



Madison Park

6627 Columbus Ave.
Anderson, IN 46013

For Sale



PROPERTY DESCRIPTION

± 123 Acres of land for sale in Anderson, Indiana. Great Opportunity for both commercial and residential uses.

New \$200 million-dollar Industrial Park under development near by. The industrial development will bring ± 200 new jobs to Anderson, IN. National retailers such as Starbucks, Chick-fil-a, McAlister's, Culver's, Qdoba, and many more along Scatterfield Road within 2 miles.

PROPERTY HIGHLIGHTS

- National Retailer's in Immediate Area
- Minutes from I-69
- Zoning B-1
- Utilities On-Site

OFFERING SUMMARY

Pricing:	Contact Broker
Total Acreage Available:	±123 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,204	27,962	48,579
Total Population	21,095	55,949	105,503
Average HH Income	\$48,848	\$45,623	\$55,262

BROKERAGE | MANAGEMENT | DEVELOPMENT



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Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



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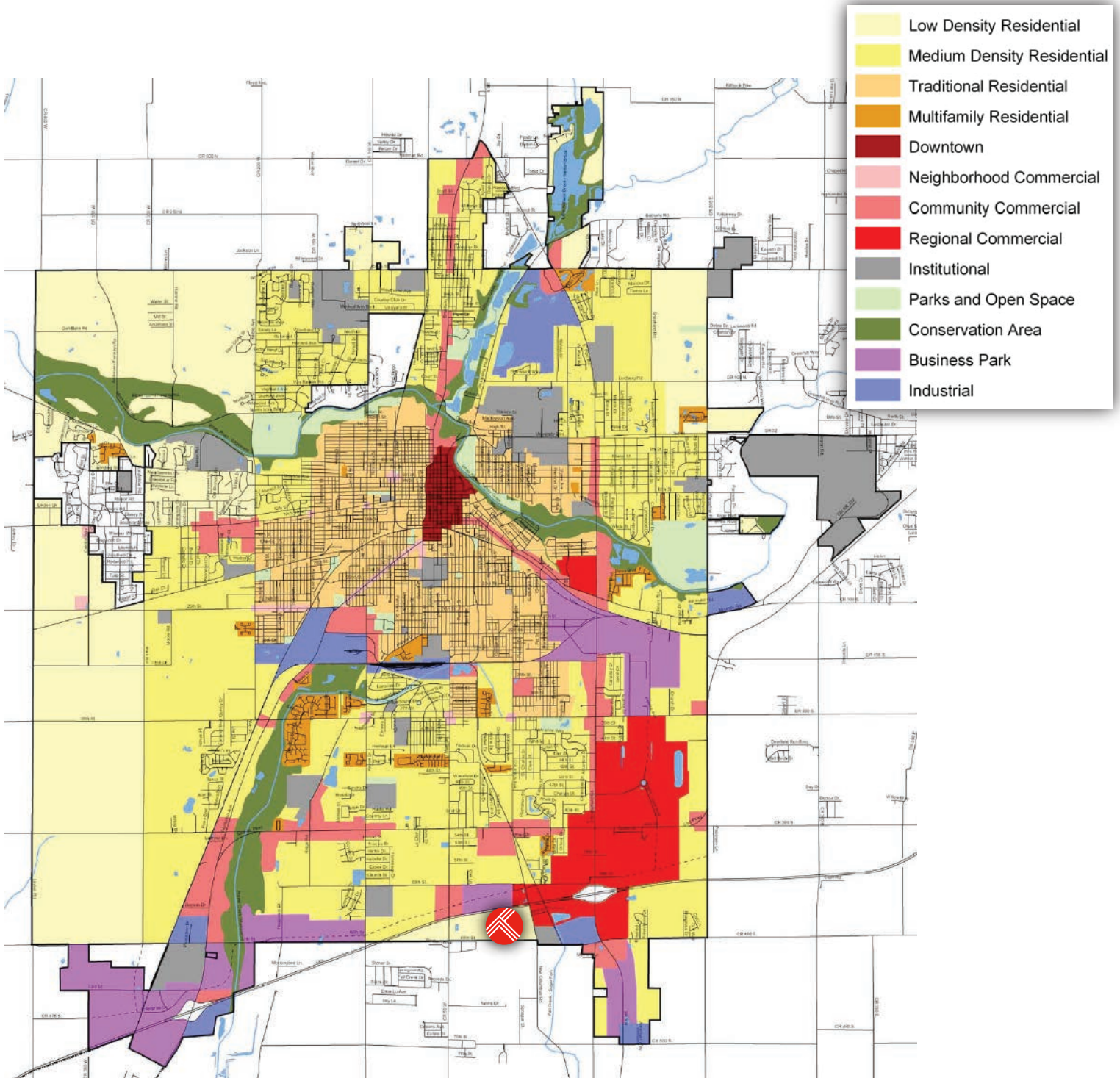


