

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

Jacob Wagner
(317) 448-8852



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

1323 JACKSON STREET, ANDERSON, IN



Jacob Wagner
(317) 448-8852



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

RETAILER MAP

1323 JACKSON STREET, ANDERSON, IN



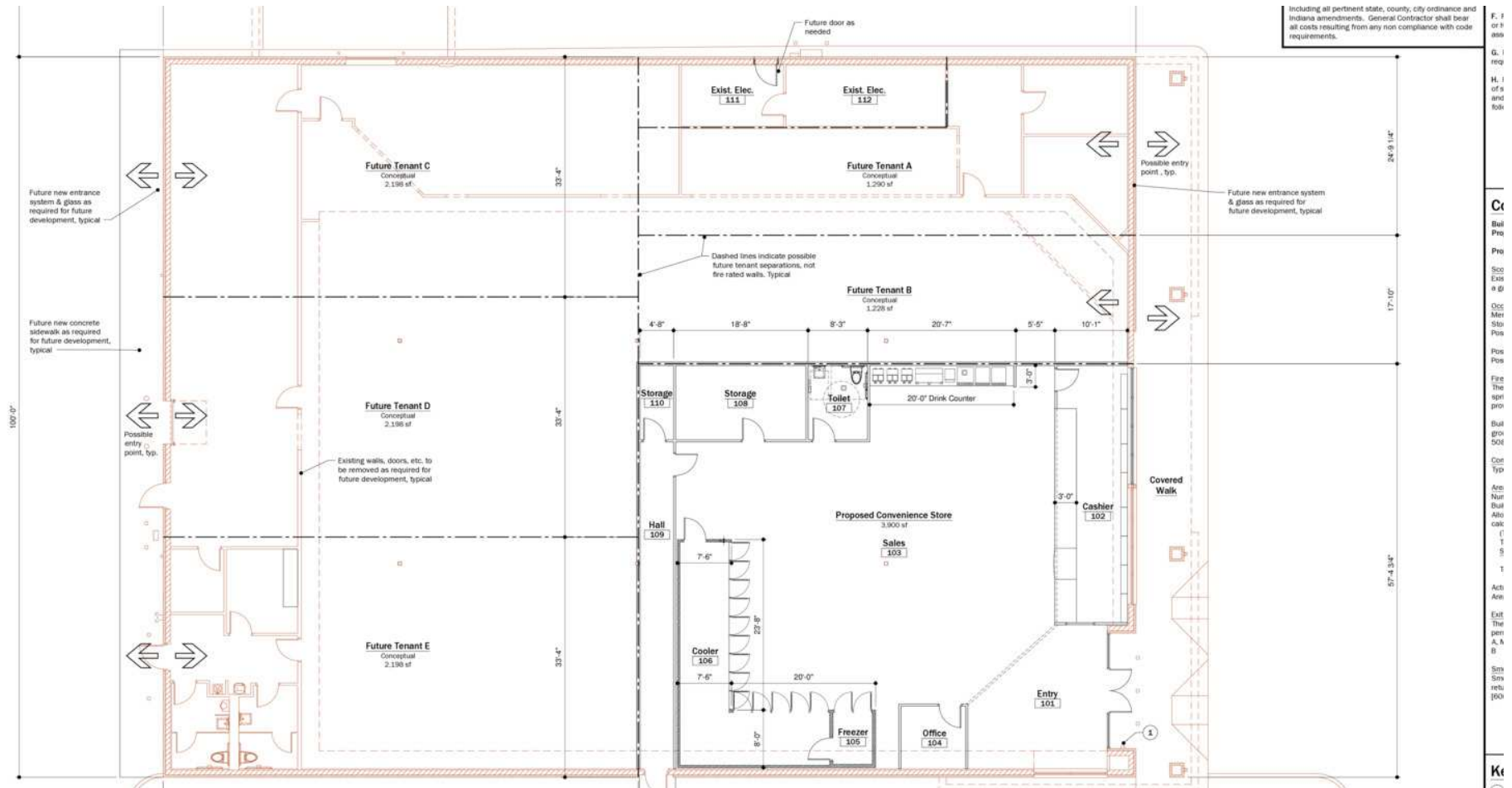
Jacob Wagner
(317) 448-8852



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

