



# 6627 Columbus Ave. Anderson, IN 46013



## PROPERTY DESCRIPTION

± 60 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.

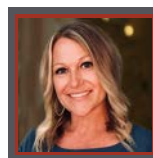
## PROPERTY HIGHLIGHTS

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

## OFFERING SUMMARY

|                          |                |
|--------------------------|----------------|
| Pricing:                 | Contact Broker |
| Total Acreage Available: | ±60 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 |



**Crystal Kennard**  
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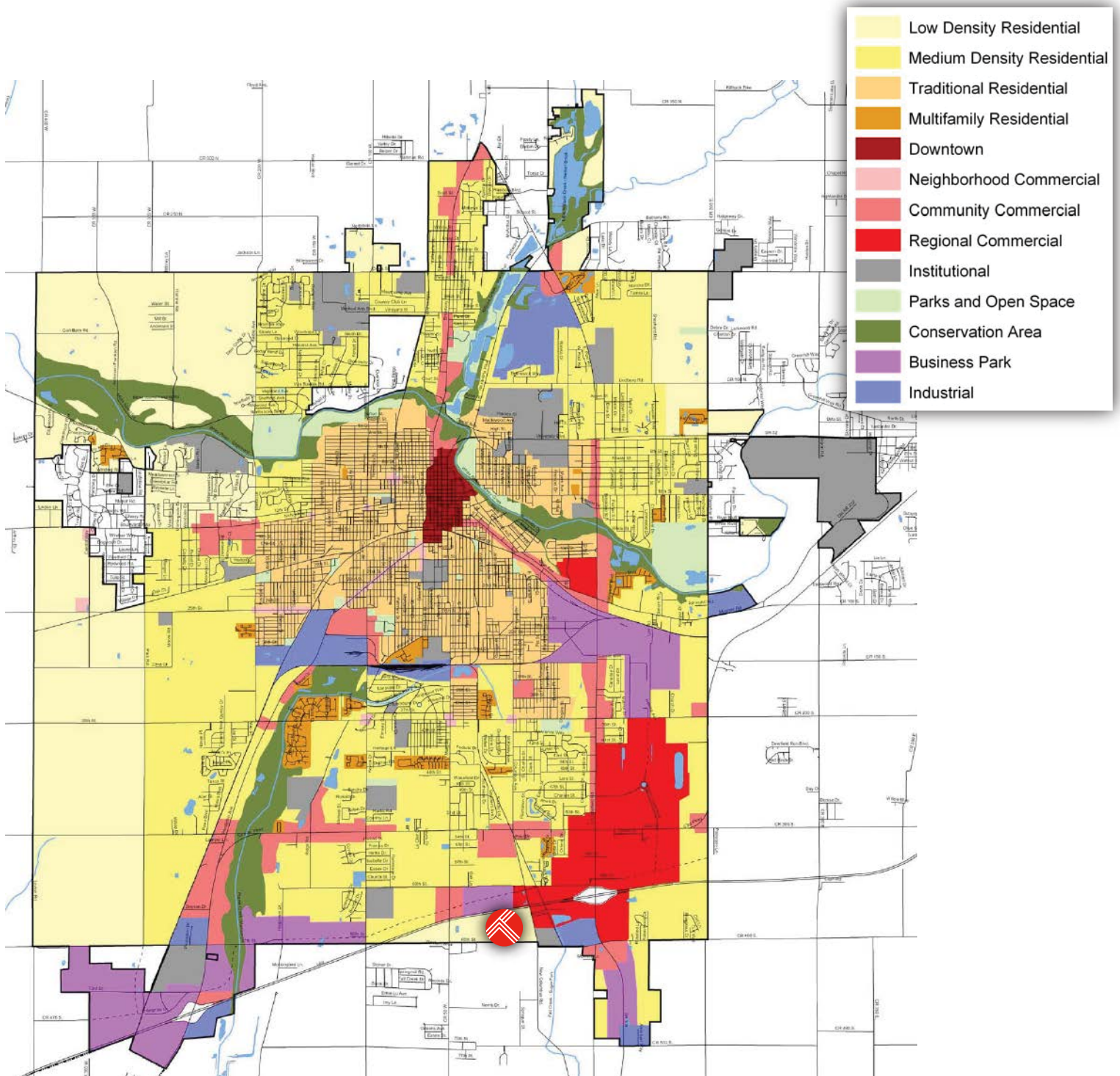
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## Comprehensive Plan





