

# FOR LEASE

1323 JACKSON STREET, ANDERSON, IN



## PROPERTY DESCRIPTION

Retail/ Restaurant leasing opportunity located near Downtown Anderson. Building features up to 7,000 SQFT of space, ample parking, drive through, and an open floor plan allowing tenants endless buildout opportunities.

## PROPERTY HIGHLIGHTS

- Divisible up to 7000 SQFT
- Ample Parking
- Open Floor Plan

## OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	7,000 SF
Lot Size:	60,484 SF
Building Size:	13,436 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	1,319	4,678	12,780
Total Population	2,968	11,485	30,791
Average HH Income	\$44,627	\$45,868	\$55,187

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Jacob Wagner

(317) 448-8852



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COMMERCIAL  
REAL ESTATE GROUP

# 1323 JACKSON STREET, ANDERSON, IN



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# RETAILER MAP

1323 JACKSON STREET, ANDERSON, IN



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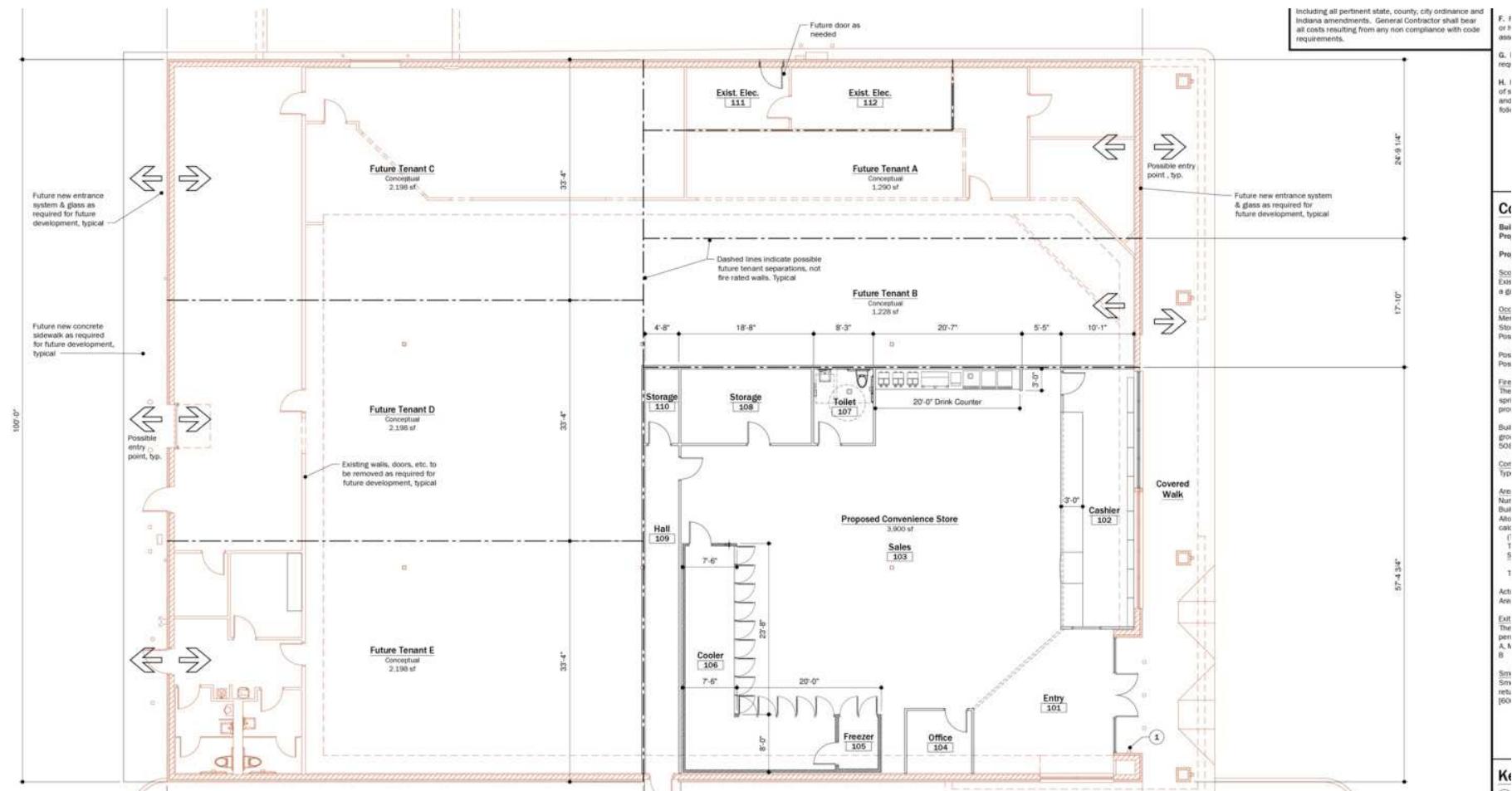
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# PROSED FLOOR PLAN

