

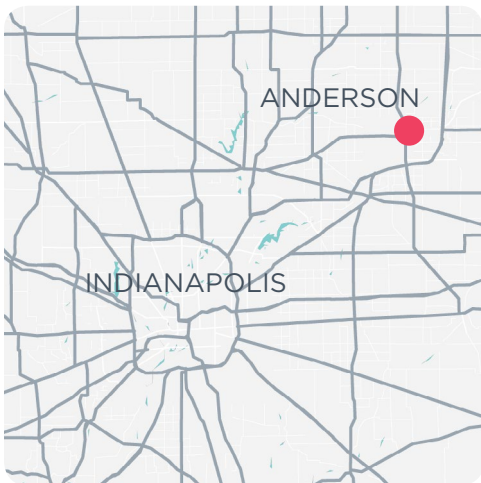
SALE

OFFICE

RETAIL



► FORMER BANK BRANCH



AVAILABLE SPACE

467 SF building

SALE PRICE

~~\$150,000~~ **\$75,000**

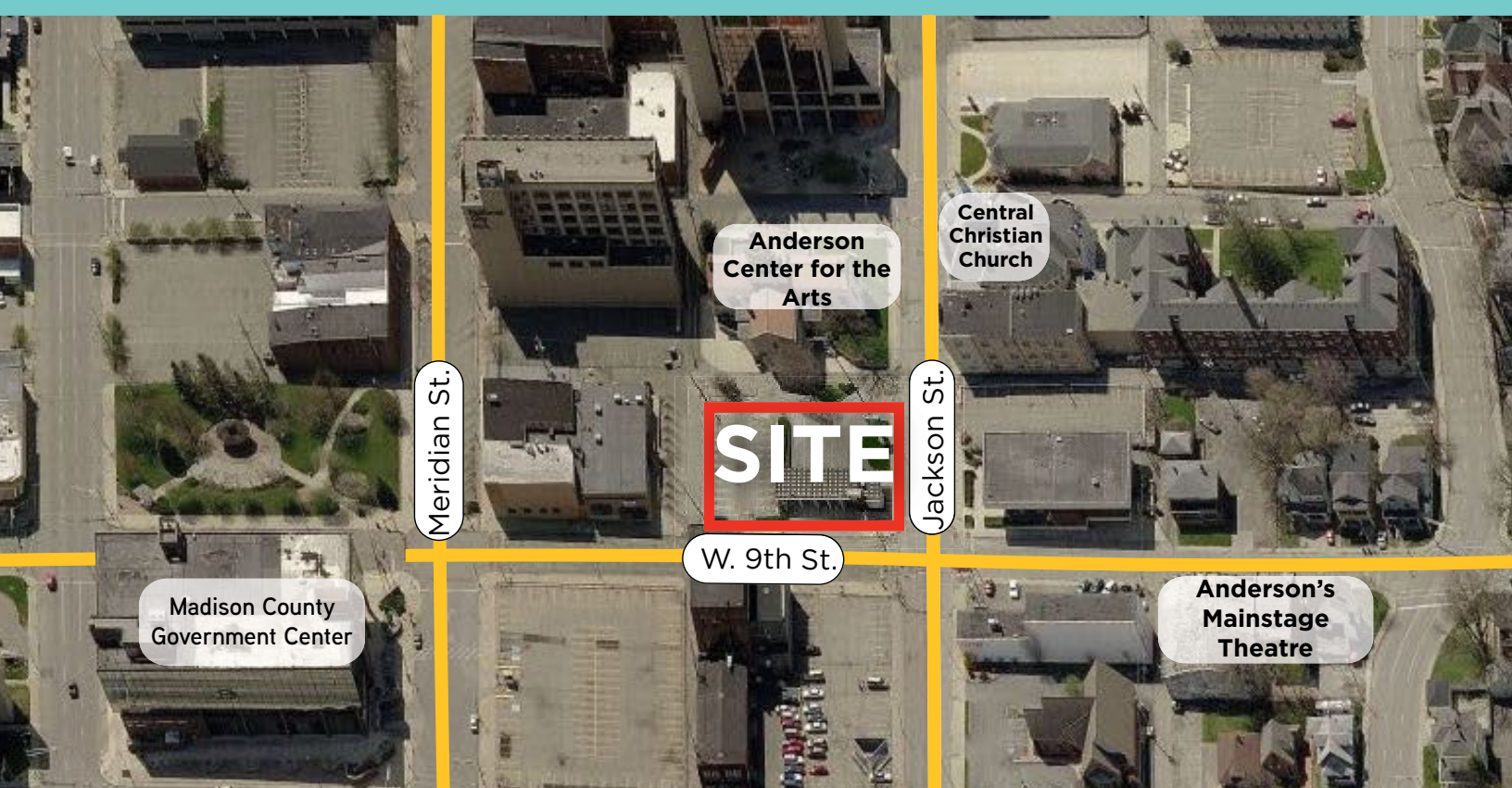
- + Freestanding building, bank branch including 5 drive-thru lanes
- + Located in main commercial area of Anderson
- + Class C building
- + Zoned C-2 for Commercial District
- + Built in approximately 1966
- + On-site parking: 25 spaces
- + Large amount of space for small building structure, which could lend itself to retail users selling coffee, sandwiches, ice cream, etc.
- + Highly visible building and pylon signage available

9339 Priority Way West Drive
Suite 120
Indianapolis, IN 46240
317.663.6000

NATHAN SMITH
Vice President
📞 317.663.6535
📠 317.525.2130
nathan.smith@rcre.com

PHILLIP COSMAS
Senior Associate
📞 317.663.6093
📠 317.201.1812
phillip.cosmas@rcre.com

KARA RIGGLE
Principal
📞 317.663.6564
📠 317.727.4801
kara.riggle@rcre.com



DEMOGRAPHICS*

	1 MILE	3 MILES
Population	10,833	52,425
Households	4,082	21,862
Average HH Income	\$37,037	\$43,565
Median Age	33.3	38

*SitesUSA 2017 Estimated

NATHAN SMITH
 Vice President
 O 317.663.6535
 C 317.525.2130
 nathan.smith@rcre.com

PHILLIP COSMAS
 Senior Associate
 O 317.663.6093
 C 317.201.1812
 phillip.cosmas@rcre.com

KARA RIGGLE
 Principal
 O 317.663.6564
 C 317.727.4801
 kara.riggle@rcre.com

RESOURCE

rcre.com

in #growIndy

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

9339 Priority Way West Drive
 Suite 120
 Indianapolis, IN 46240
 317.663.6000