



AVAILABLE SF

10,125 SF

LEASE RATE

NEGOTIABLE

## PROPERTY HIGHLIGHTS

- Sublease available for 10,125 SF stand-alone building
- Ample parking
- Former CVS
- High visibility & exposure for your business
- Sublease expires 1/31/2029

FOR SUBLEASE

**2003**  
**BROADWAY ST.**  
2003 Broadway St.,  
Anderson, IN 46012



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## 2003 BROADWAY ST.

2003 Broadway St., Anderson, IN 46012

**FOR LEASE**



### PROPERTY DESCRIPTION

Available for lease: 2003 Broadway Street offers a versatile commercial space ideal for a variety of business uses. This well-maintained property features a spacious interior layout with high ceilings, ample natural light, and flexible floor plans to suit retail, office, or service-based operations. The building boasts a prominent storefront with excellent visibility and signage opportunities. On-site parking ensures convenient access for customers and employees alike. With updated mechanicals and a clean, professional appearance, this property is move-in ready and designed to support your business success. Don't miss this opportunity to lease a quality space in a well-trafficked location.

### LOCATION DESCRIPTION

Just minutes away, Anderson University offers a bustling student population & a steady stream of potential customers. With its strategic location near major highways, the area offers excellent visibility & easy accessibility for retail businesses. Close to Community Hospital Anderson. The Anderson area presents an exceptional opportunity for your retail venture.