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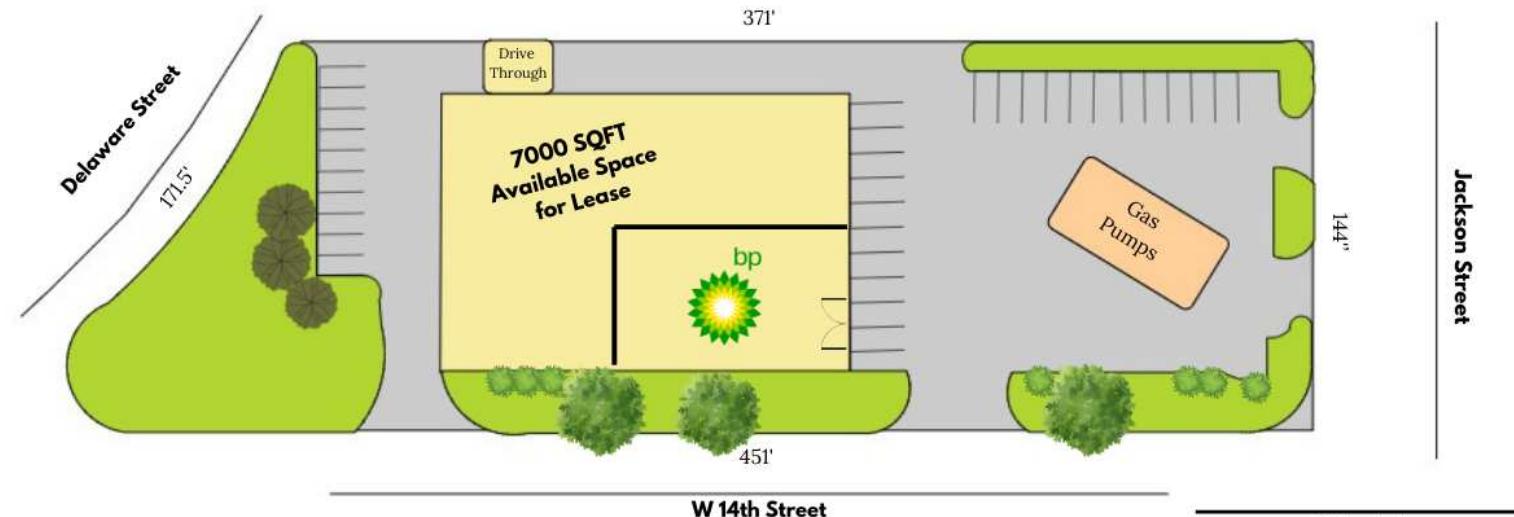


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# SITE MAP

1323 JACKSON STREET, ANDERSON, IN

## 1323 Jackson Street, Anderson, IN



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### Schedule

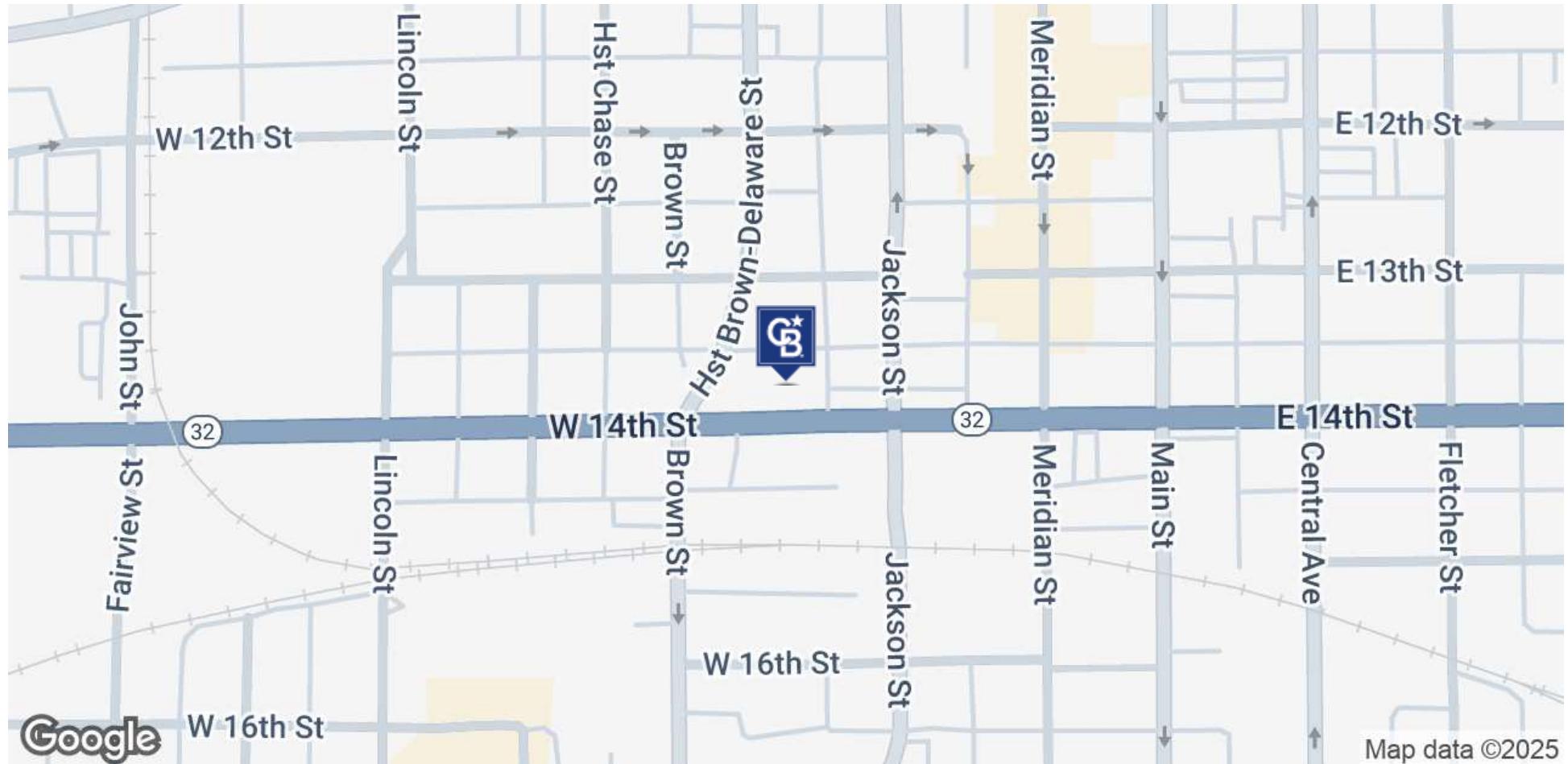
1323 Jackson Street  
Parcel ID: 48-11-13-102-010.000-003  
Acres: 1.459  
Parking Spaces: 28  
Building SQFT: 13,436  
Zoning: B-2

