

SALE

REDEVELOPMENT



SALE PRICE

\$239,000

BUILDING SIZE

± 2,056 SF

ACREAGE

± 0.63

Located in the heart of Anderson's retail corridor and along its most-traveled thoroughfare, this single-tenant/owner-user or multi-tenant redevelopment opportunity offers tough-to-beat exposure and is well-located near many amenities. Visible to nearly 23,000 vehicles each day, this offering is situated immediately adjacent to Liberty Christian School and is within ten minutes of Mounds State Park, Harrah's Hoosier Park Racing & Casino, Anderson University, Purdue Polytechnic (Anderson), Anderson Municipal Airport, Mounds Mall, as well as the I-69/IN-9 (South Scatterfield Road) interchange.

MITCH DONER

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RETAIL REDEVELOPMENT OPPORTUNITY WITH HIGH EXPOSURE

1119 SOUTH SCATTERFIELD ROAD, ANDERSON, IN 46012-4236



OFFERING SUMMARY

Sale Price:	\$239,000
Building Size:	± 2,056 SF
Lot Size:	± 0.63 Acres
Year Built:	1981
Zoning:	B1 (Local Business District)
Market:	Indianapolis - North
Submarket:	Anderson
Traffic Count:	± 22,360

PROPERTY HIGHLIGHTS

- Large asphalt-paved parking lot with (29) striped spaces
- Lots of nearby amenities, including, but not limited to, Mounds State Park, Harrah's Hoosier Park Racing & Casino, Anderson University, Purdue Polytechnic (Anderson), Liberty Christian School, Anderson Municipal Airport, Mounds Mall, countless retail and consumer destinations, as well as the I-69/IN-9 (South Scatterfield Road) interchange.
- ± 220 Feet of frontage along South Scatterfield Road (IN-9)
- Terrific owner-user/single-tenant or multi-tenant retail redevelopment opportunity!

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± 2,056 SF RETAIL BUILDING	
Address	1119 South Scatterfield Road, Anderson, IN 46012-4236
Zoning	B1 (Local Business District)
Tax Parcel Number(s)	48-12-18-101-031.000-003, 48-12-18-101-032.000-003, 48-12-18-101-034.000-003, 48-12-18-101-035.000-003, 48-12-18-101-036.000-003, and 48-12-18-101-037.000-003
Building Size(s)	± 2,056 SF GBA (Generally 30' Wide x 66' Deep)
Lot Size(s)	± 0.63 Acres (± 27,442.80 SF)
Building Style(s)	(1) Single-Story Retail Restaurant Building
Construction Type(s)	Exterior Walls - Concrete (Painted); Interior Walls - Stick-Built (Stripped to Studs) with Particle Board; Framing - Wood Frame Construction; Flooring - Concrete Slab; Ceilings - Mix of Exposed Ceilings with Fiberglass (Bagged) Insulation and Wood-Paneled (Painted) Drop Ceiling (Mechanical Rooms)
Foundation	Concrete Slab-on-Grade
Site Characteristics	Mostly Rectangular in Shape, Generally Level
Frontage	Approximately 220 Feet on South Scatterfield Road & Approximately 113 Feet on Hillcrest Drive
Roof Type(s)	Mix of Slightly-Pitched Asphalt-Shingled (Dimensional) Roof and Flat Rubber Membrane Roof
HVAC Type(s)	Mix of Natural Gas-Forced Heat and Central Air Conditioning
Ceiling Height(s)	Clear/Eave Heights - 7' 7" to 9' 10"; Peak Heights - 8' 2" to 9' 4"
Utilities	All Public Utilities
Year(s) Built	1981
Township	Anderson
Assessed Value	\$167,500.00 (2020)
Annual Taxes	\$2,082.63 (2019 Payable 2020)

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± 2,056 SF RETAIL BUILDING

Additional Information

Asphalt-Paved Parking Lot with (29) Striped Spaces ((27) Standard Spaces and (2) Handicap Spaces)

