



Enterprise Park Exit 222 & I-69 Anderson, IN 46013 For Sale



OFFERING SUMMARY

Sale Price:	Pricing varies by lot size
Available Acreage:	21 Acres

PROPERTY OVERVIEW

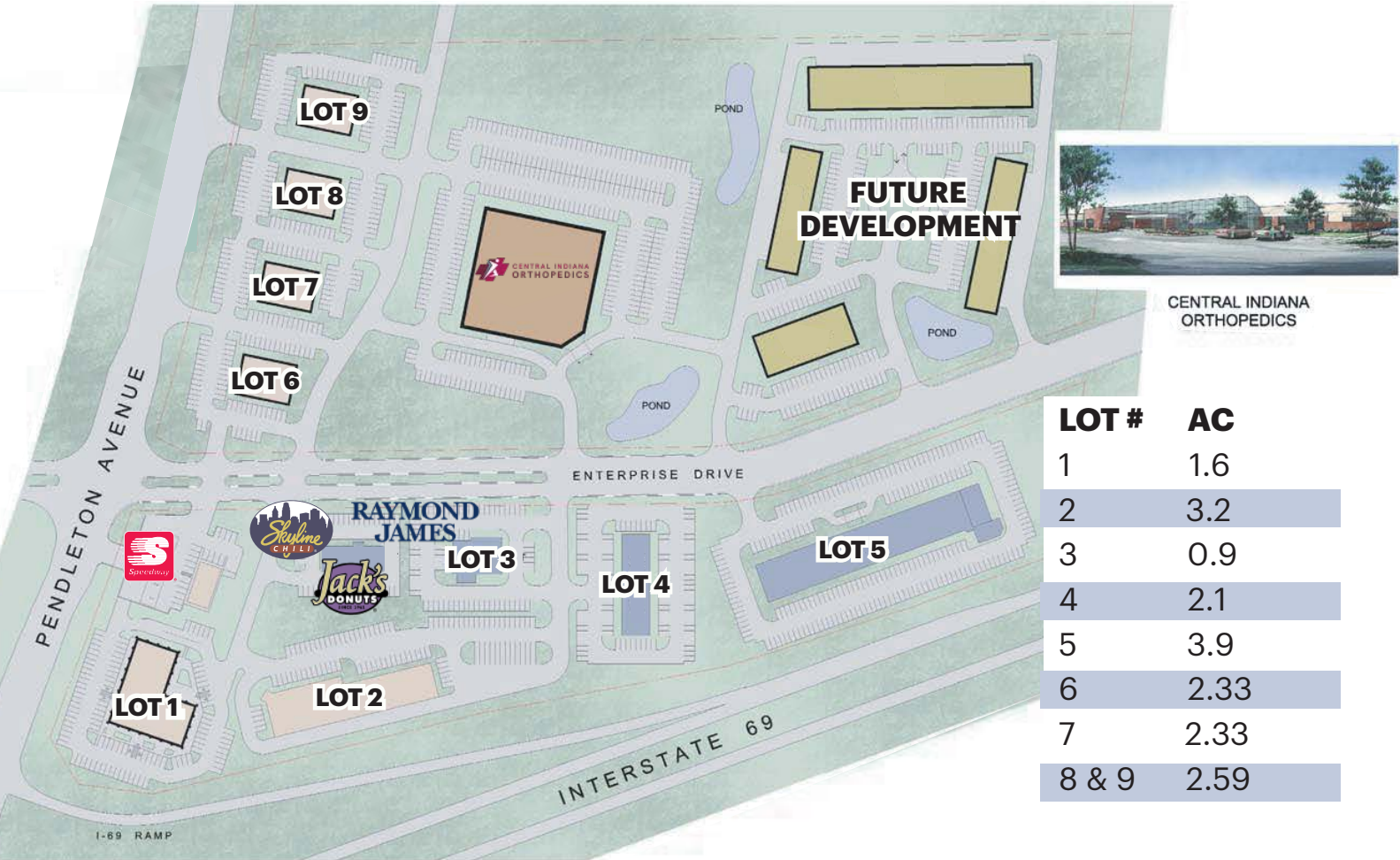
- High exposure interchange sites available for sale or lease
- High Traffic - Morning & lunch
- Tremendous Exposure to I-69 & Pendleton Ave with over 76,000 vehicles per day
- Under-served market area
- Signalized access
- 3,851 Employees in Flagship Park; adjacent to site
- I-69 Lane Expansion at Exit 222 providing 6 Lanes

