 1610  | READER COPIES                 | 20 x 80       | 1,600  |
| 1612  | AVAILABLE                     | 20 x 80       | 1,600  |
| 1614  | NAIL DESIGNS                  | 14.8 x 80     | 1,186  |
| 1616  | AVAILABLE - MEDICAL BUILD-OUT | 40.2 x 80     | 3,214  |
| 1620  | FIRST CALL TEMPORARY SERVICES | 35 x 80       | 2,800  |
| 1624  | AVAILABLE                     | 19.2 x 80     | 1,532  |
| 1626  | AVAILABLE                     | 30 x 80       | 2,400  |
| 1634  | OLLIE'S BARGAIN OUTLET        | 126 x 237 IRR | 30,000 |
| 1638  | AVAILABLE                     | 109.3 x 237   | 25,924 |
| 1716  | DUNHAM'S SPORTS               | 100 x 160     | 16,000 |
| 1804  | ROSES DEPARTMENT STORE        | 310 x 202 IRR | 64,460 |
| 1822  | AVAILABLE                     | 73 x 170 IRR  | 12,376 |
| 1826  | AVAILABLE                     | 50 x 120      | 6,000  |
| 1832  | DRESS MY MINI                 | 25 x 100      | 2,500  |
| 1904  | SUBWAY                        | 15 x 100      | 1,500  |
| 1906  | AVAILABLE                     | 20 x 100      | 2,000  |
| 1908  | BOOST MOBILE                  | 15 x 100      | 1,500  |
| 1910  | AVAILABLE                     | 15 x 100      | 1,500  |
| 1912  | AVAILABLE - FORMER SALON      | 20 x 100      | 2,000  |
| 1914  | AVAILABLE                     | 40 x 100      | 4,000  |
| 2016A | BEST DEAL HOME FURNITURE      | 92 x 154 IRR  | 14,500 |

| UNIT  | TENANT              | DIMS.       | S.F.   |
|-------|---------------------|-------------|--------|
| 2040F | LV NAILS            | 20 x 53     | 1,060  |
| 2040E | BEAUTIFUL EYES      | 20 x 53     | 1,060  |
| 2040B | PAPA JOHN'S PIZZA   | 40 x 53     | 2,120  |
| 2040A | AVAILABLE           | 65 x 53     | 3,456  |
| 2100A | THE EMPORIUM MARKET | IRR         | 40,980 |
| 2100B | AVAILABLE           | 172 x 218   | 37,509 |
| 2116  | AVAILABLE           | 40 x 30     | 1,200  |
| 2118  | AVAILABLE           | 40 x 45 IRR | 3,250  |
| 2128  | CHINA HOUSE         | 20 x 75     | 1,500  |
| 2132  | AVAILABLE           | 40 x 100    | 4,000  |
| 2138  | AVAILABLE           | 100 x 120   | 12,000 |
| 2146  | TOTAL TAN           | 55 x 125    | 6,875  |
| 2150  | AVAILABLE           | 67.3 x 125  | 8,418  |

| UNIT | TENANT                     | DIMS.         | S.F.     |
|------|----------------------------|---------------|----------|
| 1602 | POTENTIAL FUTURE BUILDING  |               |          |
| 1708 | AVAILABLE FOR GROUND LEASE |               | ±0.72 AC |
| 2006 | AVAILABLE FOR GROUND LEASE |               | ±0.92 AC |
| 2014 | MCDONALD'S                 | 49 x 98 IRR   | 4,814    |
| 2036 | VERIZON                    | 24 x 95       | 2,280    |
| 2038 | THE ANDERSON GRILLE        | 35 x 80       | 2,800    |
| 2110 | RALLY'S                    | 23 x 51.5 IRR | 1,186    |
| 2200 | FAITH FILLED HANDS         | 20 x 50.4     | 1,007    |
| 2210 | AVAILABLE                  | 40 x 70       | 2,800    |



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