

Scatterfield Plaza

3711 S Scatterfield Road, Anderson, IN 46013



FOR LEASE

TRAFFIC COUNTS

Scatterfield Road - 23,100 ADT
E 38th Street - 12,250 ADT

- 3,200 sf available
- Situated on Scatterfield Road (SR-9), the primary commercial artery of Anderson, ensuring constant consumer traffic.
- Exceptional frontage with high daily traffic counts (ADT) exceeding 23,000+ vehicles per day.
- Dedicated on-site parking lot with easy ingress and egress for customers and delivery vehicles.

MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	5,045	\$73,448	2,271	3,176
3 Mile	40,837	\$65,373	18,026	14,862
5 Mile	71,410	\$74,222	30,778	24,185

CONTACT

McCrea Property Group
for more details

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