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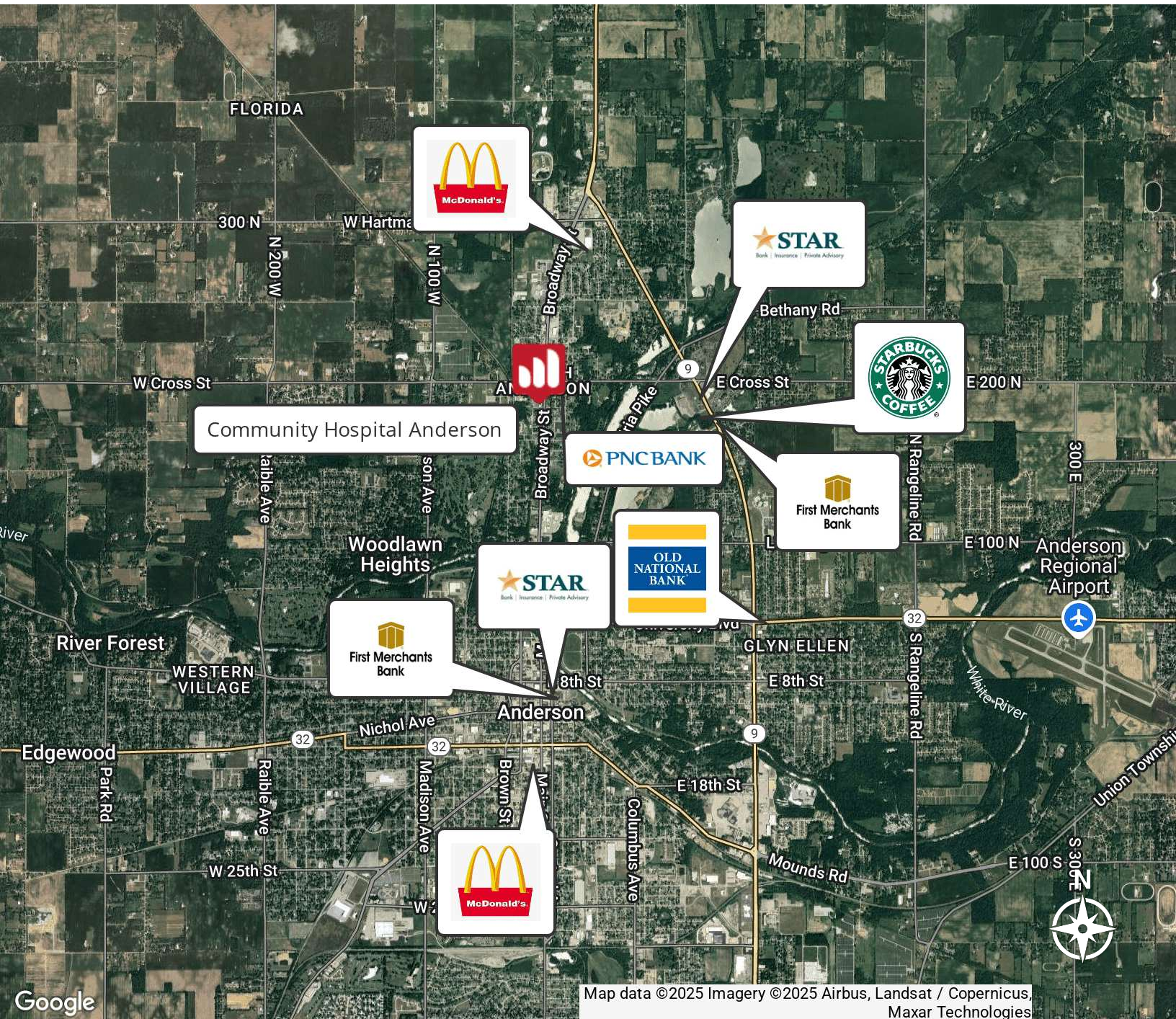
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Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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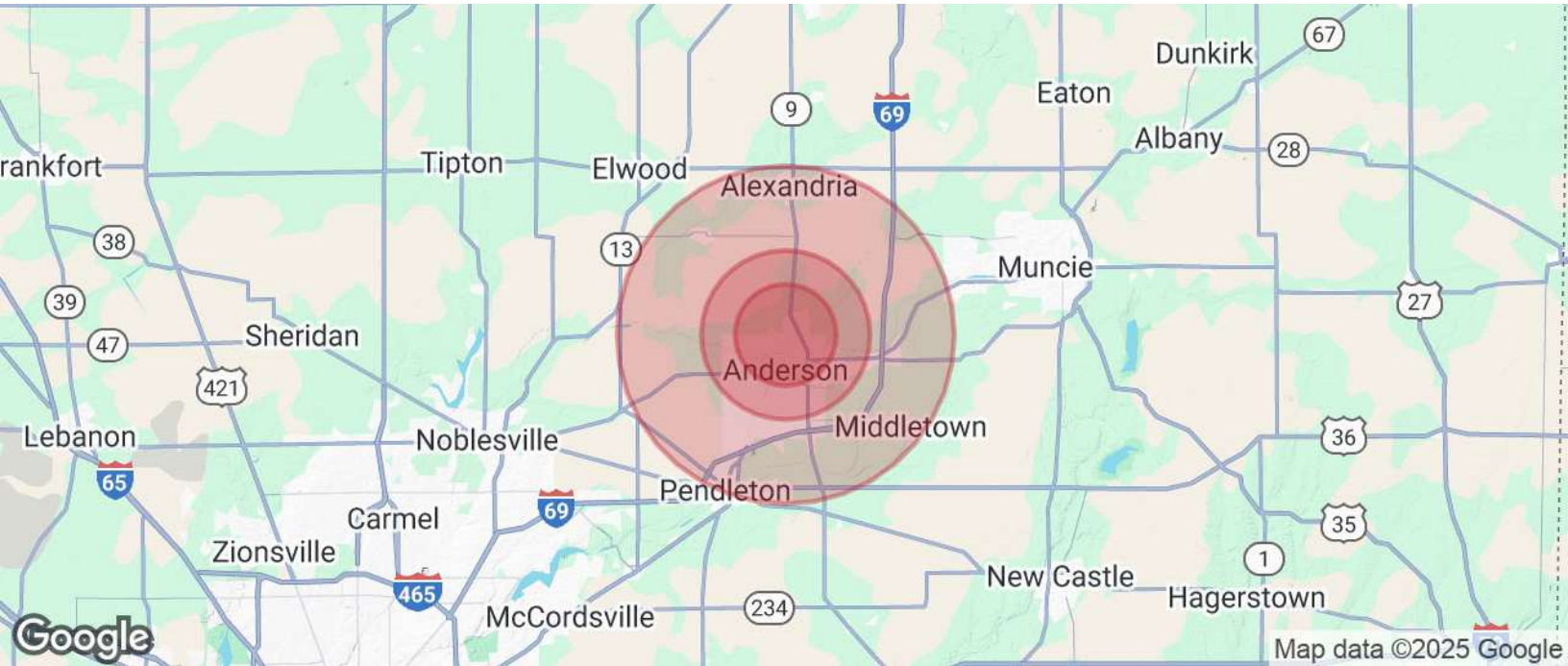
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	32,769	67,797	107,940
Average Age	42	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,457	28,907	45,265
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$63,414	\$65,634	\$74,308
Average House Value	\$155,419	\$155,321	\$176,520

Demographics data derived from AlphaMap

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