



Anderson Retail Box

3632 S Scatterfield Rd
Anderson, IN 46013

RETAIL

FOR LEASE

Big Box Retail Space Available

The Anderson retail box is 25,074 square feet in a busy retail area that has over 25,000 vehicles per day. The building has a large, open layout and is sprinklered, with a 3-phase 800 amp capacity. There are two loading docks with manual levelers. The property offers ample parking space with 110 spots, including 6 handicap parking spaces. Six-centric air units heat and cool the building.

Property Highlights

- ▶ High traffic area near signalized intersection
- ▶ Zoned B4, Community Shopping Center District
- ▶ Parking lot sealed and striped (2023)
- ▶ Landlord incentives available
- ▶ LED lighting throughout
- ▶ **For Lease: \$7.65/SF/Yr NNN**

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Excellent Location

The Anderson retail box is on Scatterfield Road/US 9, one of the busiest roads in Anderson. It is 40 miles away from Indianapolis, 16 miles to Muncie, and 3.6 miles from I-69. Thriving retail surrounds it with notable neighbors, including Lowe's, Walmart, Kohl's, and many more. Daily traffic counts exceed 25,000 vehicles daily, making this a perfect location for a prime retailer.

- | | | | |
|--------------------------------|--------------------------------------|-------------------------------|------------------------------------|
| 1. Lowe's | 6. Anderson BMW Branch | 11. Shoe Carnival | 16. Applebee's Grill & Bar |
| 2. Walgreens | 7. Hobby Lobby | 12. QDOBA Mexican Eats | 17. Cowpokes Work & Western |
| 3. Olive Garden Italian | 8. Planet Fitness | 13. Panera Bread | 18. O'Reilly Auto Parts |
| 4. Starbucks | 9. Kohl's | 14. Walmart | 19. IHOP |
| 5. Dollar Tree | 10. Gordon Food Service Store | 15. McDonald's | 20. Arby's |

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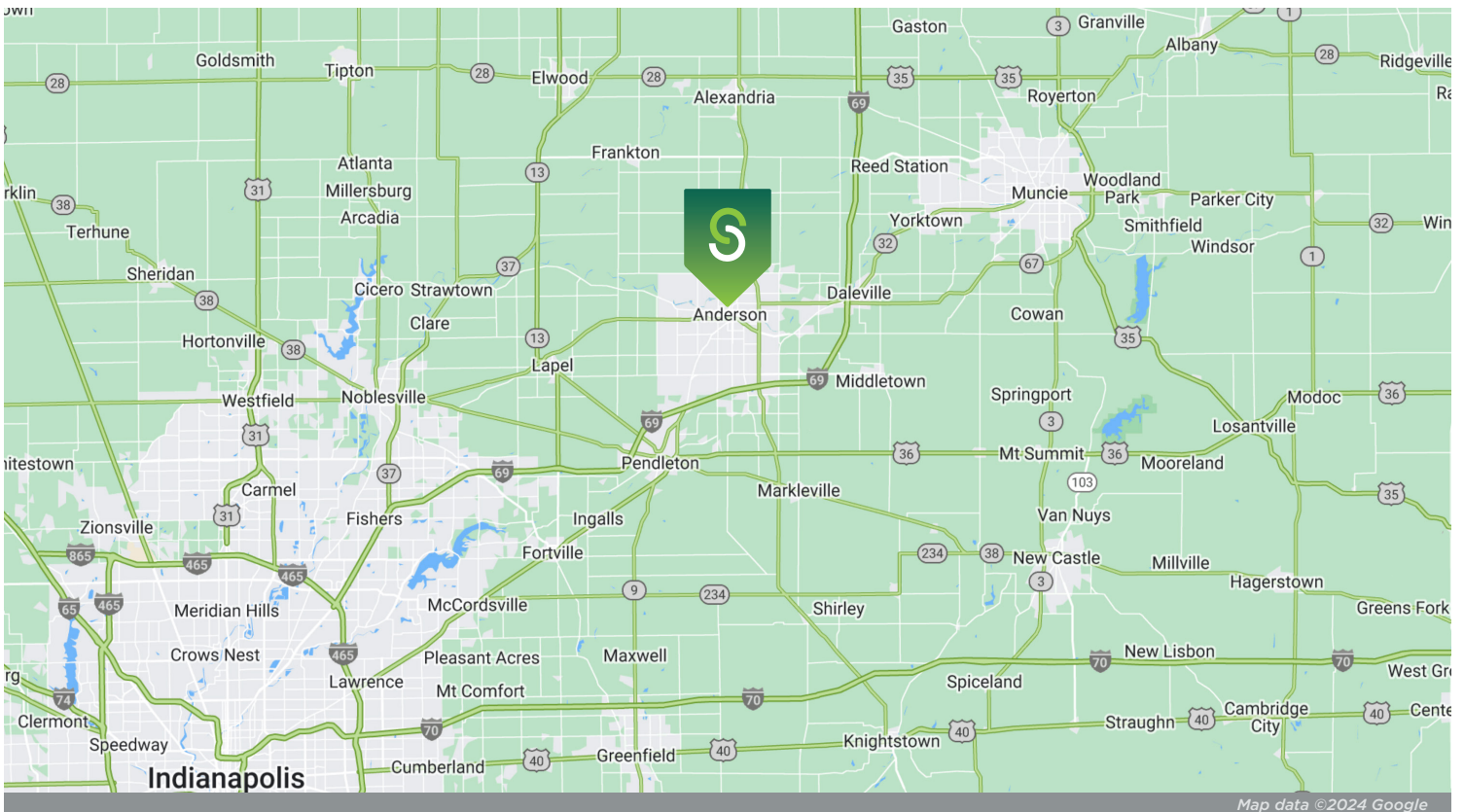
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PROPERTY INFORMATION

