



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



OFFERING SUMMARY

Sale Price: Pricing varies by lot size

Available Acreage: 21 Acres

PROPERTY OVERVIEW

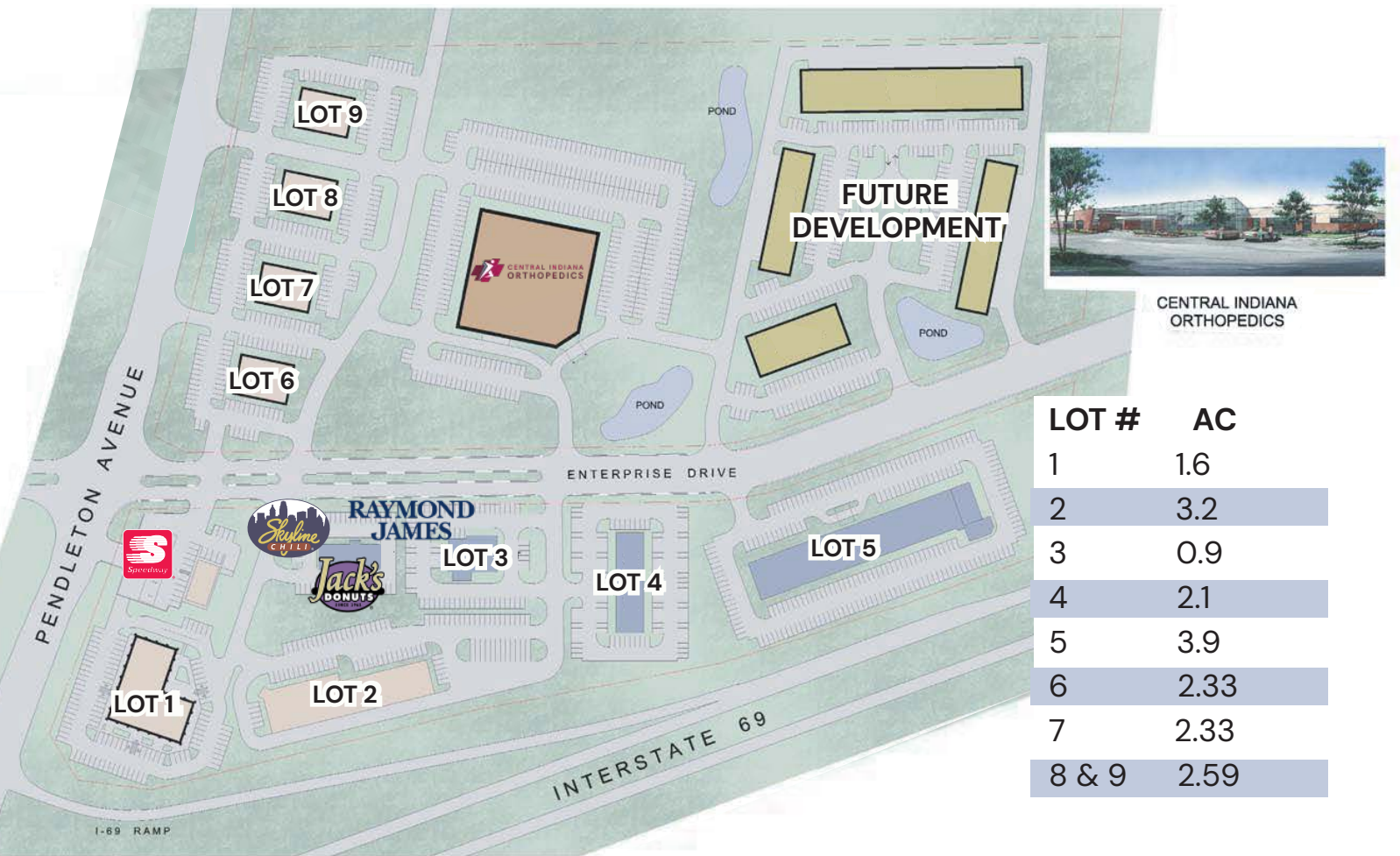
- High exposure interchange sites available for sale or lease
- High Traffic – Morning & lunch
- Hotel Opportunity
- Tremendous Exposure to I-69 & Pendleton Ave with over 76,000 vehicles per day
- Under-served market area
- Signalized access
- 3,851 Employees in Flagship Park; adjacent to site
- I-69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





Enterprise Park
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Conceptual Drawing