BROKERAGE | MANAGEMENT | DEVELOPMENT



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Conceptual Drawing



LOT #	AC
1	1.6
2	3.2
3	0.9
4	2.1
5	3.9
6	2.33
7	2.33
8 & 9	2.59

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Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



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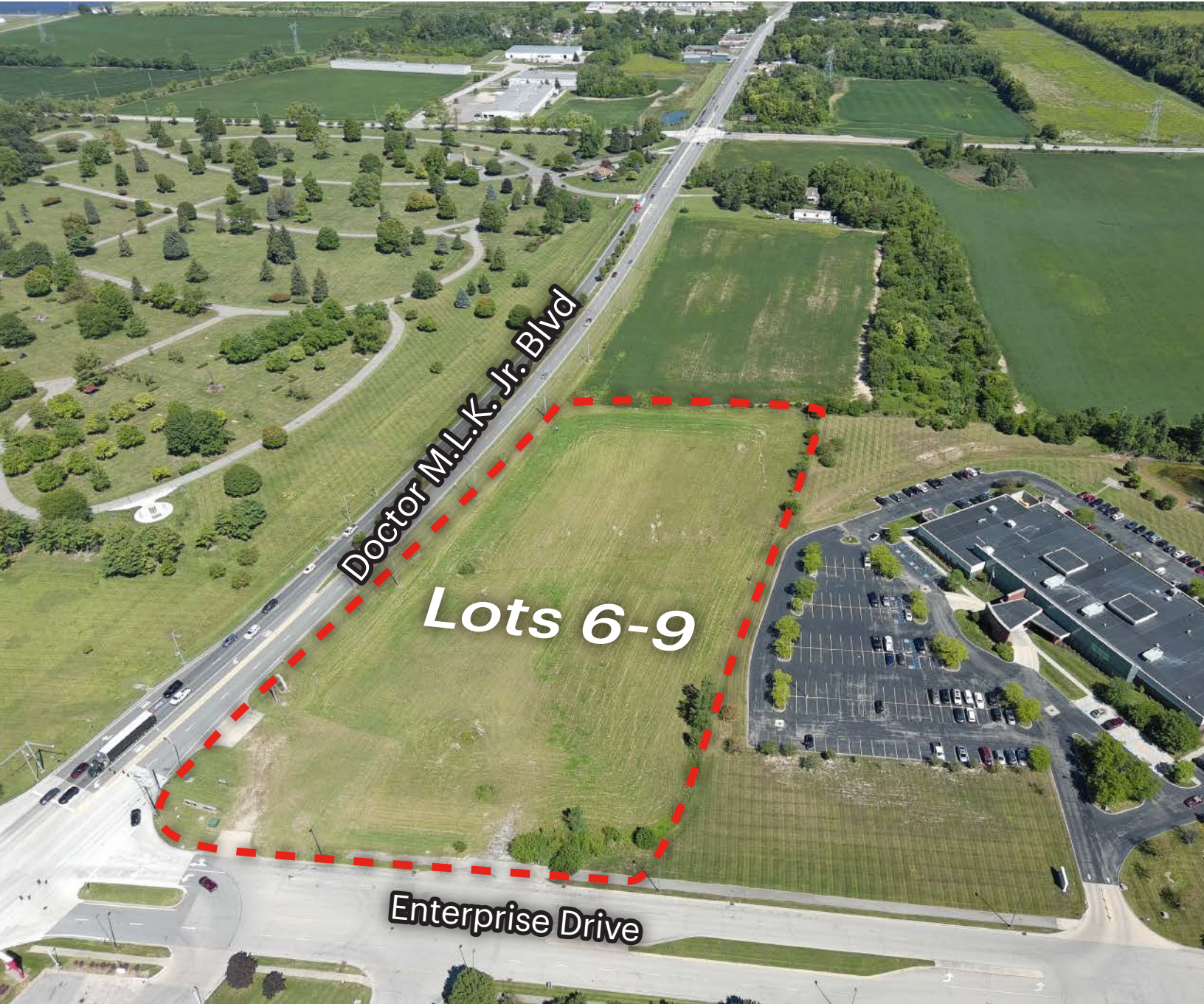


