

SALE

LAND



0 E. 32ND ST.



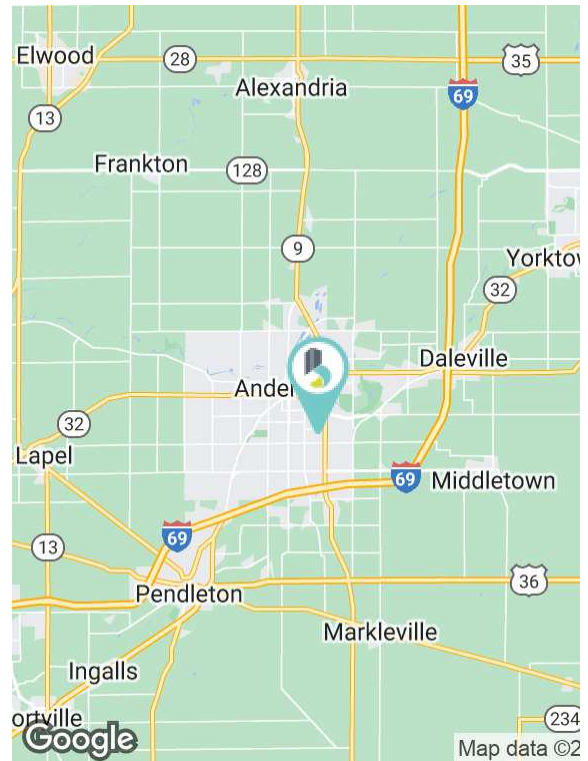
0 E. 32ND ST., ANDERSON, IN 46012

PROPERTY HIGHLIGHTS

- ± 28.5 acres of retail development land in Anderson
- Two (2) miles to I-69 (41,000 VPD) via Scatterfield Rd. (27,000 VPD)
- Zoned B-4 (Community Shopping Center District)
- Flat topography
- Utilities at/near site
- Signalized intersection at 32nd St. and Scatterfield Rd.
- Located near main thoroughfare and retail corridor in Anderson

SALE PRICE	\$2,052,720
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Lot Size:	± 28.51 Acres
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	1.5 MILES	2 MILES
Total Population	5,372	13,588	22,553
Average Age	39.8	40.5	39.2
Average Age (Male)	34.9	35.9	34.5
Average Age (Female)	44.3	44.4	42.6

HOUSEHOLDS & INCOME

	1 MILE	1.5 MILES	2 MILES
Total Households	2,987	7,615	12,476
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$38,917	\$40,148	\$39,173
Average House Value	\$60,394	\$67,093	\$73,998

2020 American Community Survey (ACS)

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