

3711 S SCATTERFIELD RD.

3711 S Scatterfield Road, Anderson, IN 46013

FOR LEASE



PROPERTY HIGHLIGHTS

- Tenant improvement allowance available
- Newer Construction (2020 built)
- Neighboring tenants with Zaki Ali Attorney and Catapult Fitness
- High traffic counts
- Convenient access to I-69 and major local thoroughfares
- Ample parking

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	3,200 SF
Building Size:	7,500 SF

MATT FERGUSON

O: 317.454.7171 | C: 317.679.4046
mferguson@premiercres.com

KRISTEN BERRY

O: 317.454.7171 | C: 317.660.1289
kberry@premiercres.com

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PROPERTY DESCRIPTION

Prime retail/office space available along bustling Scatterfield Road in Anderson, IN. This well-maintained property offers excellent visibility and high traffic counts, surrounded by major national retailers and dining options. The space features flexible floor plans ideal for retail, medical, or professional office use, with ample on-site parking and convenient access to I-69. Large storefront windows provide abundant natural light and strong signage opportunities. Located in a thriving commercial corridor, this property is perfectly positioned to serve Anderson's growing residential and business community. A great opportunity for tenants seeking exposure and accessibility in a high-demand area.

LOCATION DESCRIPTION

Located on bustling Scatterfield Road, Anderson's premier commercial corridor, this property benefits from exceptional visibility and accessibility. The area features a strong mix of national retailers, restaurants, and service providers, attracting steady traffic from local residents and regional visitors alike. Just minutes from I-69, the site offers convenient connections to Indianapolis and surrounding communities. Nearby anchors such as Walmart, Meijer, and Menards contribute to a vibrant retail environment, while nearby residential neighborhoods support consistent consumer demand. This prime Anderson location combines high exposure, accessibility, and proximity to major amenities—making it ideal for a wide range of business uses.



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