

PROPERTY FOR SALE OR LEASE

4304 S. Scatterfield Road Anderson, IN 46013



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Existing 2,906 square foot former freestanding bank available for sale or lease.

PROPERTY HIGHLIGHTS

- Former Freestanding Bank Available For Sale or Lease
- Existing 2,906 Square Foot Building; Situated on 0.95 Acres
- Located at Signalized Intersection
- Outlot to Hobby Lobby, Big Lots, Marshalls and PetsMart
- Adjacent to Kohl's and Walmart
- Includes Large Freestanding Pylon Sign
- Banking Equipment Included and Operable (Teller Windows and Tube, Front Counter, Security Cameras & Office Furniture)

DEMOGRAPHICS

	3 MILE	5 MILES
Total Population	36,064	67,774
Average HH Income	\$47,742	\$54,395
Businesses	1,902	2,735
Employees	22,488	31,264

TRAFFIC COUNTS

Scatterfield Road	22,945
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MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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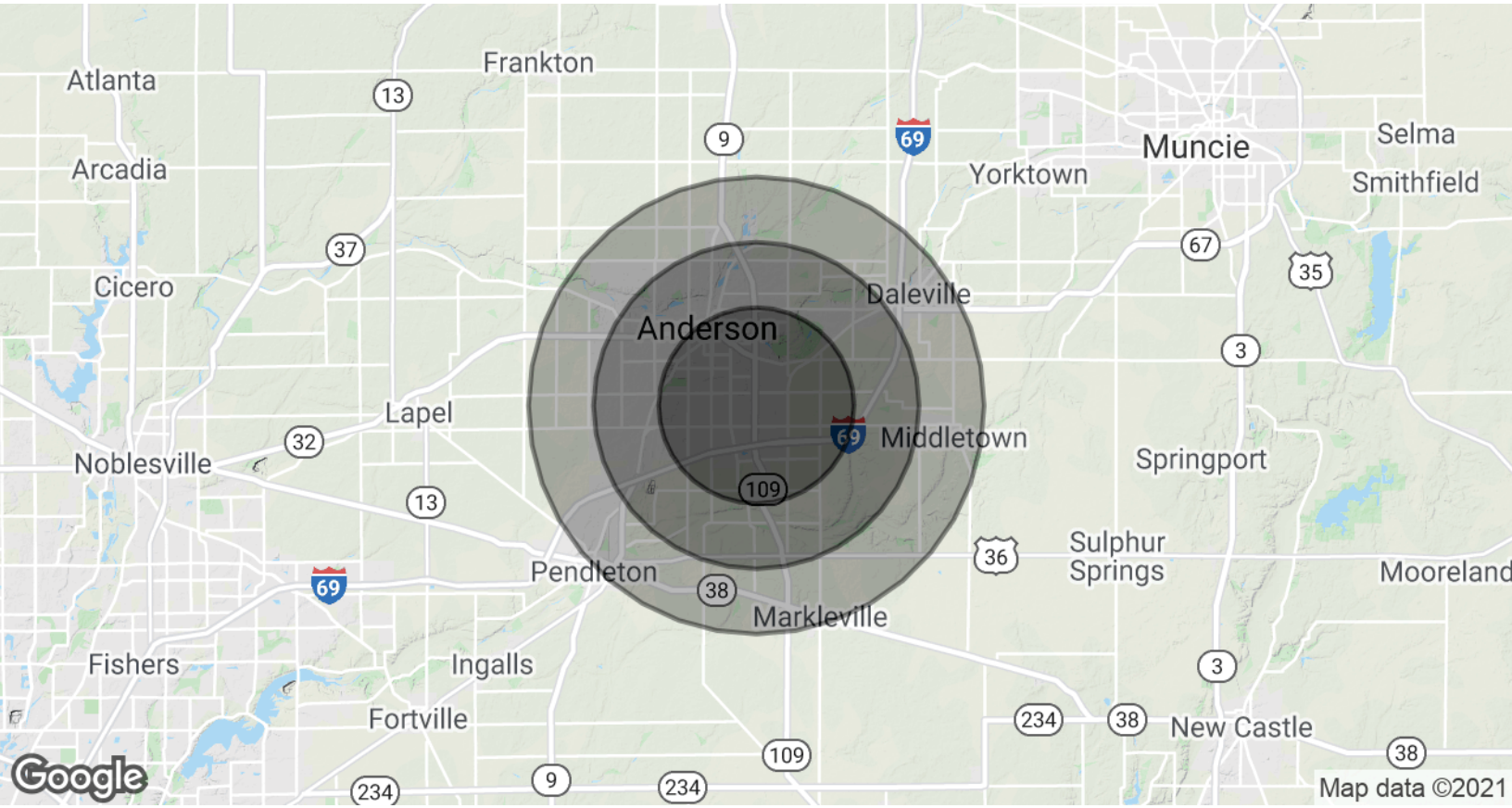


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POPULATION & HOUSING	3 MILE	5 MILES	7 MILES
Total Population	36,064	67,774	86,955
Projected Annual Growth (2019-2024)	0.5%	0.5%	0.3%
Total Households	16,462	30,004	38,097
Median Home Value	\$77,636	\$89,671	\$97,626
INCOME & BUSINESS	3 MILE	5 MILES	7 MILES
Average HH income	\$47,742	\$54,395	\$59,365
Daytime Population (16+ years)	38,182	56,382	69,811
Total Businesses	1,902	2,735	3,422
Total Employees	22,488	31,264	38,684

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