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Enterprise Park Exit 222 & I-69 Anderson, IN 46013 For Sale

Looking South-West



Looking South



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Surrounding Businesses



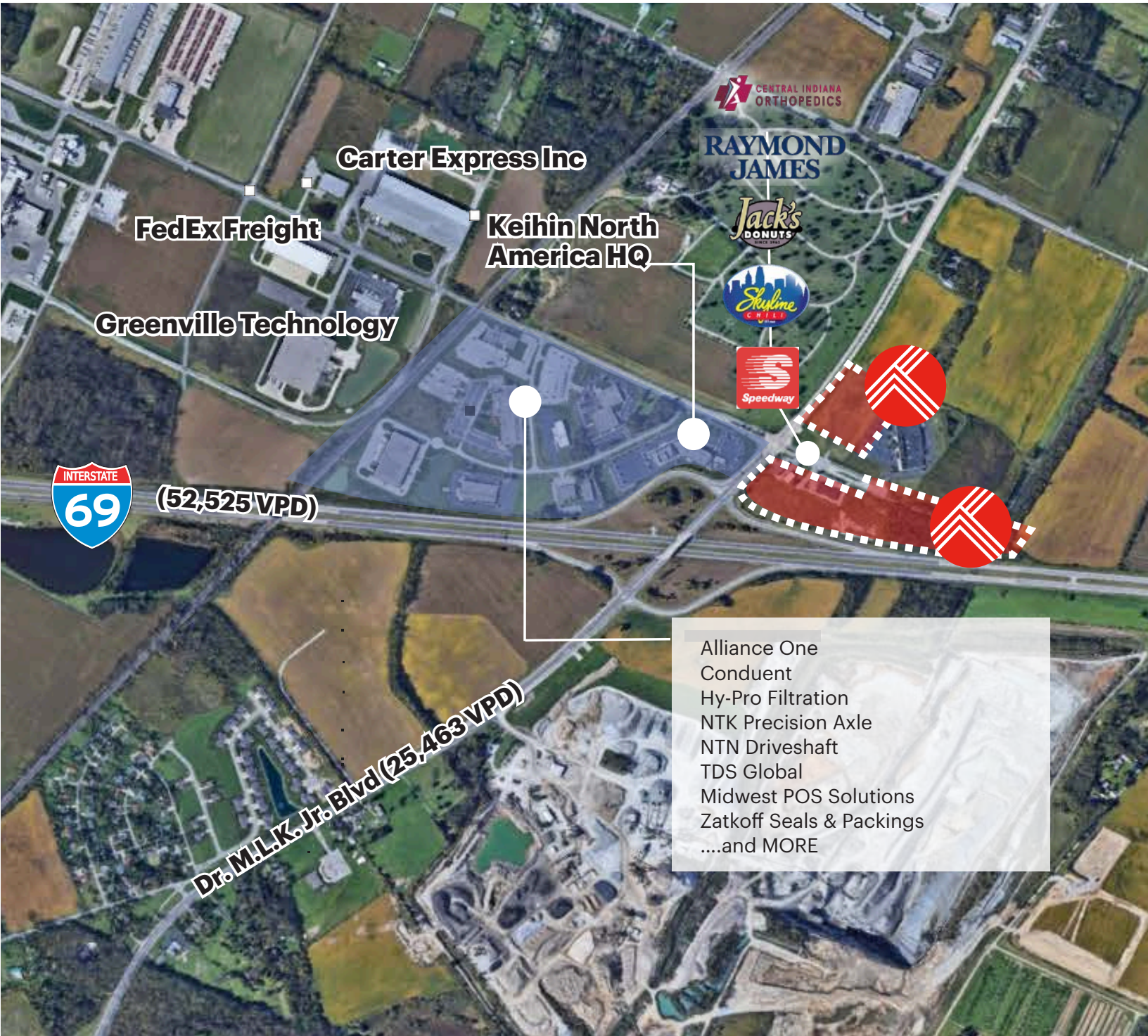
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Surrounding Businesses



(52,525 VPD)

Dr. M.L.K. Jr. Blvd (25,463 VPD)