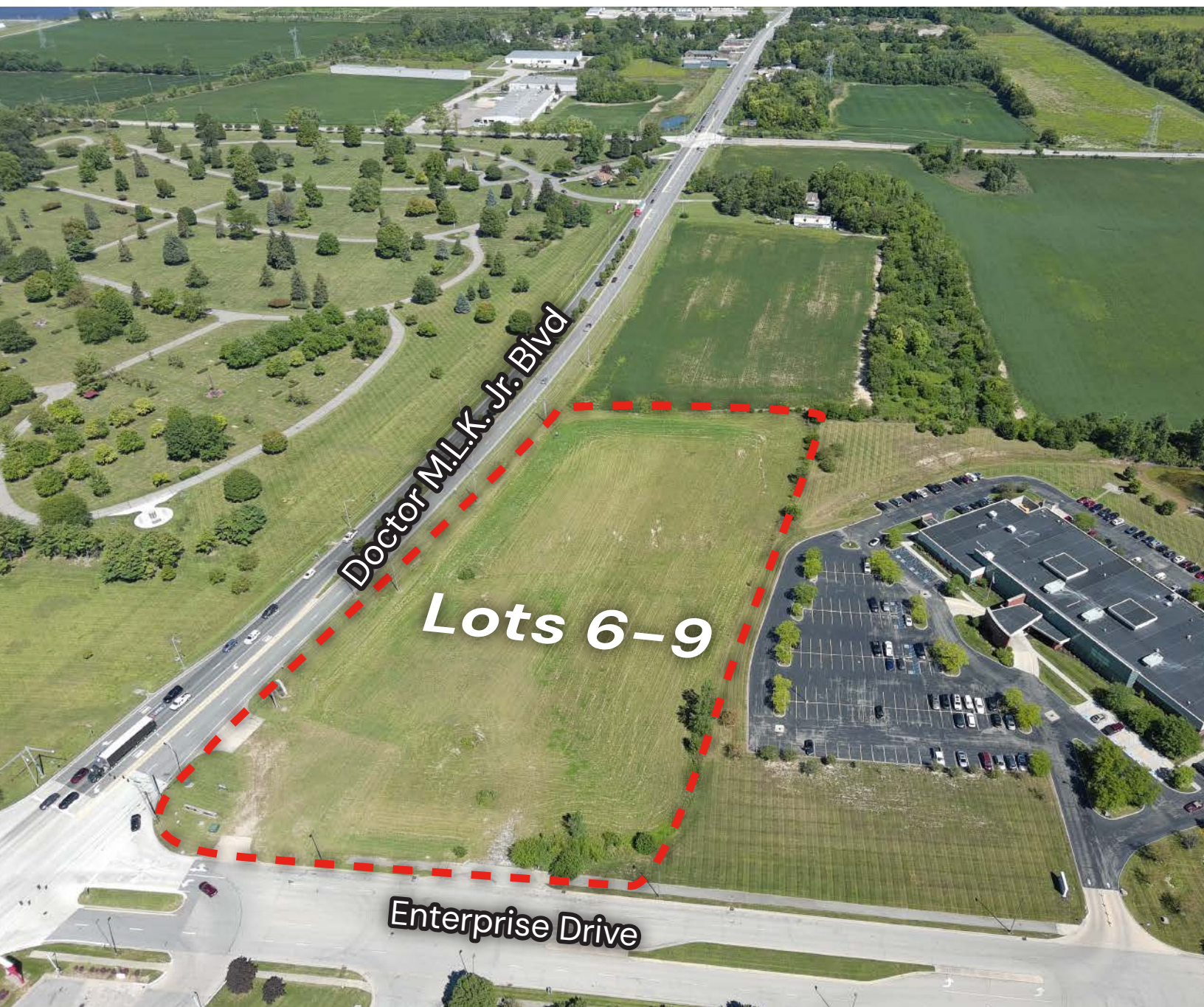


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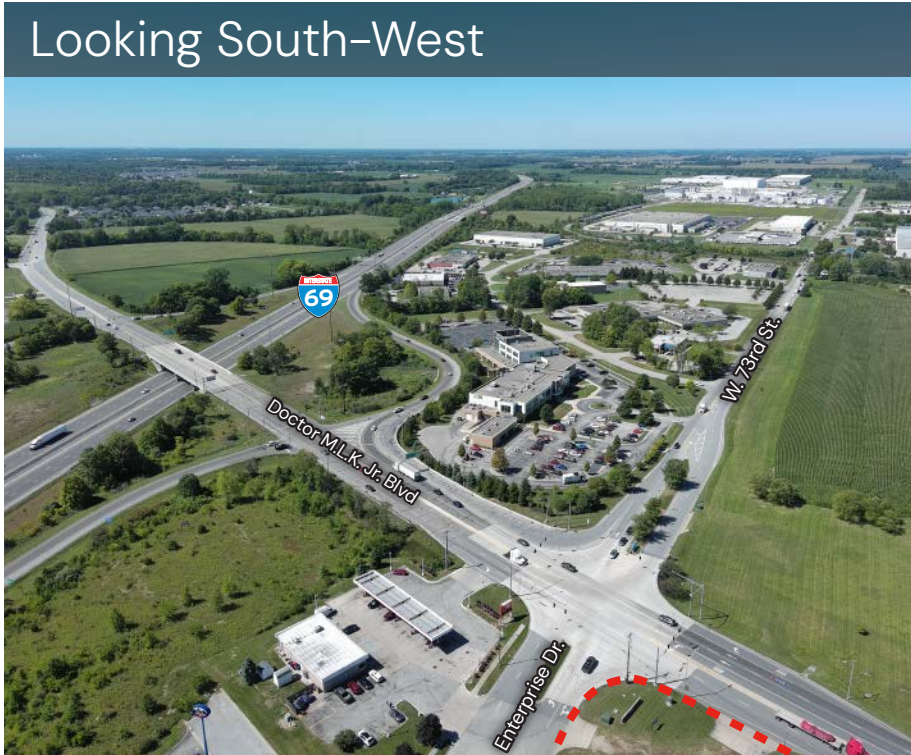
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Looking South-West



