

2016-2210 S. Scatterfield Rd.
Anderson, IN 46016
Madison County

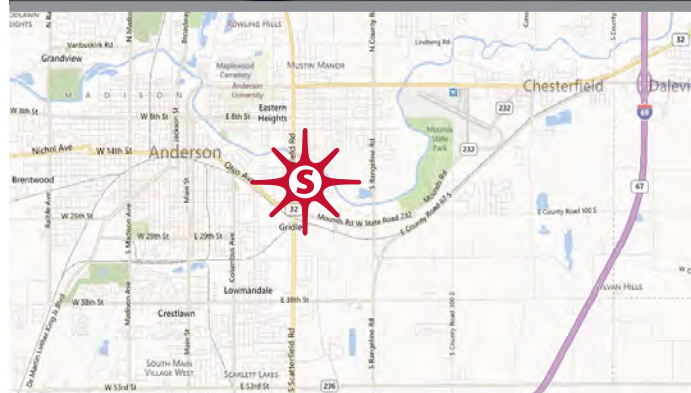


- located in Anderson, a community on the rise just northeast of Indianapolis
- anchored by Emporium 1101 and Best Deal Home Furniture
- outlot buildings and outlot for ground lease available
- only 5 minutes from Anderson University
- daily traffic count: 22,425 on Scatterfield Road

demographics

demographics	1 mile	3 miles	5 miles
population	5,921	45,811	72,152
households	2,203	20,258	31,538
average household income	\$62,263	\$67,052	\$75,177
daytime population	4,335	32,350	48,842

A photograph of a McDonald's restaurant exterior. A large golden arches sign stands prominently on the left, with a red sign below it that reads "McDonald's" and "OVER 50 MILLION STORES". The building is a single-story structure with a dark facade and large windows. A drive-thru window is visible on the right side of the building. The parking lot is paved and has yellow markings. The sky is clear and blue.



retail space for lease 1,007 – 37,509 sf

Tim Lee 317.524.7838 tlee@sandordev.com

10689 N. Pennsylvania St., Suite 100, Indianapolis, IN 46280

www.sandordev.com

www.sandordev.com

sandor

River Ridge Plaza

2016–2210 S. Scatterfield Rd.
Anderson, IN 46016
Madison County

UNIT	TENANT	DIMS.	S.F.
2016A	BEST DEAL HOME FURNITURE	92 x 154 IRR	14,500
2040A	AVAILABLE - END CAP	65 x 53	3,456
2040B	PAPA JOHN'S PIZZA	40 x 53	2,120
2040E	BEAUTIFUL EYES	20 x 53	1,060
2040F	LV NAILS	20 x 53	1,060
2100A	THE EMPORIUM MARKET	IRR	40,980
2100B	AVAILABLE	172 x 218	37,509
2116	AVAILABLE - END CAP	40 x 30	1,200
2118	AVAILABLE	40 x 45 IRR	3,250
2128	CHINA HOUSE	20 x 75	1,500
2132–	JANE PAULEY COMMUNITY	140 x 120 IRR	16,000
2138	HEALTH CENTER - COMING SOON		
2146	TOTAL TAN	55 x 125	6,875
2150	AVAILABLE - END CAP	67.3 x 125	8,418

UNIT	TENANT	DIMS.	S.F.
2006	AVAILABLE FOR GROUND LEASE		±0.92 AC
2014	MCDONALD'S	49 x 98 IRR	4,814
2036	VERIZON	24 x 95	2,280
2038	ANDERSON GRILLE	35 x 80	2,800
2110	RALLY'S	23 x 51.5 IRR	1,186
2200	AVAILABLE	20 x 50.4	1,007
2210	AVAILABLE	40 x 70	2,800



Tim Lee 317.524.7838 tlee@sandordev.com

10689 N. Pennsylvania St., Suite 100, Indianapolis, IN 46280

www.sandordev.com
sandor