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# LOCATION MAP

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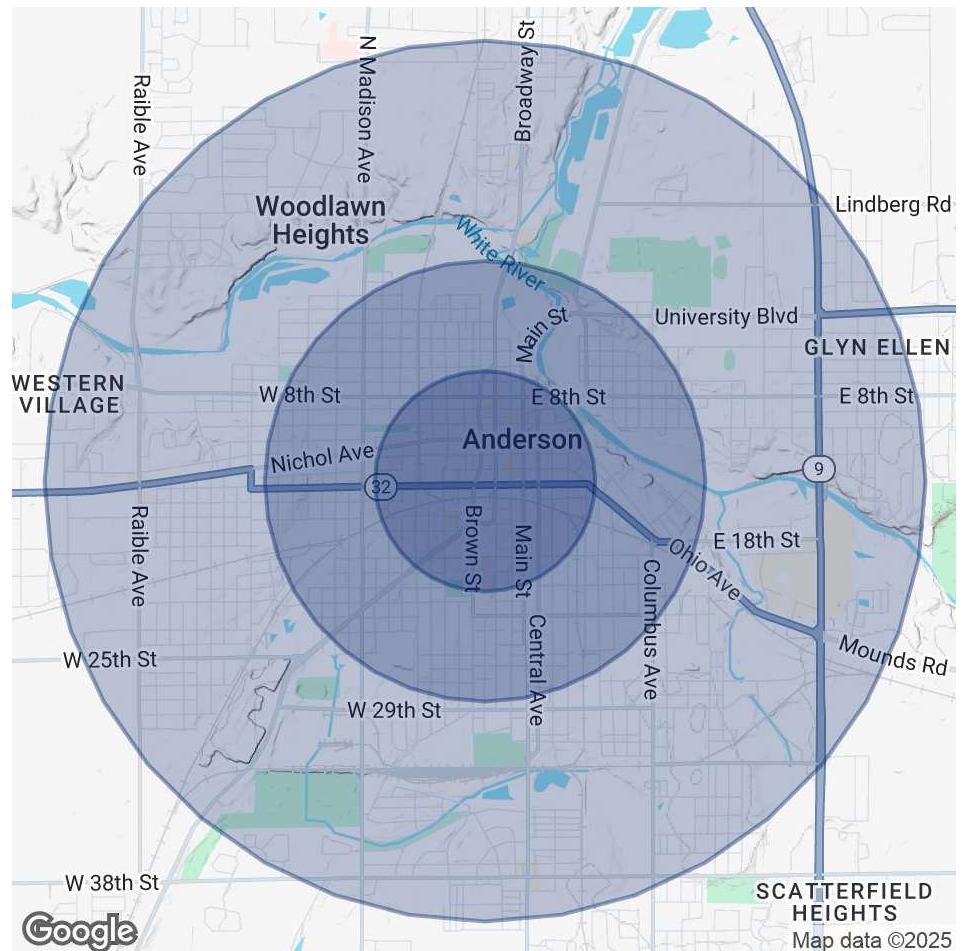
# DEMOGRAPHICS

1323 JACKSON STREET, ANDERSON, IN

POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	2,968	11,485	30,791
Average Age	39	38	39
Average Age (Male)	38	37	38
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	1,319	4,678	12,780
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$44,627	\$45,868	\$55,187
Average House Value	\$112,024	\$102,791	\$127,821

Demographics data derived from AlphaMap



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