Address	3632 S Scatterfield Rd
City, State, Zip	Anderson, IN 46013
County	Madison
Township	Anderson
Parcel Number	48-12-20-300-206.000-003 48-19-37-999-403.000-003
2022 Tax/Payable 2023	\$43,032.10



LEASE INFORMATION

Lease Rate & Type	\$7.65/SF/Yr/NNN
Terms	5 Years
Availability	Immediately

AVAILABLE UNITS

Total Building Area	25,074 SF	
Total Available	25,074 SF	
Max Contiguous	25,074 SF	
Units Available	SF	Monthly Rate
• Entire Building	25,074 SF	\$15,984.68

UTILITIES

Electric Provider	City of Anderson
Natural Gas Provider	Center Point
Water & Sewer Provider	City of Anderson
High Speed Data	Available

SITE DATA

Site Acreage	2.53 AC	Interstate	SR 9/I-69
Zoning	B4	Flood Zone	No
Parking	Paved	Parking Ct	110

ADDITIONAL INFORMATION

- Rental rate reduced from \$8.50/SF to **\$7.65 SF**
- Perfect space for retail or warehouse

RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	
Property Taxes	Tenant	\$1.72/SF
Property Insurance	Tenant	Direct to Vendor
Maintenance & Repairs	Tenant	
Common Area	Tenant	Direct to Vendor
Roof & Structure	Landlord	
Janitorial	Tenant	

BUILDING INFORMATION

Property Type	Retail/Commercial
Year Built	2001
# of Stories	1
Construction Type	Steel Frame
Exterior Finish	Masonry
Roof	Flat
Heating	Package
A/C	Package
Sprinkler	Yes
Lighting	LED
Floor Coverings	VCT
Ceiling Height	20'
Electric Service	3 Phase/800 AMP
Restrooms	2
Docks	2
Dock Notes	Manual Levelers

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260 483 3123

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260 483 1608

TI-Source.com

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Sturges Development

260 426 9800

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