

925 E. 38TH

925 E. 38TH, ANDERSON, IN 46013

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 925 E. 38TH in Anderson, IN. This well-managed retail or office space has strong visibility on the SW corner of E 38th Street & Columbus Avenue. The building is in a well-established area with attractive on-site parking, over 40 spaces. The 7,000 SF building sits near the center of the Anderson business district and is ready for its next generation of retail. This property is a well-known retail staple of the Anderson community for years and offers landmark recognition & captivating signage. Give our team of Madison County leasing experts a call at 847-904-9200 to get more info about renting this property. This is an excellent opportunity to expand your business in NE Indianapolis.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

| | |
|----------------|--|
| Lease Rate: | Currently Occupied Inquire if Interested |
| Available SF: | |
| Building Size: | 7,048 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 4,201 | 21,308 | 34,210 |
| Total Population | 7,414 | 40,439 | 69,160 |
| Average HH Income | \$46,944 | \$38,755 | \$47,632 |

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

925 E. 38TH

925 E. 38TH, ANDERSON, IN 46013

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

925 E. 38TH

925 E. 38TH, ANDERSON, IN 46013

PLANS



It turns out, you don't have any Plans Published!

(be sure to "Publish on Website and Docs" in the [Plans Tab](#))

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



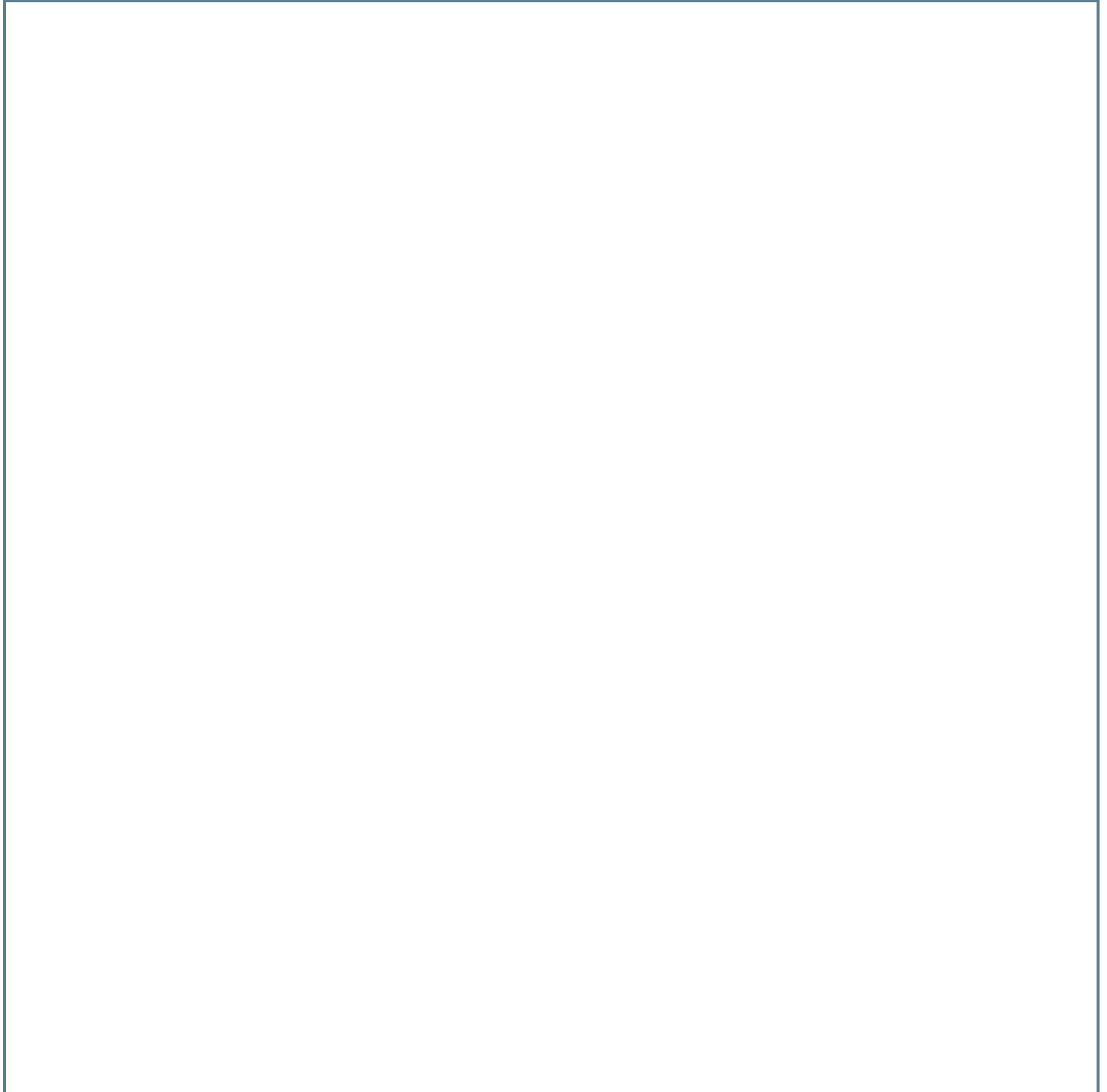
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