PROSED FLOOR PLAN

1323 JACKSON STREET, ANDERSON, IN



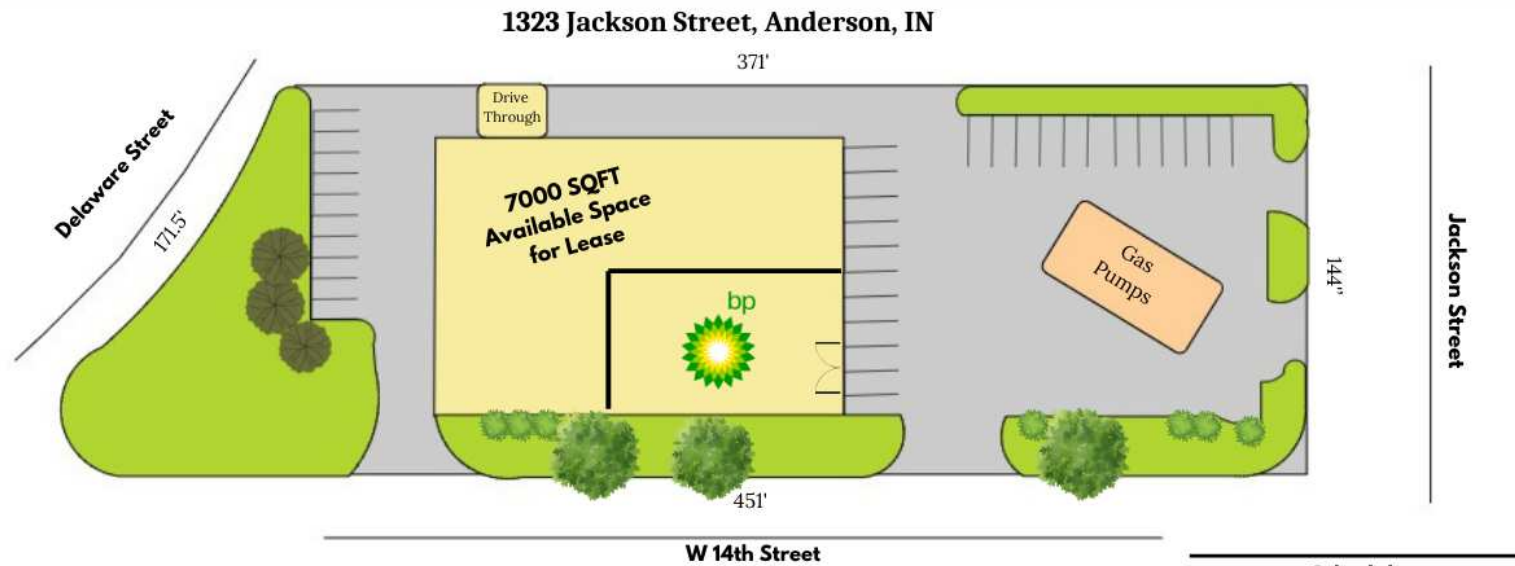
Jacob Wagner
(317) 448-8852



COLDWELL BANKER
COMMERCIAL
REAL ESTATE GROUP

SITE MAP

1323 JACKSON STREET, ANDERSON, IN



Schedule

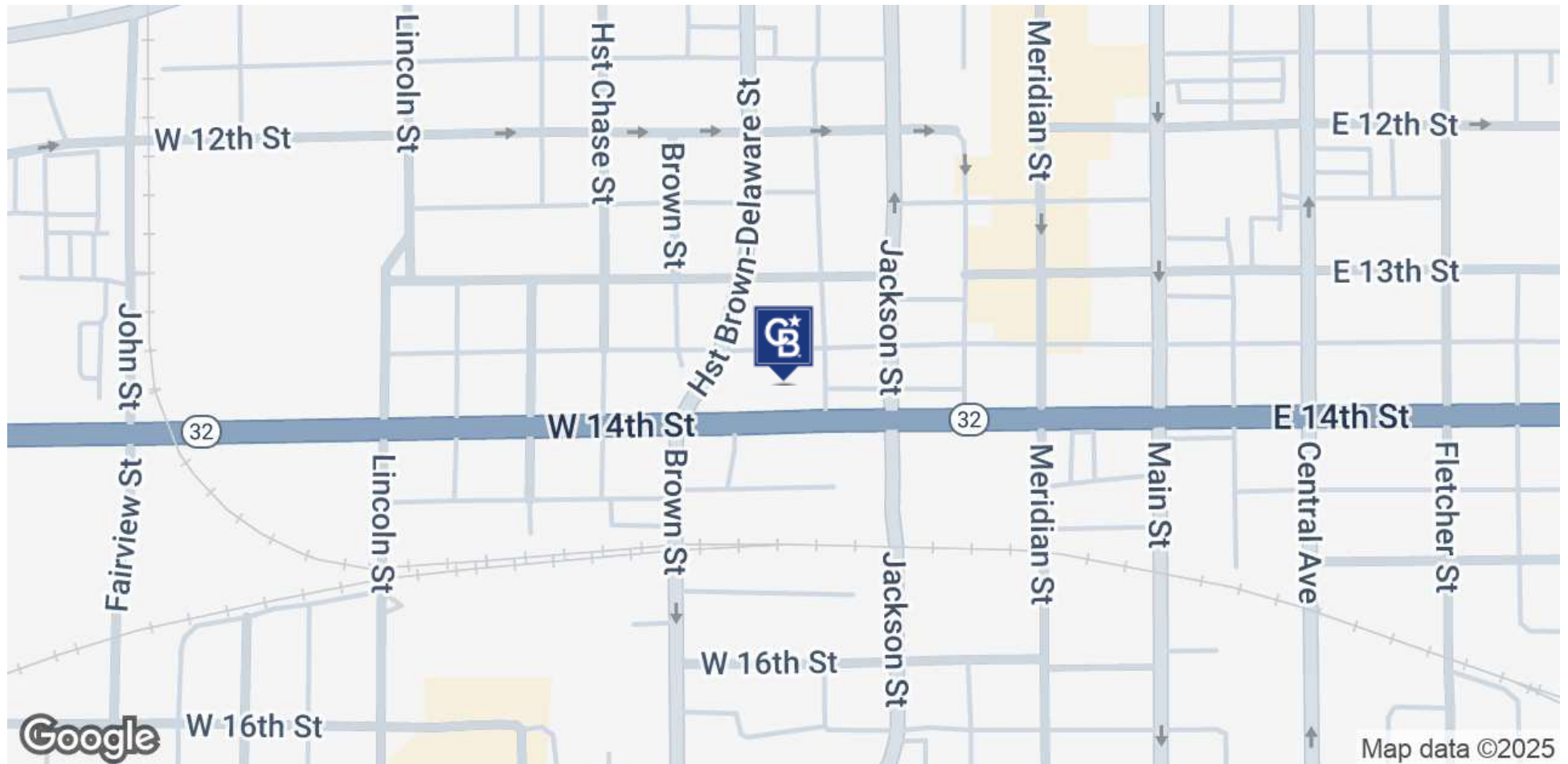
1323 Jackson Street
Parcel ID: 48-11-13-102-010.000-003
Acres: 1.459
Parking Spaces: 28
Building SQFT: 13,436
Zoning: B-2

