

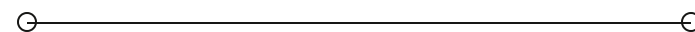


SALE / LEASE

Office Spaces in Flagship Business Park for Sale or Lease

2903-2915 ENTERPRISE DR

Anderson, IN 46013



PRESENTED BY:

DAVID BICKELL CCIM

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IN #RB14036294

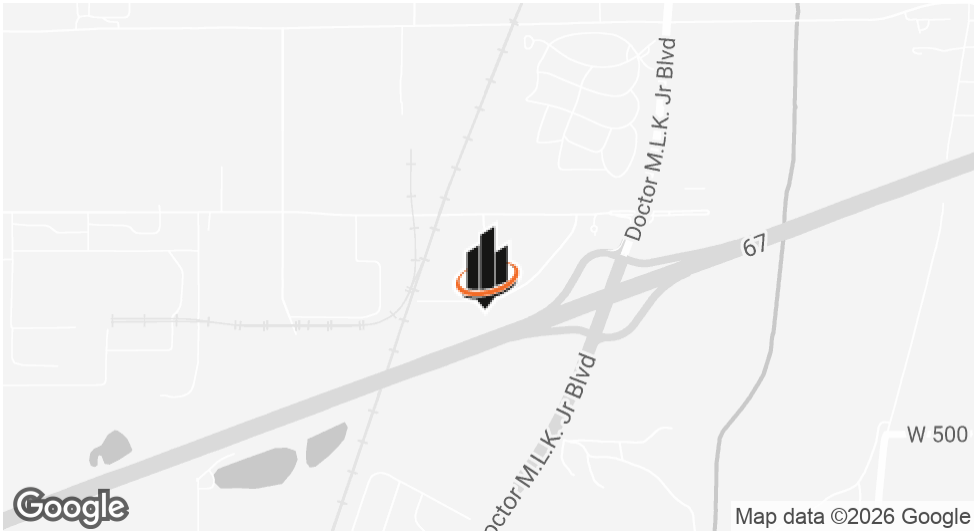
HAYDEN ABNEY

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,500,000
LEASE RATE:	\$13 SF/yr (MG; NNN)
SUITE 2903 SF:	15,070 SF
SUITE 2909 SF:	1,844 SF
SUITE 2911 SF:	4,900 SF
LOT SIZE:	3.65 Acres
BUILDING SIZE:	32,586 SF
ZONING:	I-3

PROPERTY DESCRIPTION

Discover an exceptional location within the thriving Flagship Enterprise Center, situated at the heart of the expanding I-69 corridor. This prime spot offers seamless access to the interstate and serves as a central hub for Carmel, Noblesville, and Fishers. Just 15 minutes from Hamilton Town Center, this presents an ideal opportunity for an owner-investor seeking a strategic location with high growth potential.