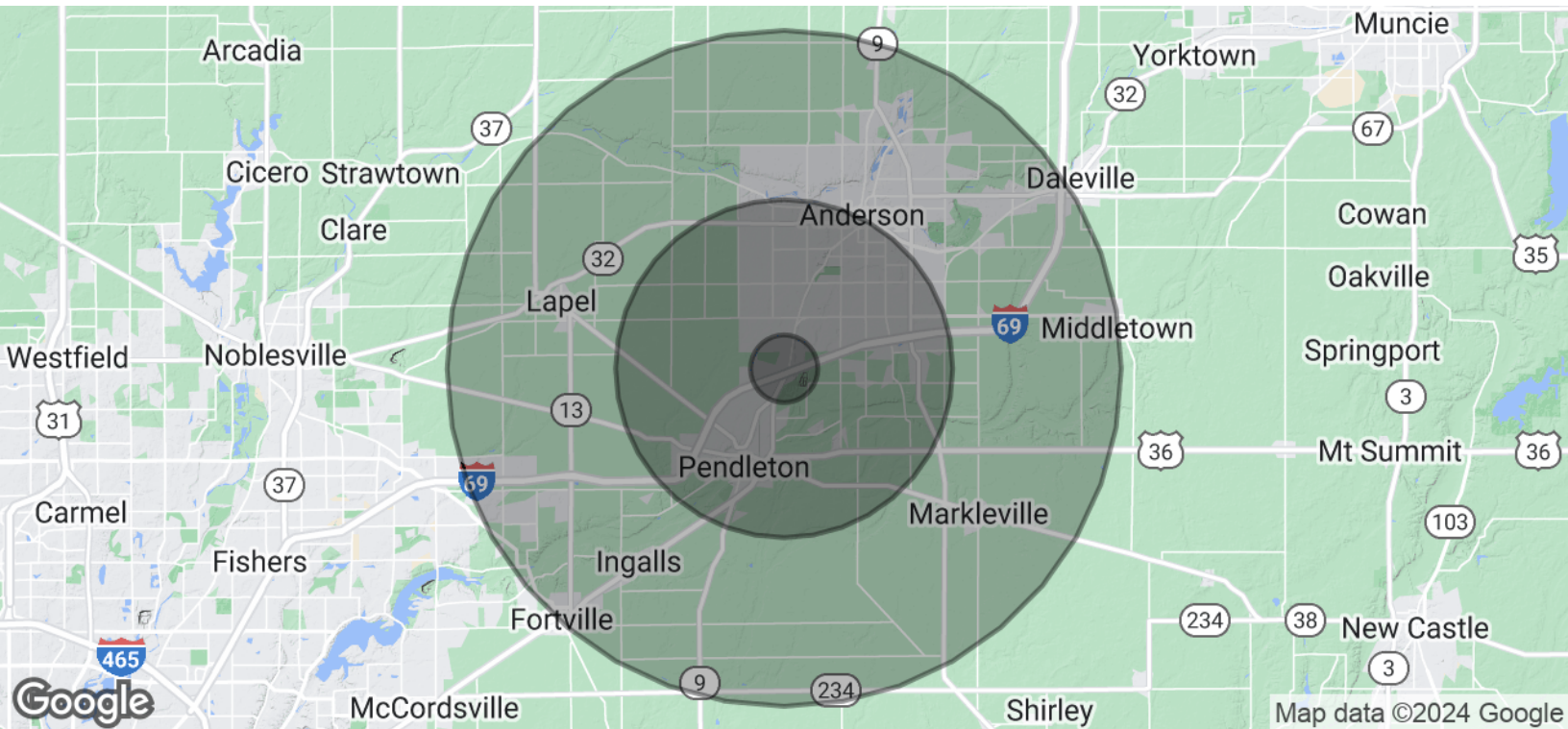
- Alliance One
- Conduent
- Hy-Pro Filtration
- NTK Precision Axle
- NTN Driveshaft
- TDS Global
- Midwest POS Solutions
- Zatkoff Seals & Packings
-and MORE

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Demographics



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	420	48,408	125,291
Average Age	42	41	41
Average Age (Male)	42	40	40
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	150	19,446	49,982
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$74,035	\$72,478	\$86,257
Average House Value	\$213,073	\$166,898	\$216,538

Demographics data derived from AlphaMap

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