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Comprehensive Plan



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Area Retailers



Madison Park Church
Development

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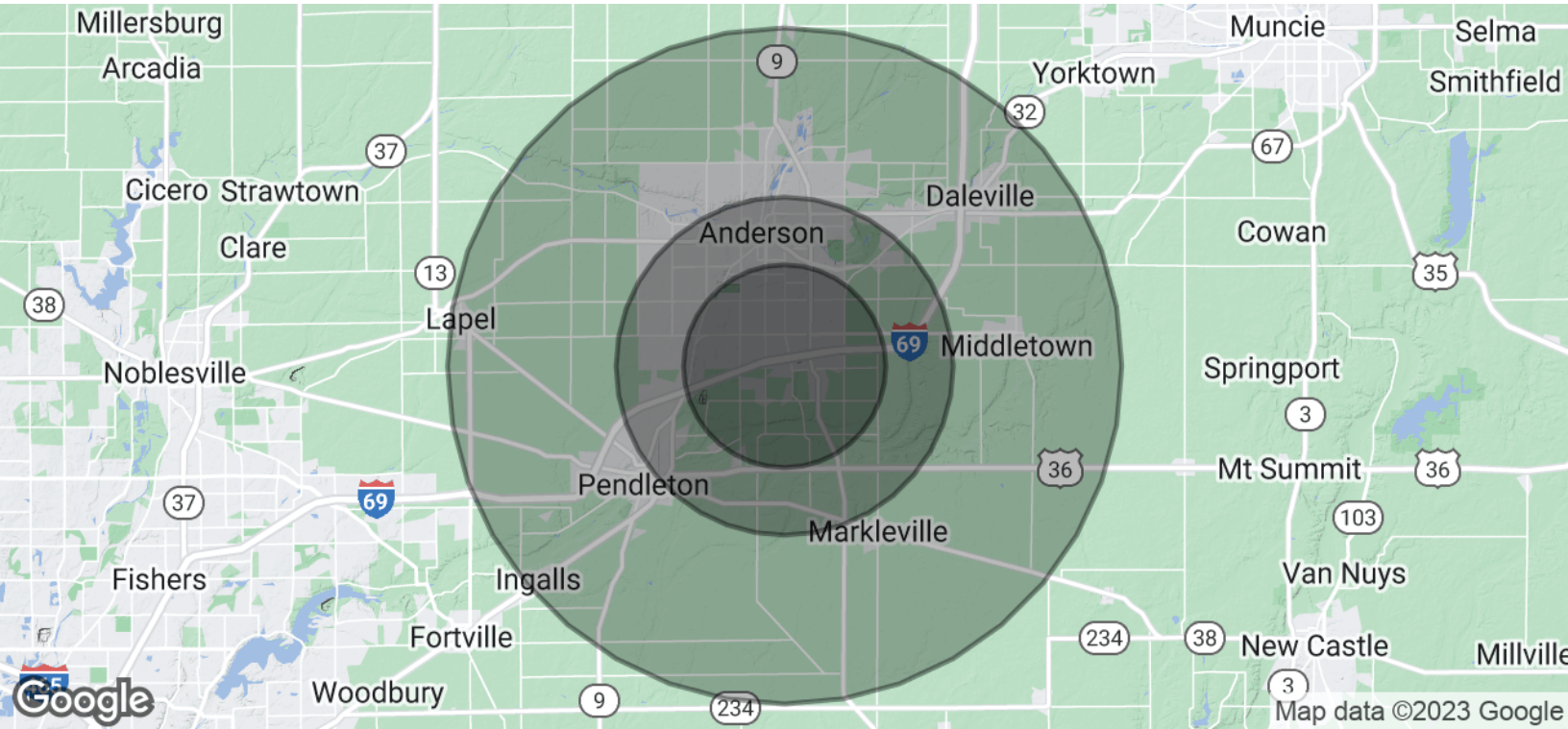


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Demographics



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,095	55,949	105,503
Average Age	43.0	40.0	41.5
Average Age (Male)	38.7	37.5	39.7
Average Age (Female)	46.3	42.2	42.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,204	27,962	48,579
# of Persons per HH	1.9	2.0	2.2
Average HH Income	\$48,848	\$45,623	\$55,262
Average House Value	\$99,386	\$93,645	\$111,138

* Demographic data derived from 2020 ACS - US Census

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