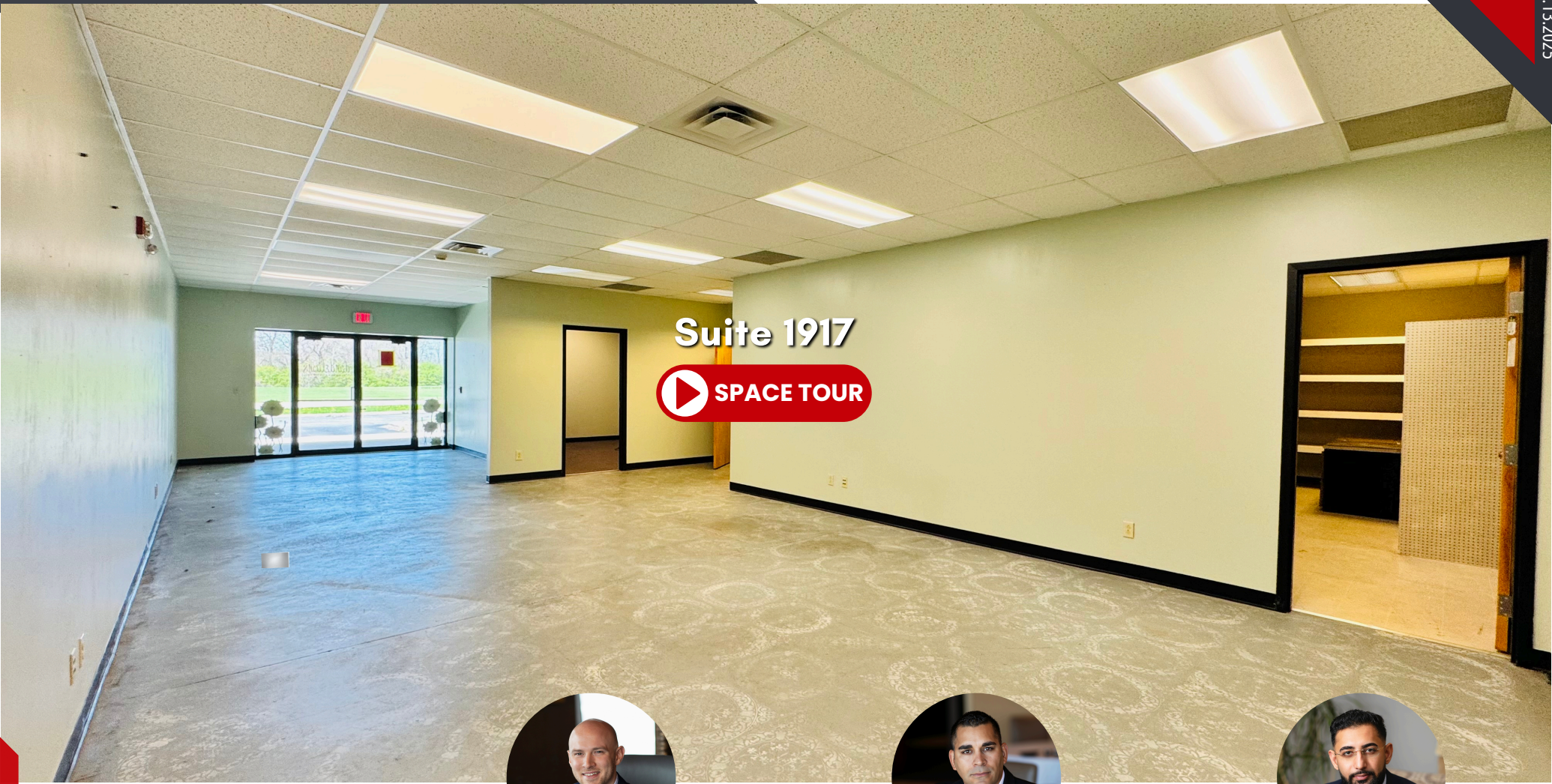


For Lease | Flex Retail and Office Space 1,550 SF to 2,650 SF

Contact Jay for Lease Rate & Tours


 1917 University Blvd, Anderson, IN

v. 11.13.2025



James Storey  
317-519-5178
james@jdmpartners.com



Josh Moss 
317-413-7292
josh@jdmpartners.com



Jay Jossan
317-599-2643
jay@jdmpartners.com



Property Overview

» Property Address **1917 University Blvd, Anderson, IN 46012**

- **Center Name:** University Plaza – Anderson
- **Total Building Size:** ±16,552 SF
- **Lot Size:** ±2.42 Acres
- **Property Zoning:** B3 – Neighborhood Retail Shopping Center
- **Year Built:** 1998
- **Suite Size (Front Space):** ±1,550 SF
- **Optional Expansion:** Additional ±1,100 SF (Back Space)
- **Combined Total Available:** Up to ±2,650 SF
- **For Lease Rates:** Contact Brokers

» Highlights

- **Flexible open layout**
- **Private office + kitchenette + storage**
- **Large storefront windows with natural light**
- **Shared restrooms**
- **Option to combine with adjacent 1,100 SF**
- **Strong traffic near Anderson University**
- **Move-in ready**