Looking South





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Surrounding Businesses





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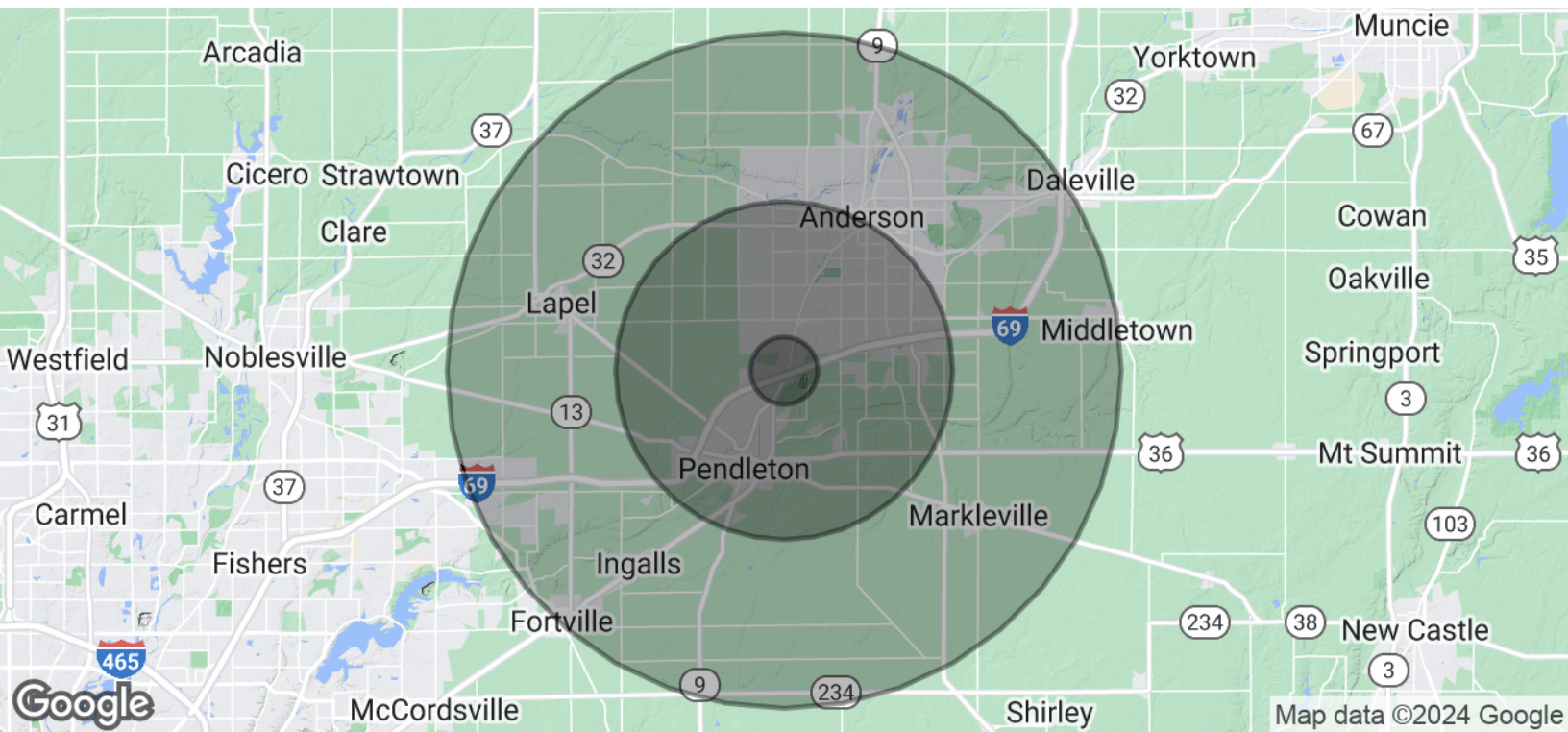
Surrounding Businesses





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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