## Surrounding Businesses

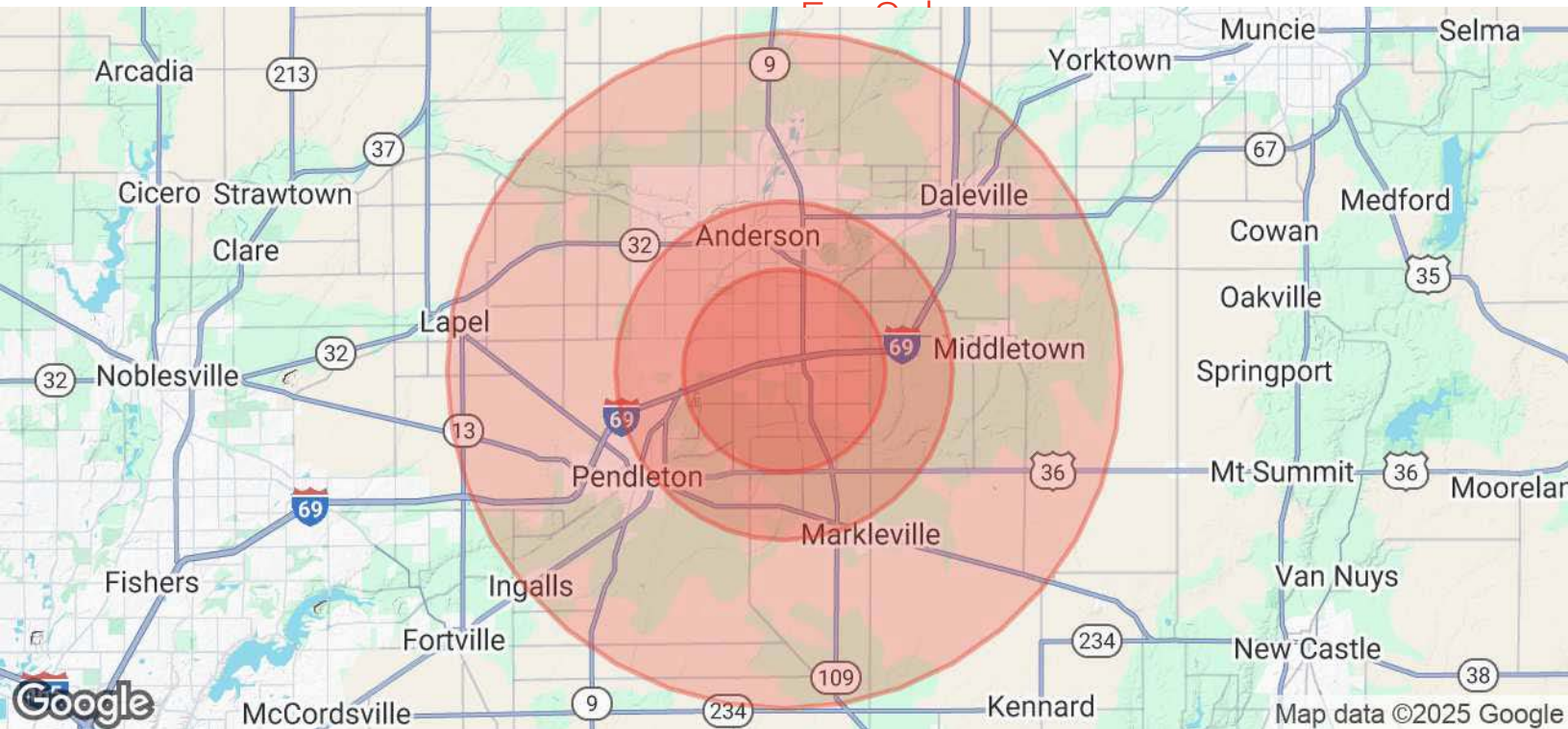




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### Demographics



| POPULATION           | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 23,357  | 56,514  | 108,787  |
| Average Age          | 42      | 41      | 42       |
| Average Age (Male)   | 40      | 40      | 41       |
| Average Age (Female) | 44      | 43      | 43       |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 10,458    | 24,082    | 44,180    |
| # of Persons per HH | 2.2       | 2.3       | 2.5       |
| Average HH Income   | \$66,027  | \$64,939  | \$76,301  |
| Average House Value | \$159,274 | \$157,193 | \$183,108 |

Demographics data derived from AlphaMap