Jacob Wagner
(317) 448-8852



LOCATION MAP

1323 JACKSON STREET, ANDERSON, IN



Jacob Wagner
(317) 448-8852



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

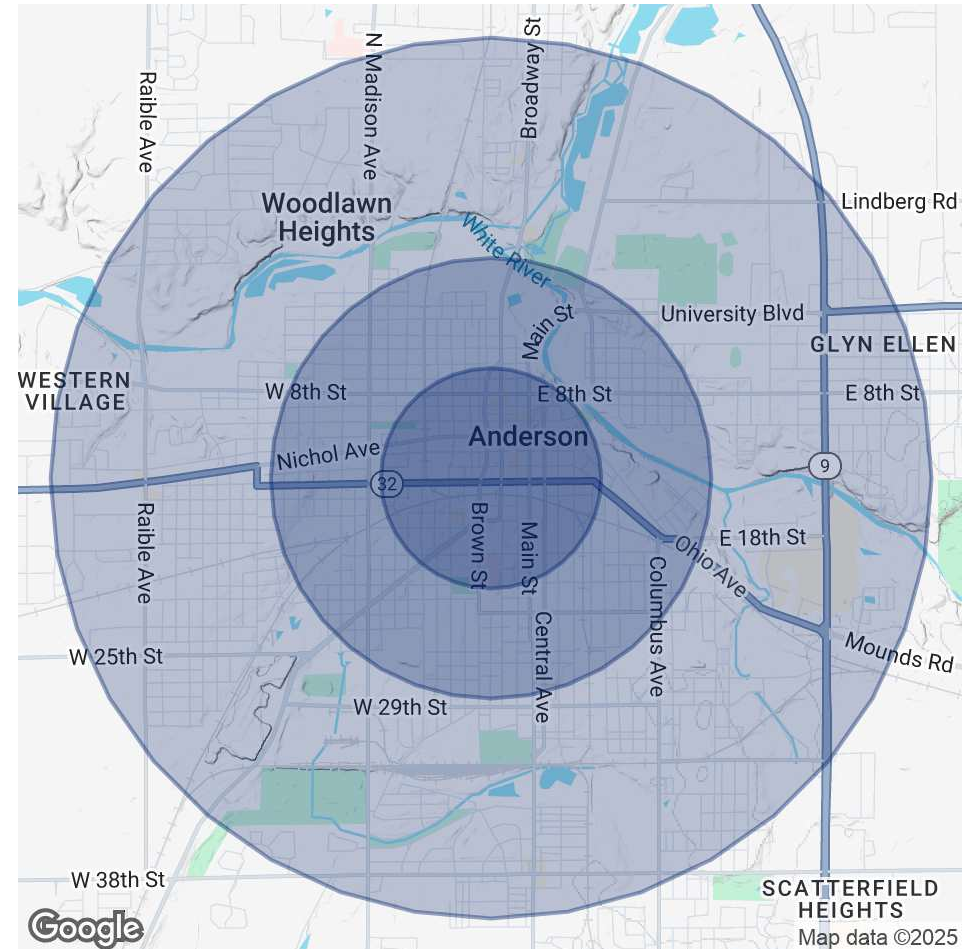
DEMOGRAPHICS

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



Jacob Wagner
(317) 448-8852



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP