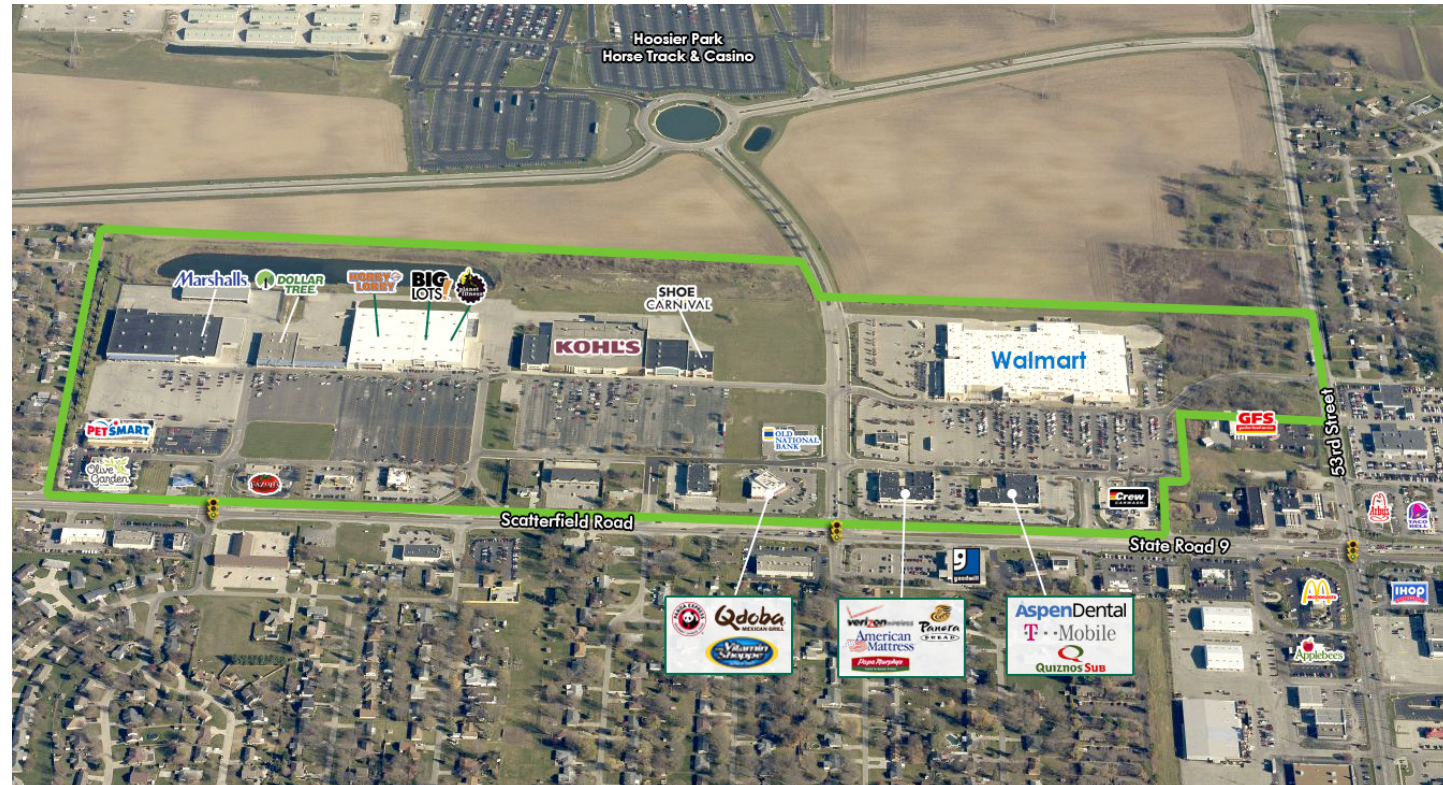


FOR LEASE

Southtown Center

4420 S. SCATTERFIELD ROAD ANDERSON, IN 46013

RETAIL



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PROPERTY INFO

- + 701,000 SF GLA
- + Outlots and small shops space available on Scatterfield Road (State Road 9)
- + Anchor opportunities available
- + Join Walmart Supercenter, Kohl's, Marshalls, Shoe Carnival, PetSmart, Hobby Lobby, Panera Bread, Panda Express, Qdoba, Vitamin Shoppe & more

Market Demographics

Radius	Population	Income	Households
3 Miles	34,400	\$44,180	14,995
5 Miles	67,306	\$49,806	27,955
7 Miles	87,703	\$54,081	36,145

Trade Area approximately 110,000 people

Traffic Counts

Scatterfield Road	27,876 ADT
53rd Street	22,255 ADT
Charles Street	4,265 ADT

Source: Costar

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Phase I

Unit	Tenant	SF
A	Pending LOI on 50,000 of the 60,000 for Space A - Phase 1	
B	Marshall's	
C	Dollar Tree	
D	Available	8,565
E	Available	3,000
F	Elwood Staffing	
G	World Finance	
H	The UPS Store	
I	BMW License Branch	
J	Available	1,100
K	Lux Nail Salon	
L	Payless Shoesource	
M	Hobby Lobby	
N	Big Lots	
O	Planet Fitness	

Phase II

Unit	Tenant	SF
A	Available	15,000
B	Kohl's	
C	Available	25,500
D	Shoe Carnival	
E	Indiana Farm Bureau Insurance	
F	Available	5,000
G	Absolute Title Company	
H	Pharmasave	
I	Available	1,352
J	Batteries Plus	
K	Kay Jewelers	
L	Heartland Vision	
M	Panda Express	
N	Qdoba	
O	Vitamin Shoppe	

Phase III

Unit	Tenant	SF
A	Available	2,583 with drive-thru
B	Beltone	
C	Verizon Wireless	
D	Papa Murphy's	
E	American Mattress	
F	Panera Bread	
G	Sally Beauty Supply	
H	Salon Pure	
I	Vapor Madness	
J	Aspen Dental	
K	Art's Pizza	
L	T-Mobile	
M	Available	1,718
N	St. Vincent Health	