(3) Entrances/Exits to the Building ((1) on North Side, (1) on South Side, and (1) on West Side)

(2) Curb Cuts ((1) from South Scatterfield Road and (1) from Hillcrest Drive)

(1) Ground-Mounted Pylon Sign

(1) Bryant Roof-Mounted Natural Gas-Forced Air Furnace with Cooling Unit (13 SEER) (Model #: 580JP06A115A2A0AAA; Serial #: 4010G50197; Manufactured: October 2010; Power: 3-Phase, 208-Volt, 60-Hertz)

(1) Bryant Roof-Mounted Natural Gas-Forced Air Furnace with Cooling Unit (11 SEER) (Model #: 680JP08O224G2A0AAA; Serial #: 2410G40595; Manufactured: June 2010; Power: 3-Phase, 208-Volt, 60-Hertz)

(1) Trane Roof-Mounted Natural Gas-Forced Air Furnace with Cooling Unit (Model #: SF0B-B503-HA; Type #: 168-299-1-A; Serial #: C81A-06016; Manufactured: TBD; Power: 3-Phase, 208-Volt, 60-Hertz)

(1) Hoshizaki Roof-Mounted Condensing Unit (Model #: URC Series; Serial #: H07990A Series; Power: Single-Phase, 115-Volt, 60-Hertz)

(1) Airdyne Roof-Mounted Fluid Cooling System Fan Coil Unit (for 8-Barrel, 108,000 BTU Soft-Serve Frozen Yogurt Freezer) (Model #: GP-4 (Glycol-Pak); Serial #: A12-8790; Manufactured: 01/19/2012; Power: 3-Phase, 230-Volt, 60-Hertz)

(1) Whirlpool Residential 50-Gallon Natural Gas Water Heater with Flame Lock Safety System (Model #: N50T61-403; Serial #: 1209T451827; Manufactured: 2009)

(1) 3-Phase, 4-Wire (600-Amp, 208Y/220-Volt) Main Panel

(2) 3-Phase, 4-Wire (200-Amp, 220-Volt) Main Panels

Wired for Telecommunications

Integrated Sonitrol Security Alarm System

(1) Set of Men's & Women's Restrooms (Handicap-Accessible)

Flourescent Tube Lighting in Mechanical Rooms (All Other Lighting Has Been Removed)

Room Measurements

Seating/Waiting Area: 28' 6" Wide x 21' Deep

Recessed Seating Area: 27' 6" Wide x 11' 7" Deep

Work Area: 24' Wide x 27' 5" Deep

Vestibule: 4' 2" Wide x 10' 1" Deep

Hallway: 3' 10" Wide x 24' 3" Deep

Men's Restroom: 7' 2" Wide x 6' 7" Deep

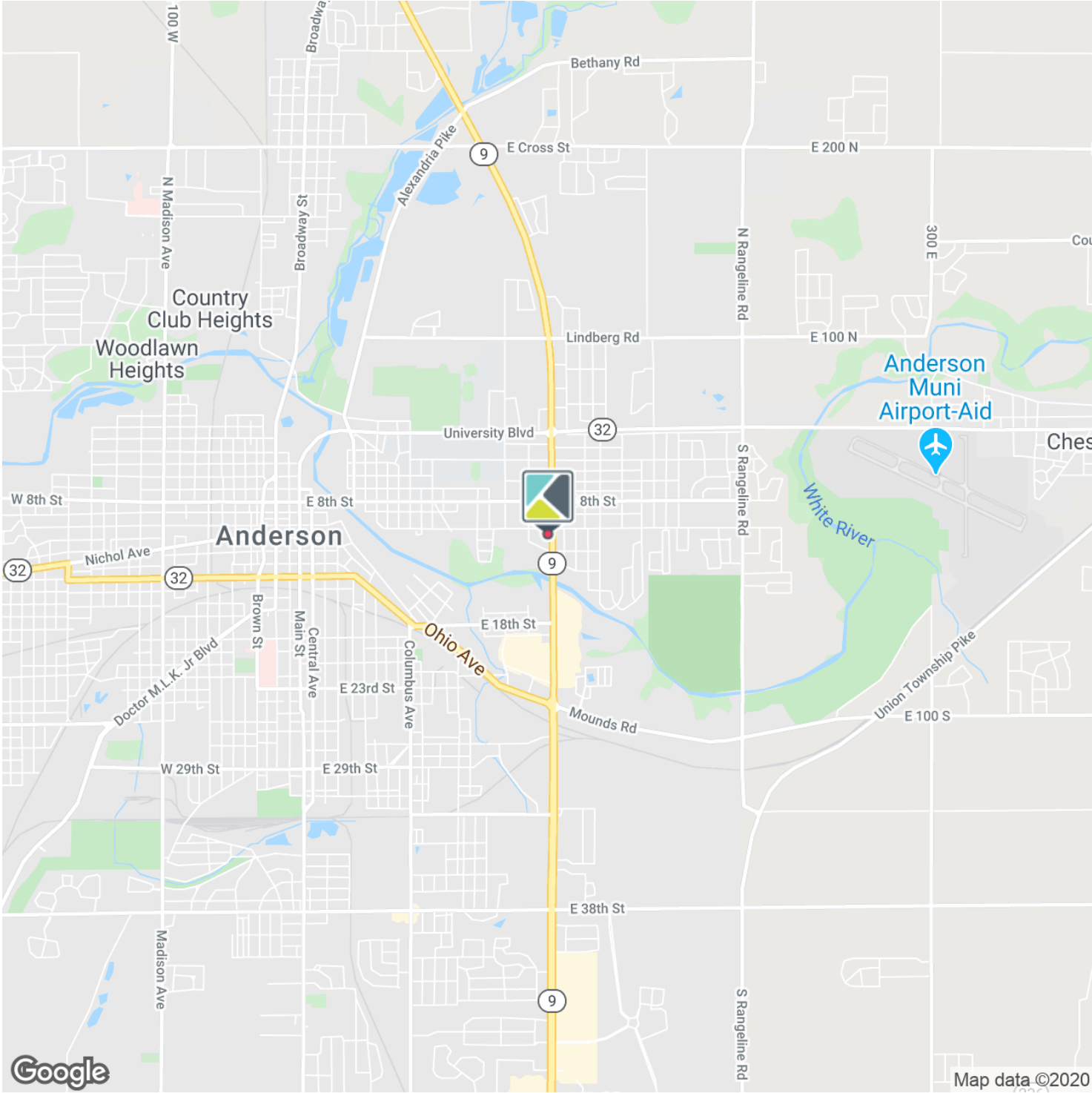
Women's Restroom: 9' 3" Wide x 6' 2" Deep