925 E. 38TH

925 E. 38TH, ANDERSON, IN 46013

RETAILER MAP



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



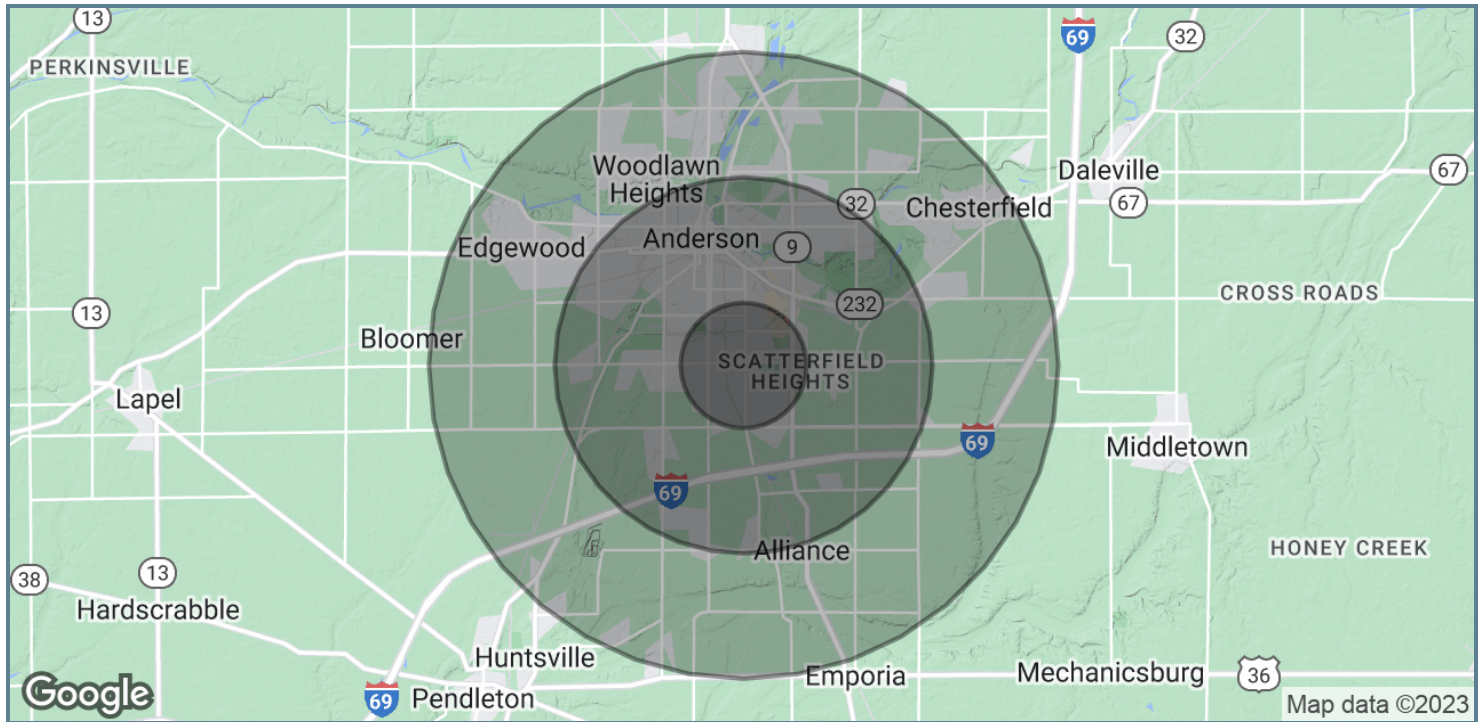
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

925 E. 38TH

925 E. 38TH, ANDERSON, IN 46013

DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 7,414 | 40,439 | 69,160 |
| Average Age | 43.0 | 38.0 | 40.9 |
| Average Age (Male) | 35.1 | 35.5 | 38.5 |
| Average Age (Female) | 49.3 | 40.2 | 43.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|----------|
| Total Households | 4,201 | 21,308 | 34,210 |
| # of Persons per HH | 1.8 | 1.9 | 2.0 |
| Average HH Income | \$46,944 | \$38,755 | \$47,632 |
| Average House Value | \$73,354 | \$75,793 | \$90,949 |

* Demographic data derived from 2020 ACS - US Census

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



LEGACY
COMMERCIAL PROPERTY

Chat With a Leasing Agent Today

847-904-9200
2500 Lehigh Avenue, Glenview, IL 60026
info@legacypro.com