

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



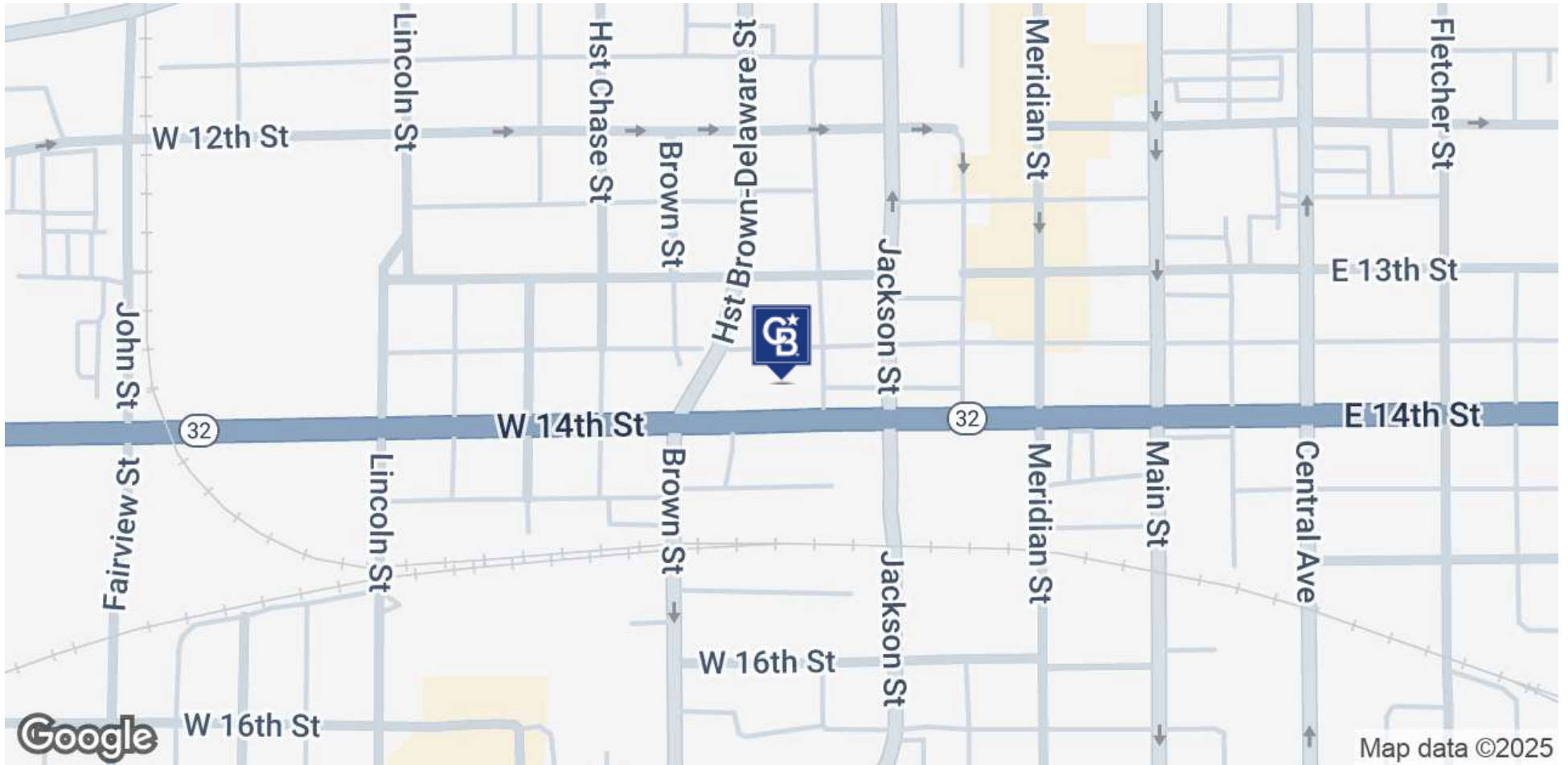
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LOCATION MAP

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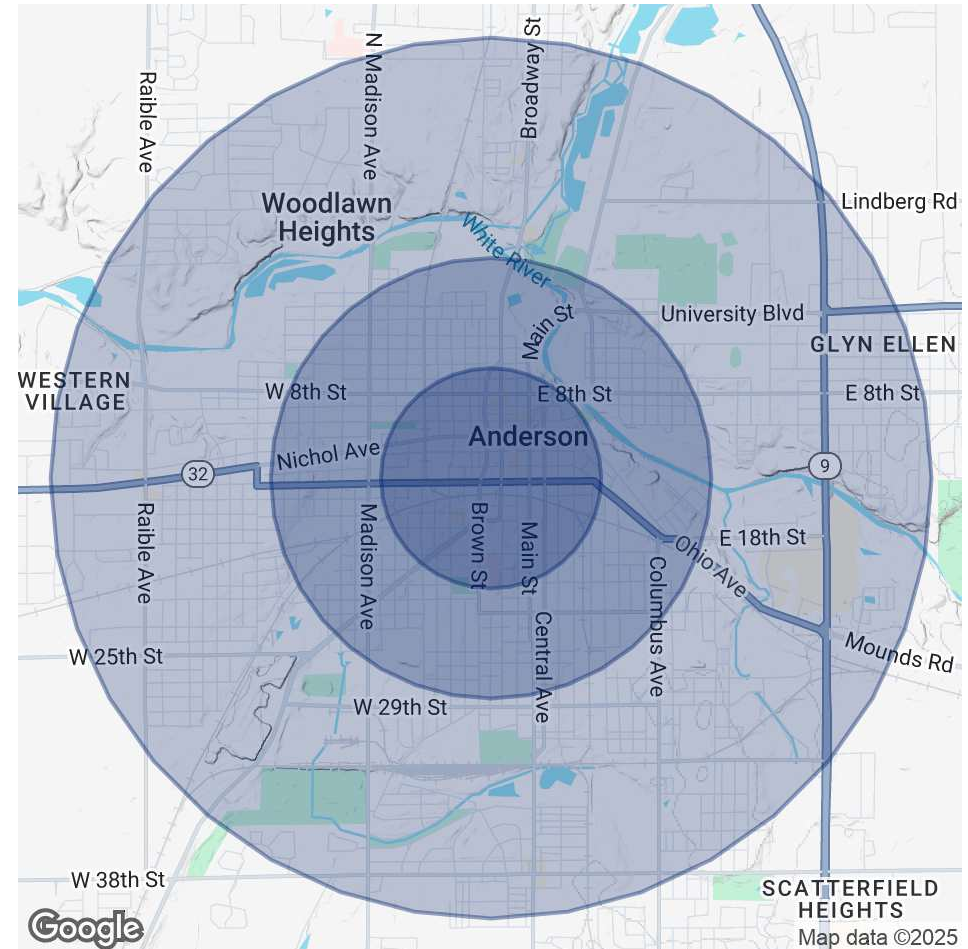
DEMOGRAPHICS

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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