Mechanical Room #1: 8' 9" Wide x 4' 5" Deep

Mechanical Room #2: 7' 4" Wide x 3' 9" Deep

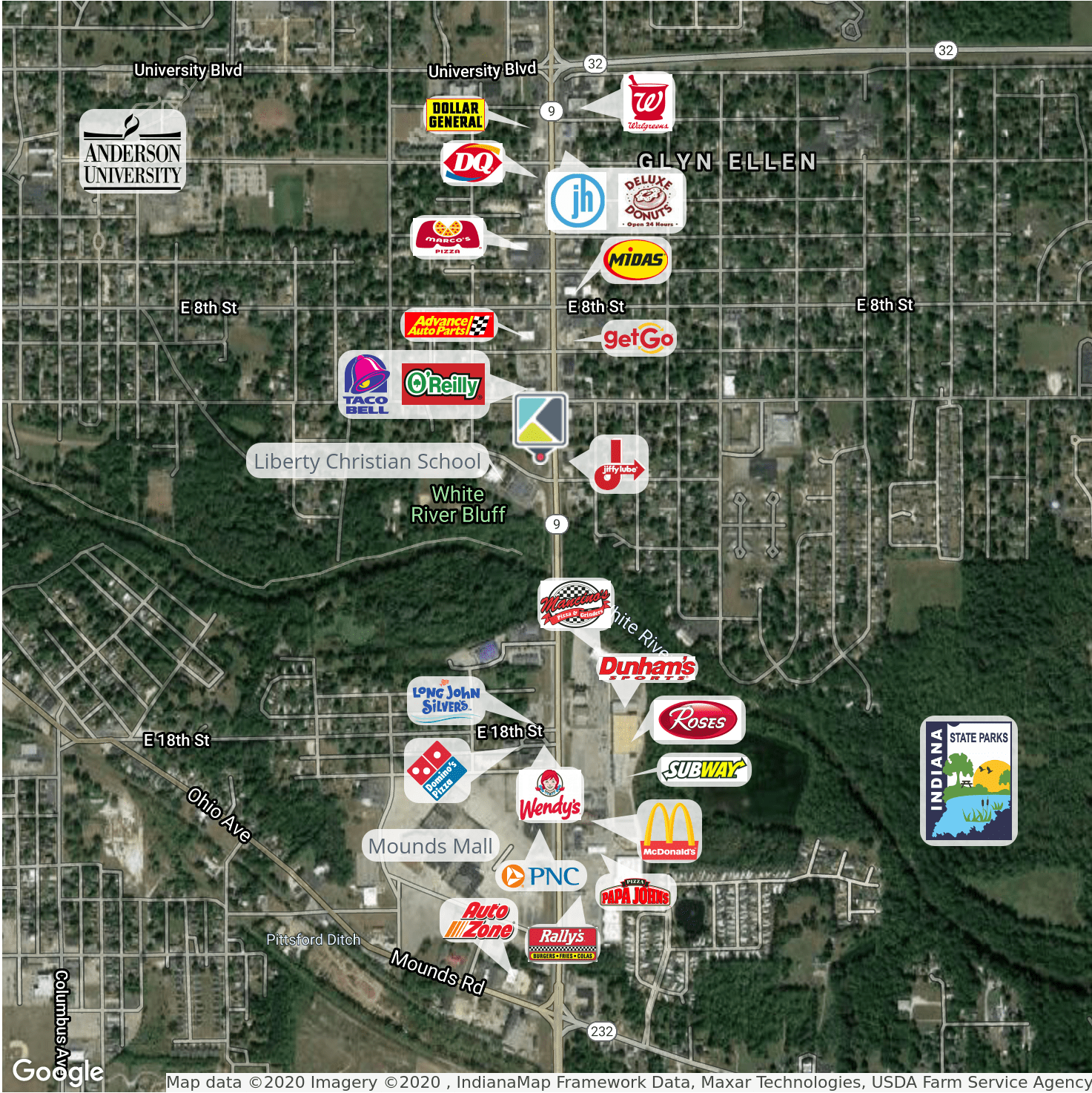
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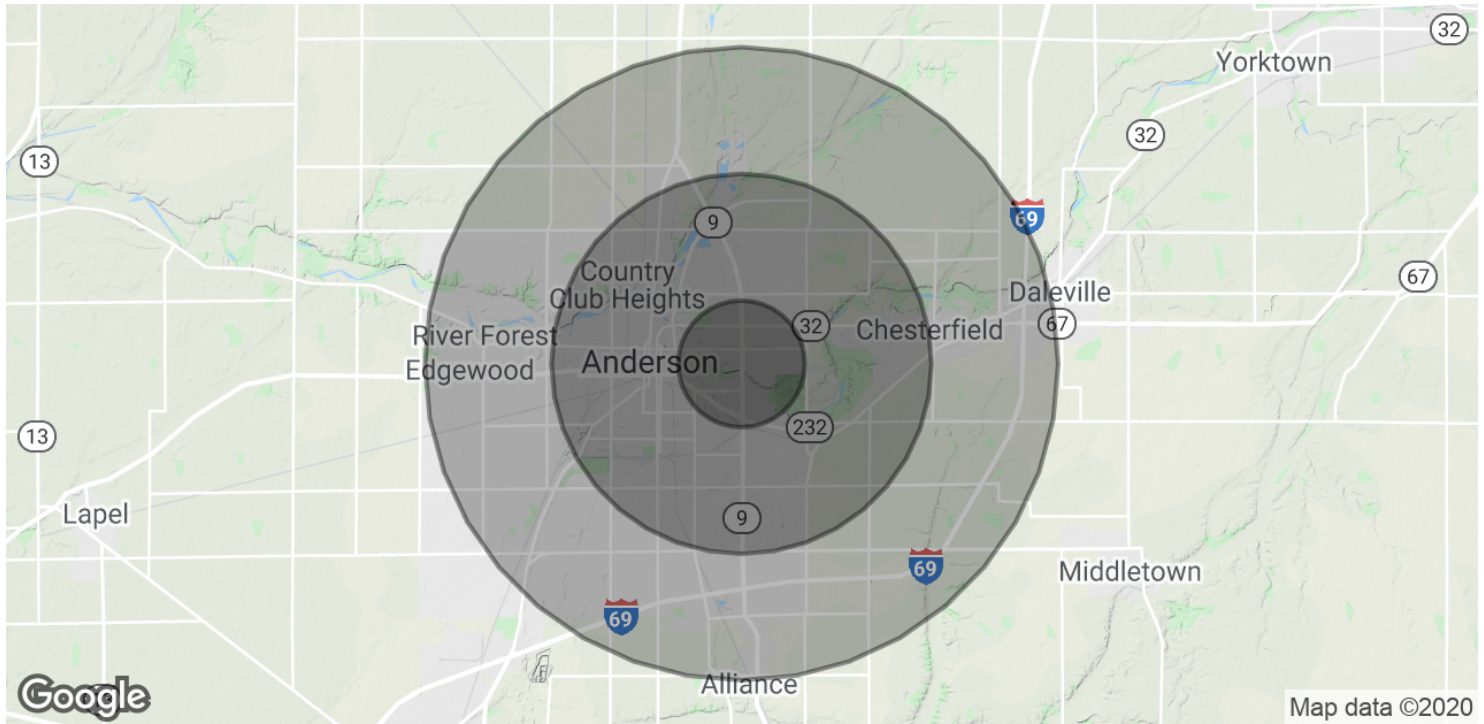
[ADDITIONAL MAPS](#)