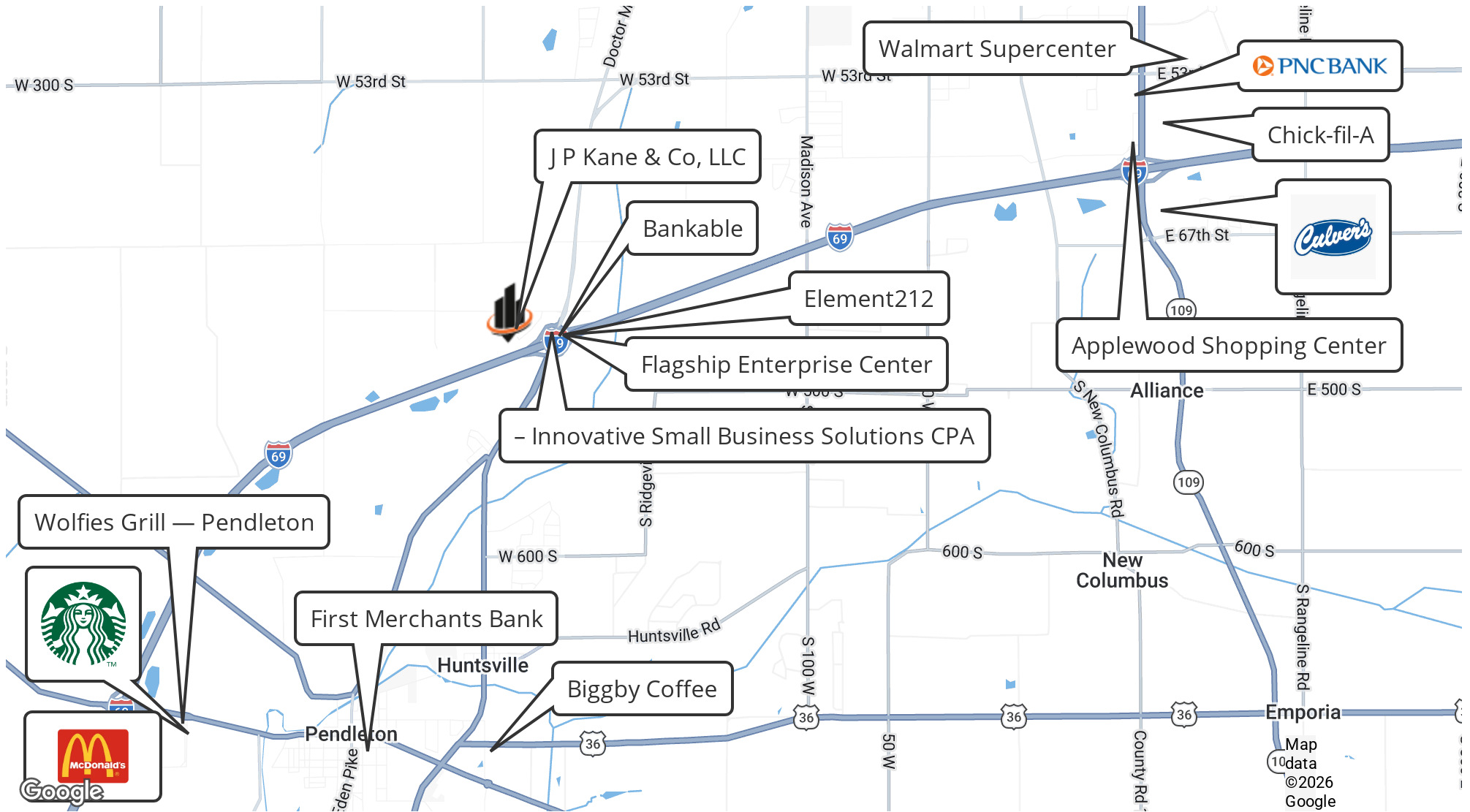
PROPERTY HIGHLIGHTS

- Suite 2911 is a fully built out class A suite, and 2909 presents 1,844 SF of office space
- Suite 2903 presents 15,070 SF of versatile and modern lease opportunity
- Prime location in the Anderson area for business visibility
- Multiple entry points for convenient access to office spaces
- Proximity to major transportation routes for accessibility

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

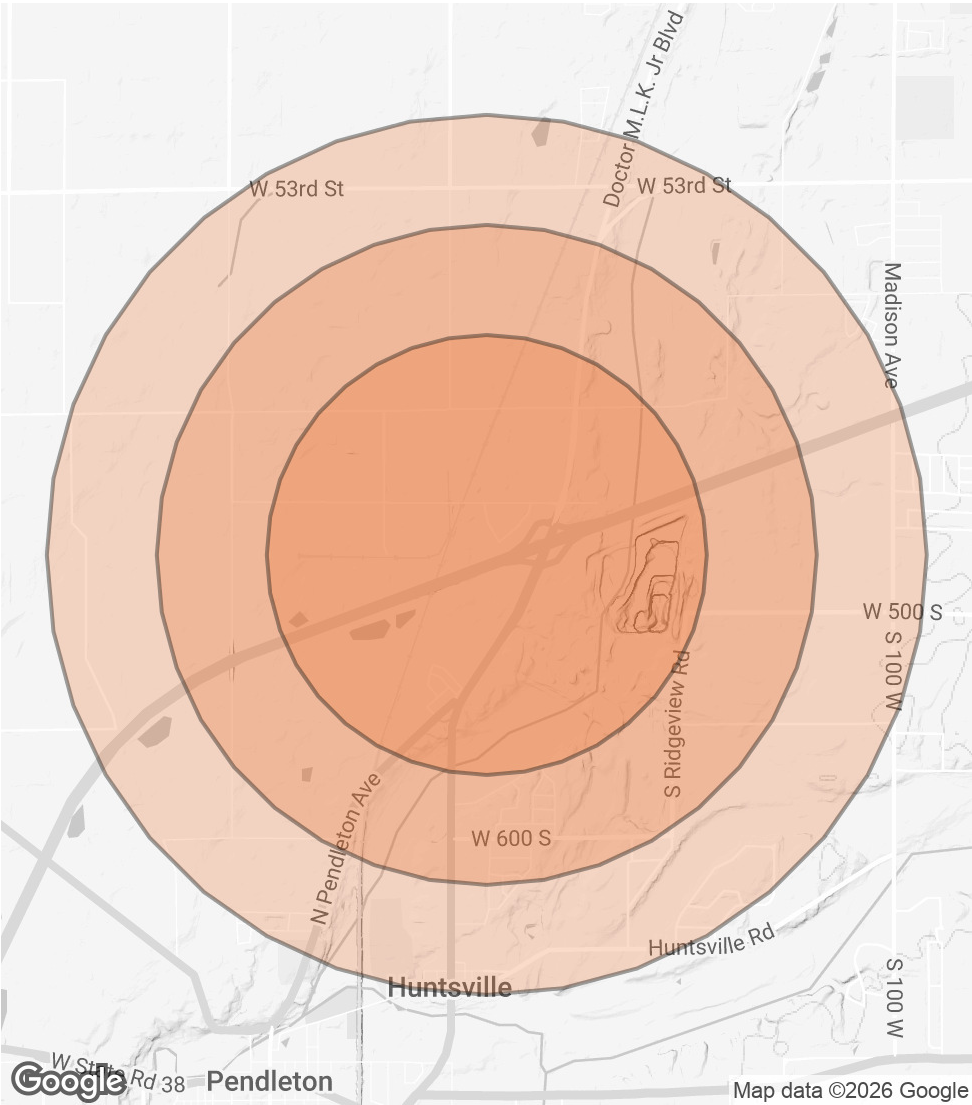
POPULATION

	1 MILE	1.5 MILES	2 MILES
TOTAL POPULATION	421	1,319	3,169
AVERAGE AGE	42	42	43
AVERAGE AGE (MALE)	41	42	42
AVERAGE AGE (FEMALE)	43	43	44

HOUSEHOLDS & INCOME

	1 MILE	1.5 MILES	2 MILES
TOTAL HOUSEHOLDS	143	463	1,198
# OF PERSONS PER HH	2.9	2.8	2.6
AVERAGE HH INCOME	\$75,596	\$80,192	\$86,758
AVERAGE HOUSE VALUE	\$225,102	\$243,185	\$252,535

2020 American Community Survey (ACS)



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