

SOUTHGATE

1902 East 53rd Street - Anderson, IN 46013



PROPERTY OVERVIEW

Retail Space Available in Desirable Anderson Retail Corridor

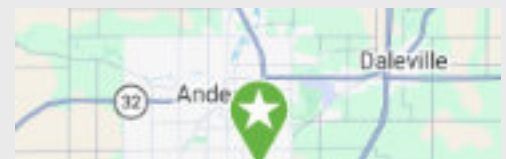
PROPERTY HIGHLIGHTS

- Up to 4,000 Square Feet Available (Divisible)
- 3,188 Square Feet Available
- Pick-up Window Available
- Two Prominent Pylon Signs Available
- Property Offers Signalized Access and Excellent Viability
- Located in the Heart of Anderson's Retail Activity
- Shared Entrance / Traffic Signal with Payless (Kroger), Ross, Marshall's and Five Below

DEMOGRAPHICS	3 MILES	5 MILES
Total Population	29,352	65,507
Average HH Income	\$70,129	\$75,278
Businesses	1,023	2,232
Employees	10,025	21,995

TRAFFIC COUNTS

State Road 9	24,000
53rd Street	17,000



MIDLAND ATLANTIC PROPERTIES
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MIDLANDATLANTIC.COM

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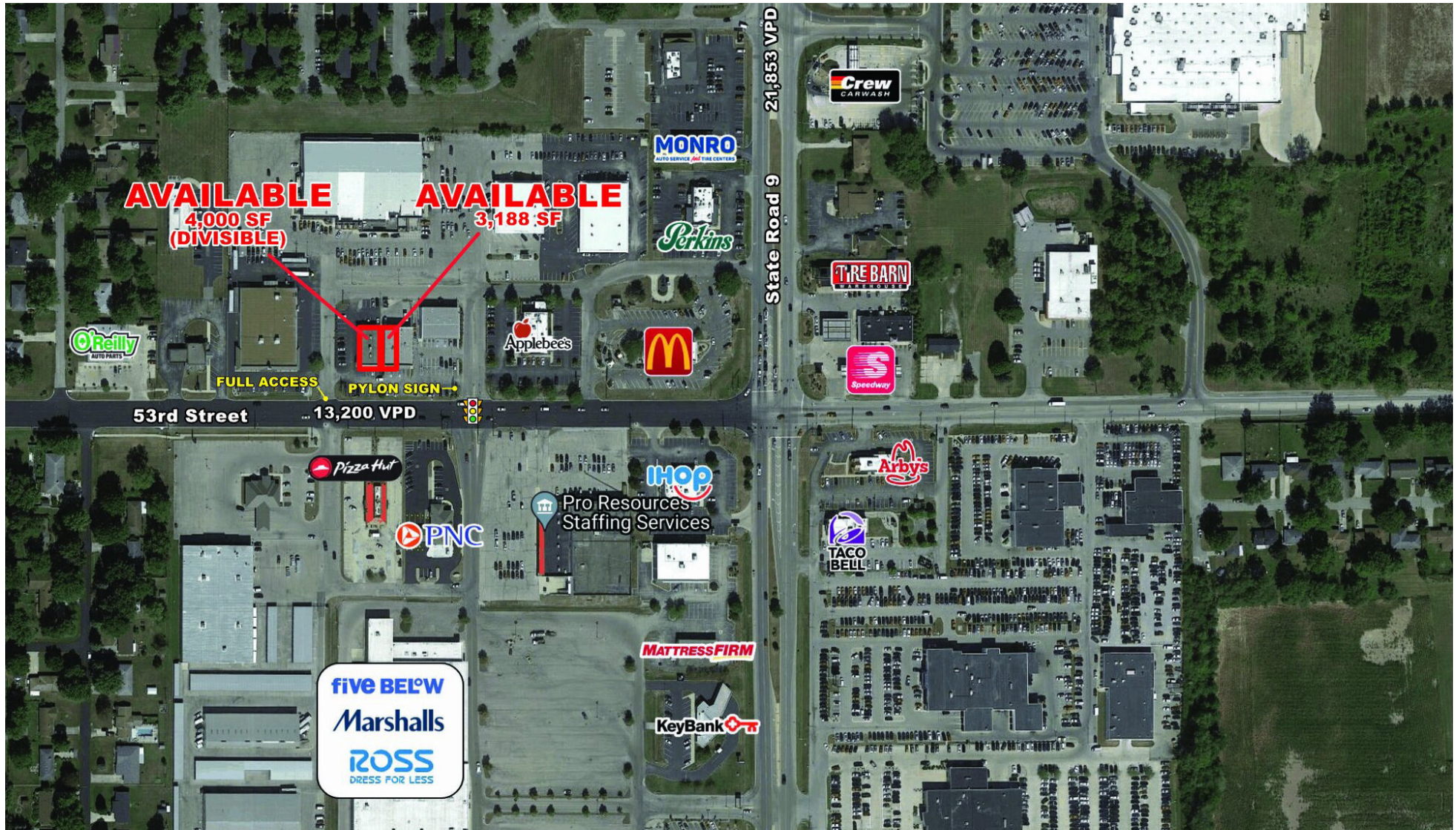
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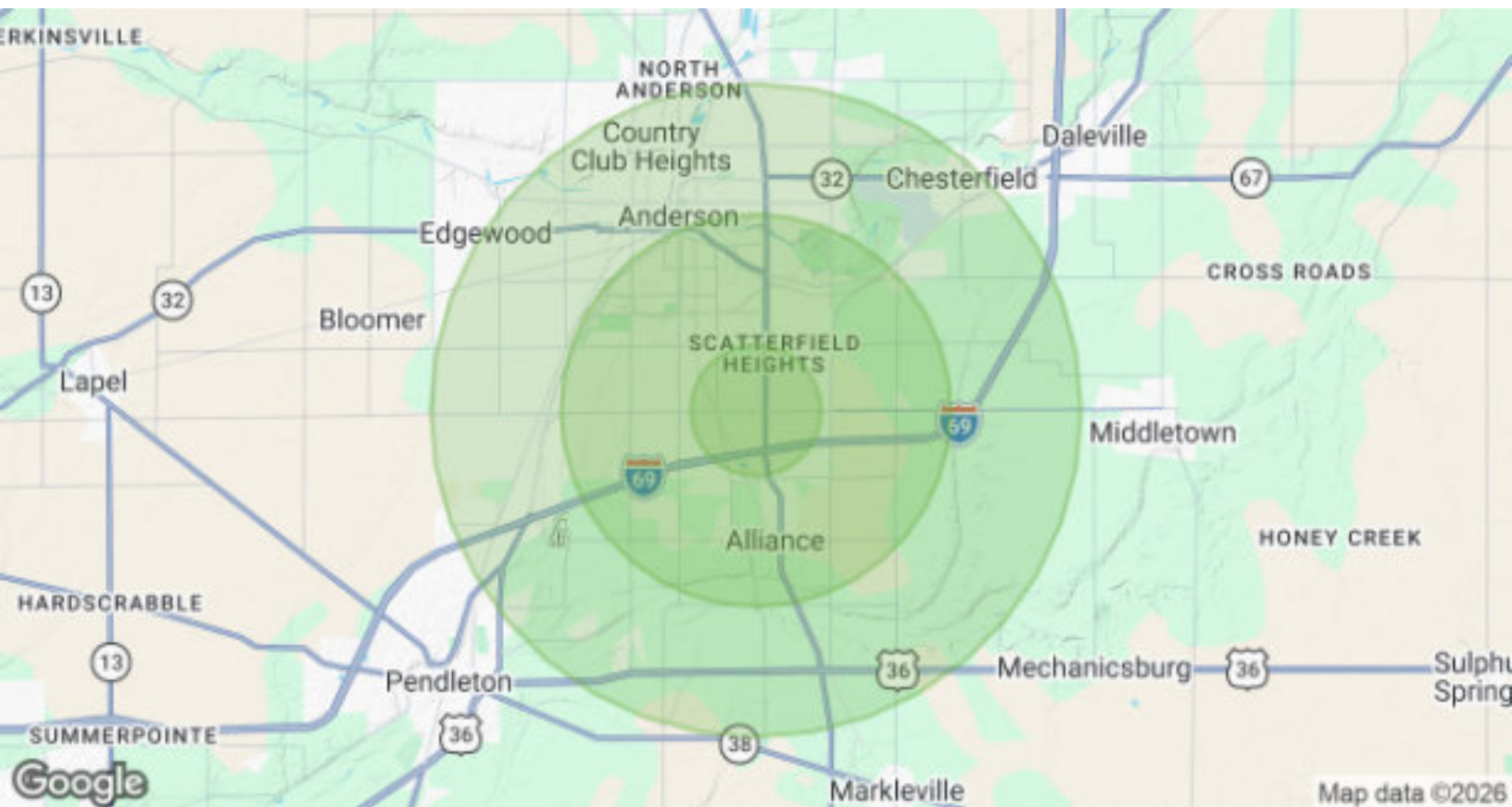


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PROPERTIES



POPULATION & HOUSING

	1 MILE	3 MILES	5 MILE
Total Population	3,772	29,352	65,507
Projected Annual Growth (2025-2030)	0.3%	0.2%	0.5%
Total Households	1,830	13,161	28,220
Median Home Value	\$163,301	\$132,054	\$151,435

INCOME & BUSINESS

	1 MILE	3 MILES	5 MILE
Average HH income	\$84,476	\$70,129	\$75,278
Daytime Population (16+ years)	4,472	20,316	45,255
Total Businesses	264	1,023	2,232
Total Employees	3,100	10,025	21,995

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