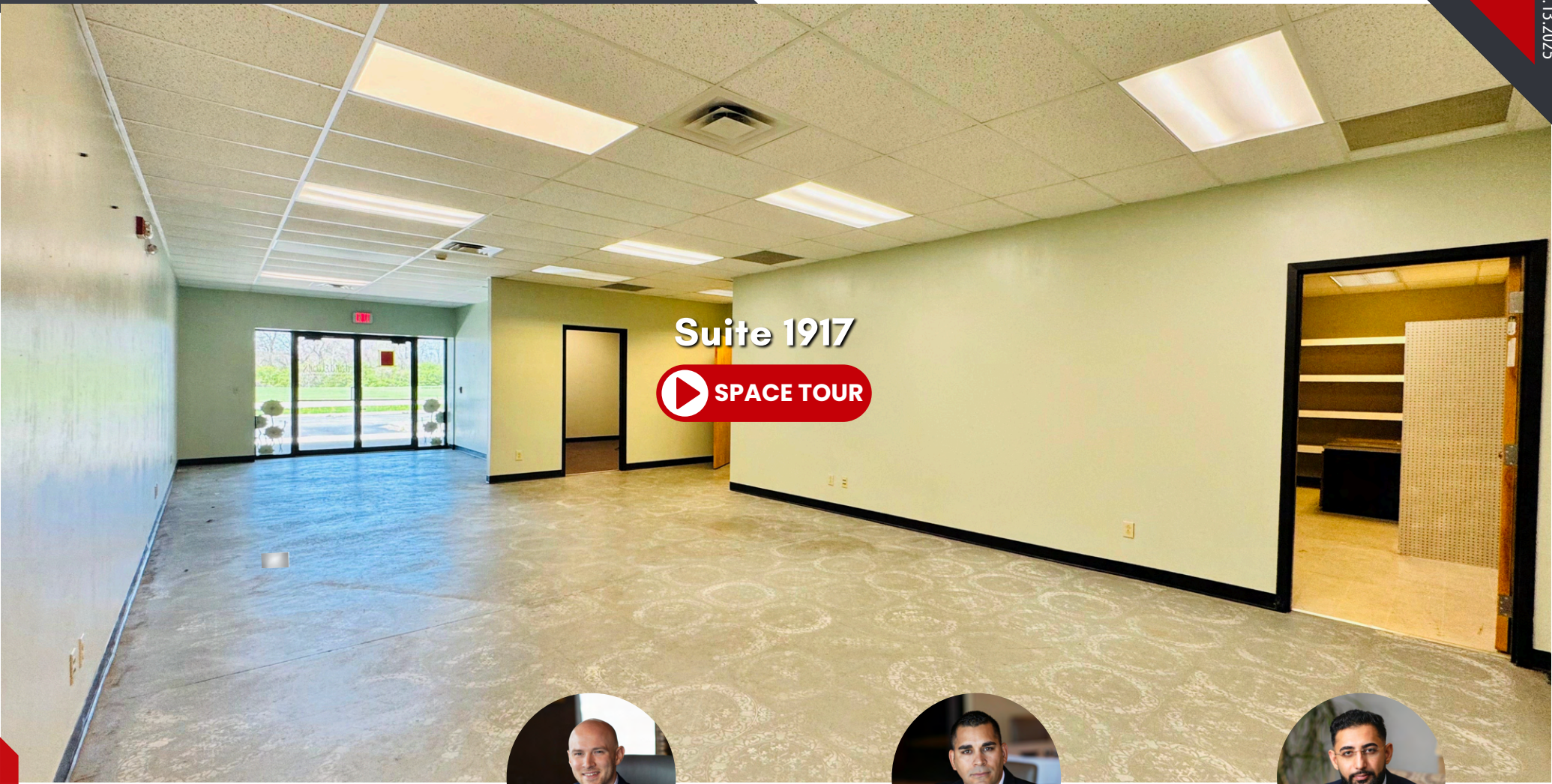


# For Lease | Flex Retail and Office Space 1,550 SF to 2,650 SF

Contact Jay for Lease Rate & Tours

 [1917 University Blvd, Anderson, IN](#)

v. 11.13.2025




Suite 1917

 SPACE TOUR



**James Storey**    
317-519-5178  
james@jdmpartners.com



**Josh Moss**   
317-413-7292  
josh@jdmpartners.com



**Jay Jossan**  
317-599-2643  
jay@jdmpartners.com



# Property Overview

## » Property Address **1917 University Blvd, Anderson, IN 46012**

- **Center Name:** University Plaza - Anderson
- **Total Building Size:** ±16,552 SF
- **Lot Size:** ±2.42 Acres
- **Property Zoning:** B3 - Neighborhood Retail Shopping Center
- **Year Built:** 1998
- **Suite Size (Front Space):** ±1,550 SF
- **Optional Expansion:** Additional ±1,100 SF (Back Space)
- **Combined Total Available:** Up to ±2,650 SF
- **For Lease Rates:** Contact Brokers

## » Highlights

- **Flexible open layout**
- **Private office + kitchenette + storage**
- **Large storefront windows with natural light**
- **Shared restrooms**
- **Option to combine with adjacent 1,100 SF**
- **Strong traffic near Anderson University**
- **Move-in ready**