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RETAIL REDEVELOPMENT OPPORTUNITY WITH HIGH EXPOSURE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,655	47,026	79,720
Average age	35.9	37.9	38.9
Average age (Male)	35.9	36.1	37.0
Average age (Female)	37.0	40.4	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,798	19,557	32,943
# of persons per HH	2.4	2.4	2.4
Average HH income	\$38,844	\$41,257	\$45,107
Average house value	\$86,534	\$89,428	\$108,205

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

Mitch specializes in asset resolution services as well as representing buyers, sellers, tenants, and landlords within office, retail, industrial, and land brokerage. Prior to joining RESOURCE, Mitch was a commercial real estate broker at a regionally-focused asset disposition service provider for nearly five years. Mitch sold many types of commercial real estate for regionally- and nationally-associated secured creditors spanning eight states in the Midwest ranging from multi-tenant retail centers, industrial warehouse facilities, office buildings, multi-family developments, development ground, religious facilities, bowling alleys, car washes, filling stations, and drive-through liquor stores. Prior to that, he worked in residential escrow at a title company, managed an IT consulting company, as well as was a graphics design artist for a collector car auction company. Mitch attended university at Indiana-Purdue Fort Wayne and Indiana-Purdue Indianapolis. He possesses a Managing Broker's license in the State of Indiana and a Broker's license in the State of Illinois.

RESOURCE Commercial Real Estate

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