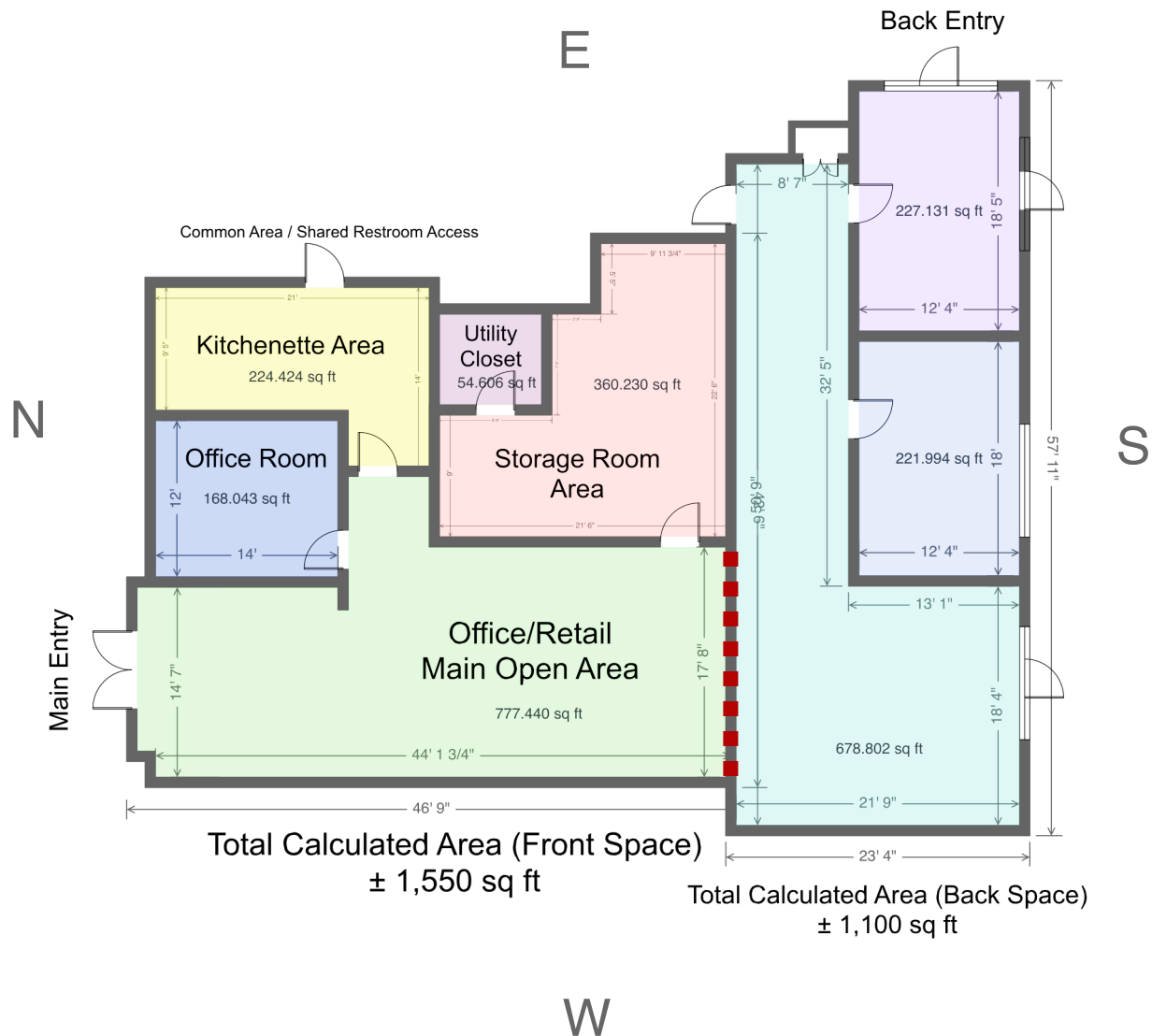
University Plaza - Anderson

» Permitted Uses

- **Retail:** boutique, specialty shop, convenience
- **Office:** professional, administrative, medical/wellness
- **Training/Education:** tutoring, CDL classroom, certification
- **Studios:** fitness, dance, martial arts, art/creative
- **Service Businesses:** salon, spa, barber, nails/lashes
- **Light Food/Beverage:** café, dessert shop (no hood)
- **Showroom/Display:** flooring, remodeling, home products

Floor Plan

Suites can be leased separately or combined
1,550 SF + 1,100 SF = 2,650 SF



Suite 1917 Interior Images (*Front Space - 1,550 SF*)



Suite 1917 Interior Images (*Back Space - 1,100 SF*)



LET'S CONNECT

HERE'S HOW WE HELP YOU SUCCEED



James Storey  
Co-Founder, Principal

317-519-5178
james@jdmpartners.com



Josh Moss  
Co-Founder, Principal

317-413-7292
joshe@jdmpartners.com



Jay Jossan
Senior Analyst

317-599-2643
jaye@jdmpartners.com



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