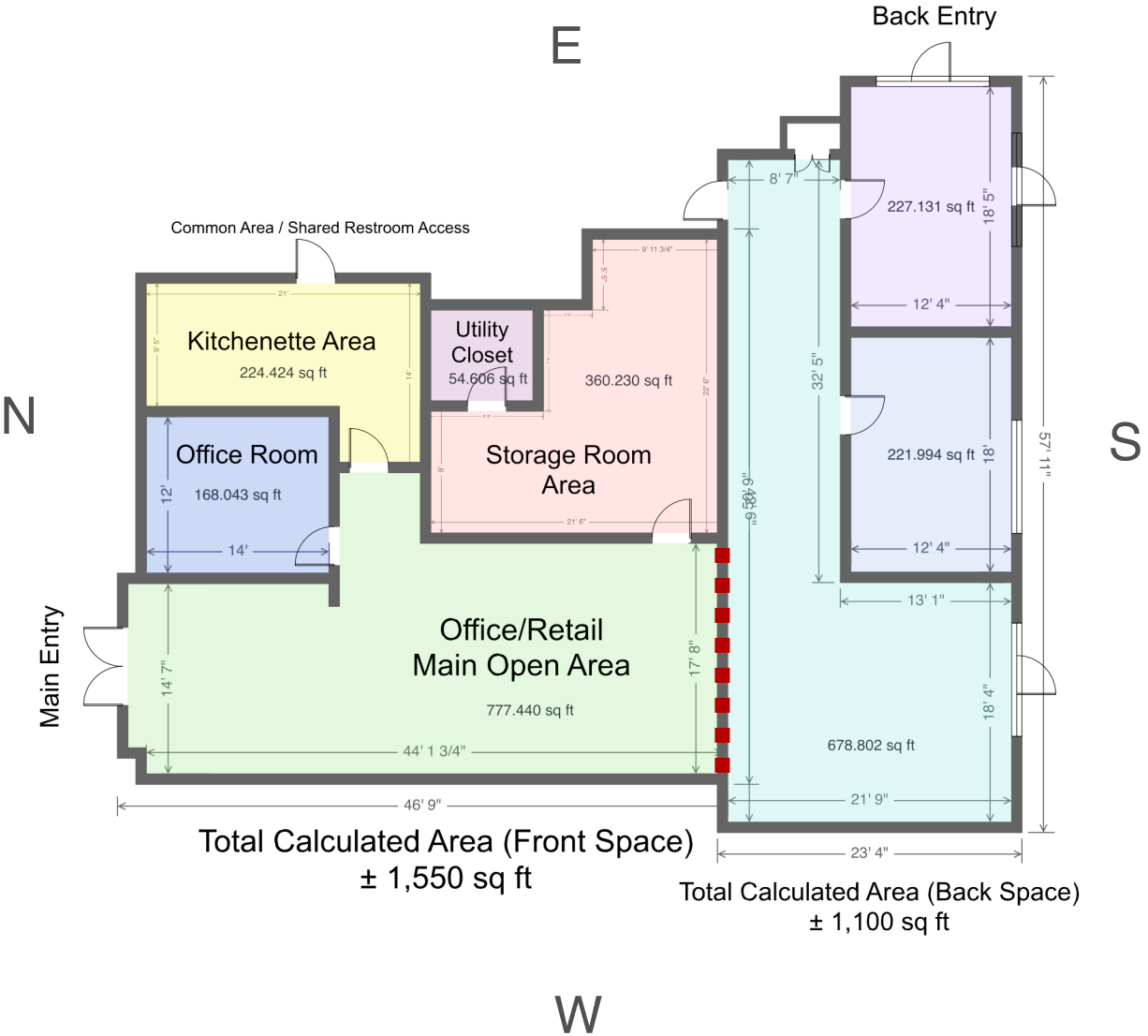
*University Plaza - Anderson*

## » Permitted Uses

- **Retail:** boutique, specialty shop, convenience
- **Office:** professional, administrative, medical/wellness
- **Training/Education:** tutoring, CDL classroom, certification
- **Studios:** fitness, dance, martial arts, art/creative
- **Service Businesses:** salon, spa, barber, nails/lashes
- **Light Food/Beverage:** café, dessert shop (no hood)
- **Showroom/Display:** flooring, remodeling, home products

# Floor Plan

**Suites can be leased separately or combined**  
**1,550 SF + 1,100 SF = 2,650 SF**



# Suite 1917 Interior Images (*Front Space - 1,550 SF*)



# Suite 1917 Interior Images (*Back Space - 1,100 SF*)



# LET'S CONNECT HERE'S HOW WE HELP YOU SUCCEED



**James Storey**    
Co-Founder, Principal

317-519-5178  
james@jdmpartners.com



**Josh Moss**   
Co-Founder, Principal

317-413-7292  
josh@jdmpartners.com



**Jay Jossan**  
Senior Analyst

317-599-2643  
jaye@jdmpartners.com



Analytical, data-driven approach



Advanced technology & cutting-edge tools



Comprehensive weekly or monthly seller reports



Off-market acquisition support



Targeted outreach through our extensive CRM network



Nationwide client representation



Tailored solutions for unique business objectives



Proven track record of successful results



**SIOR**<sup>®</sup>

SOCIETY OF INDUSTRIAL  
AND OFFICE REALTORS<sup>®</sup>



Indiana  
CCIM Chapter

**JDM**  
PARTNERS

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JDM Partners and should not be made available to any other person or entity without the written consent of JDM Partners. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. JDM Partners has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, JDM Partners has not verified, and will not verify, any of the information contained herein, nor has JDM Partners conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

JDM Partners is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of JDM Partners, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of JDM Partners, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.