



AVAILABLE SF

3,200 SF

LEASE RATE

CONTACT BROKER

### PROPERTY HIGHLIGHTS

- Tenant improvement allowance available
- Newer Construction (2020 built)
- Neighboring tenants with Zaki Ali Attorney and Catapult Fitness
- High traffic counts
- Convenient access to I-69 and major local thoroughfares
- Ample parking

FOR LEASE

3711 S SCATTERFIELD RD. Anderson, IN 46013



MATT FERGUSON

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# 3711 S SCATTERFIELD RD.

3711 S Scatterfield Road, Anderson, IN 46013

**FOR LEASE**



## PROPERTY DESCRIPTION

Prime retail/office space available along bustling Scatterfield Road in Anderson, IN. This well-maintained property offers excellent visibility and high traffic counts, surrounded by major national retailers and dining options. The space features flexible floor plans ideal for retail, medical, or professional office use, with ample on-site parking and convenient access to I-69. Large storefront windows provide abundant natural light and strong signage opportunities. Located in a thriving commercial corridor, this property is perfectly positioned to serve Anderson's growing residential and business community. A great opportunity for tenants seeking exposure and accessibility in a high-demand area.

## LOCATION DESCRIPTION

Located on bustling Scatterfield Road, Anderson's premier commercial corridor, this property benefits from exceptional visibility and accessibility. The area features a strong mix of national retailers, restaurants, and service providers, attracting steady traffic from local residents and regional visitors alike. Just minutes from I-69, the site offers convenient connections to Indianapolis and surrounding communities. Nearby anchors such as Walmart, Meijer, and Menards contribute to a vibrant retail environment, while nearby residential neighborhoods support consistent consumer demand. This prime Anderson location combines high exposure, accessibility, and proximity to major amenities—making it ideal for a wide range of business uses.

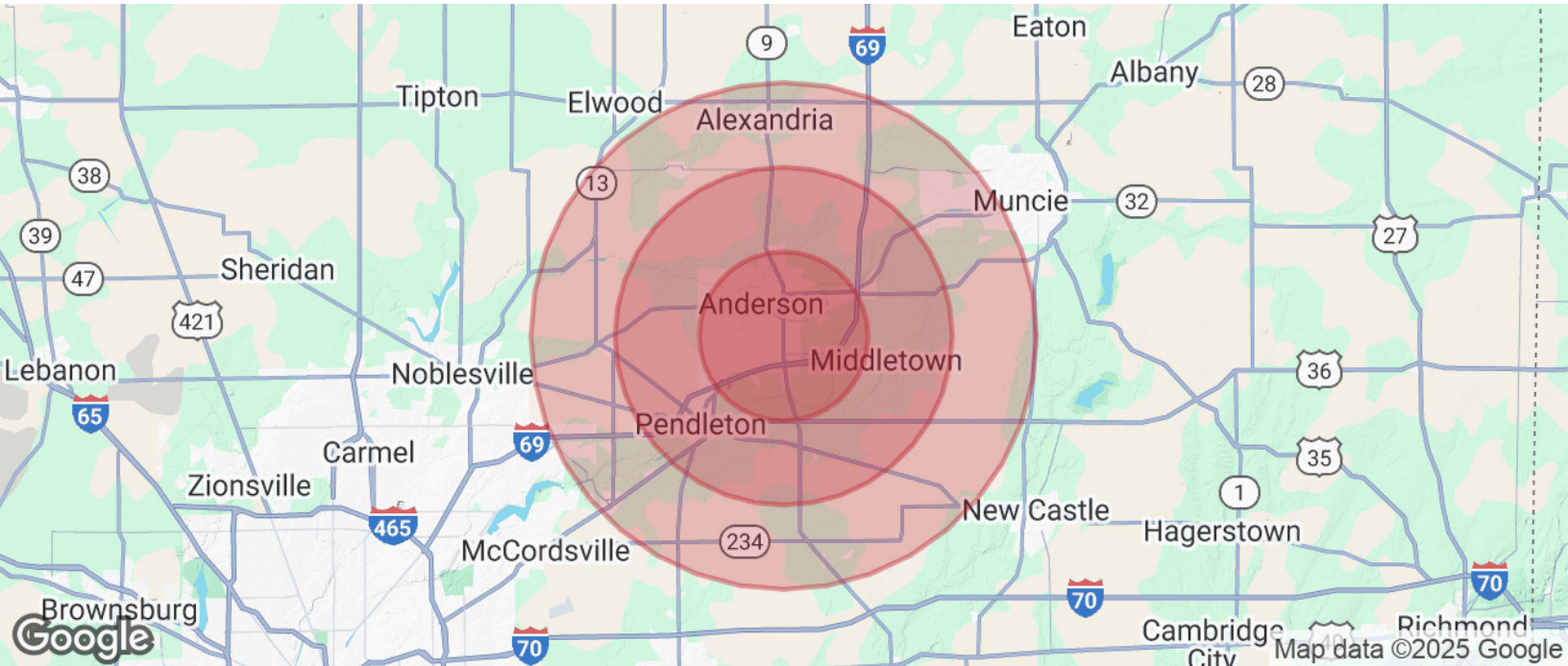
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	71,159	103,316	201,728
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	44	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	30,378	43,145	80,903
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$65,507	\$75,622	\$84,165
Average House Value	\$155,427	\$183,777	\$204,303

Demographics data derived from AlphaMap

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