

615 S. SCATTERFIELD RD.



615 S. SCATTERFIELD RD., ANDERSON, IN 46012

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 615 S. SCATTERFIELD RD in Anderson, IN. This well-managed retail or office space has strong visibility on the NW corner of S Scatterfield Road & E 6th Street. The building is anchored by Caliber Collision with co-tenants Marco's Pizza and Highland Pure Water and Ice. Superb on-site parking with over 40 spaces. The 22,531 SF building sits near the epicenter 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 & engaging 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 Anderson.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	5,603 SF
Lot Size:	1.73 Acres
Building Size:	22,779 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,272	22,285	34,627
Total Population	6,779	43,671	69,372
Average HH Income	\$41,716	\$41,848	\$47,370

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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

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ADDITIONAL PHOTOS



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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,603 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
615 S Scatterfield Rd	Available	5,603 SF	NNN	Negotiable	-
615 S Scatterfield Rd	Marco's Pizza	2,030 SF	NNN	-	-

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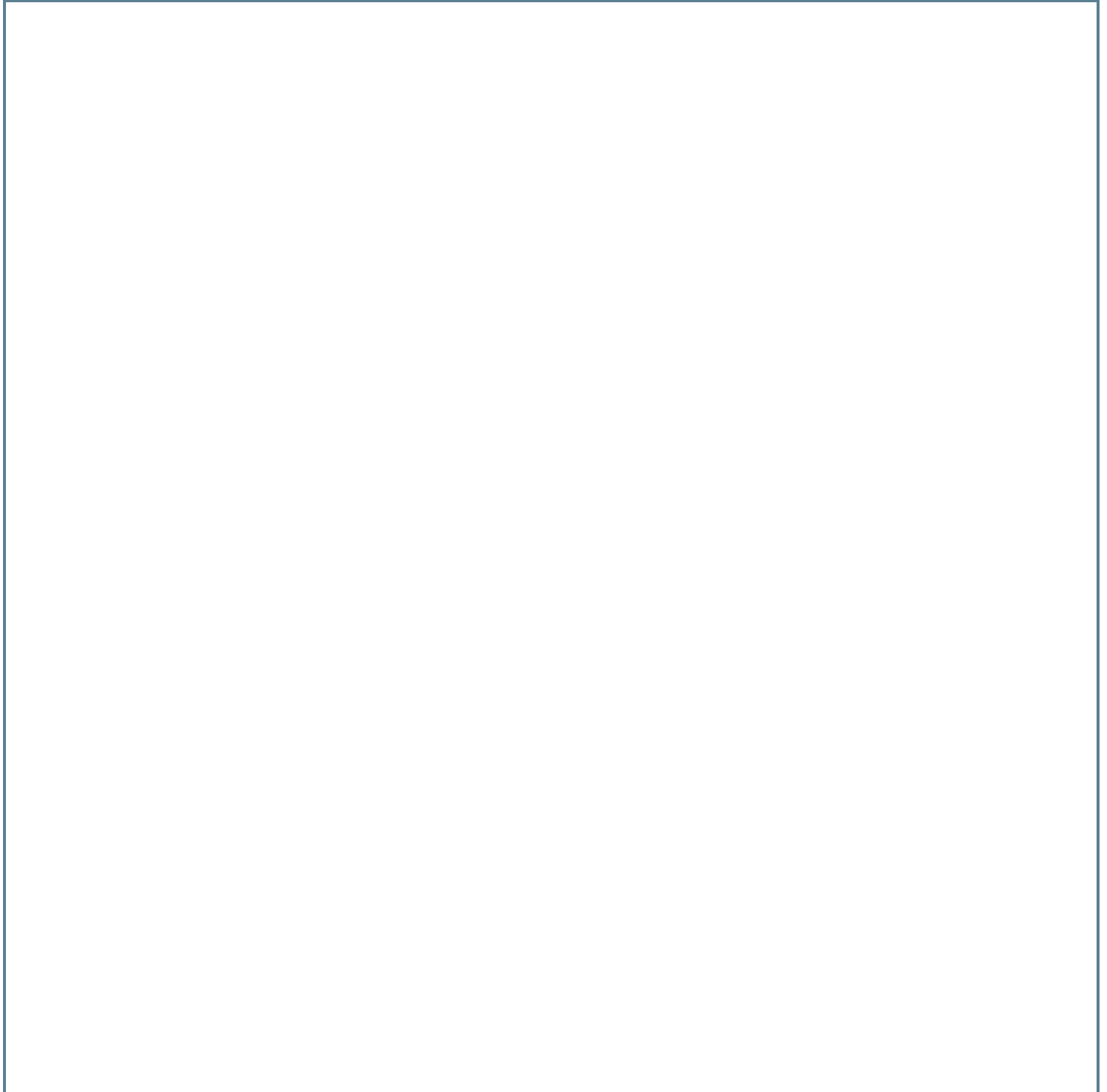
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RETAILER MAP



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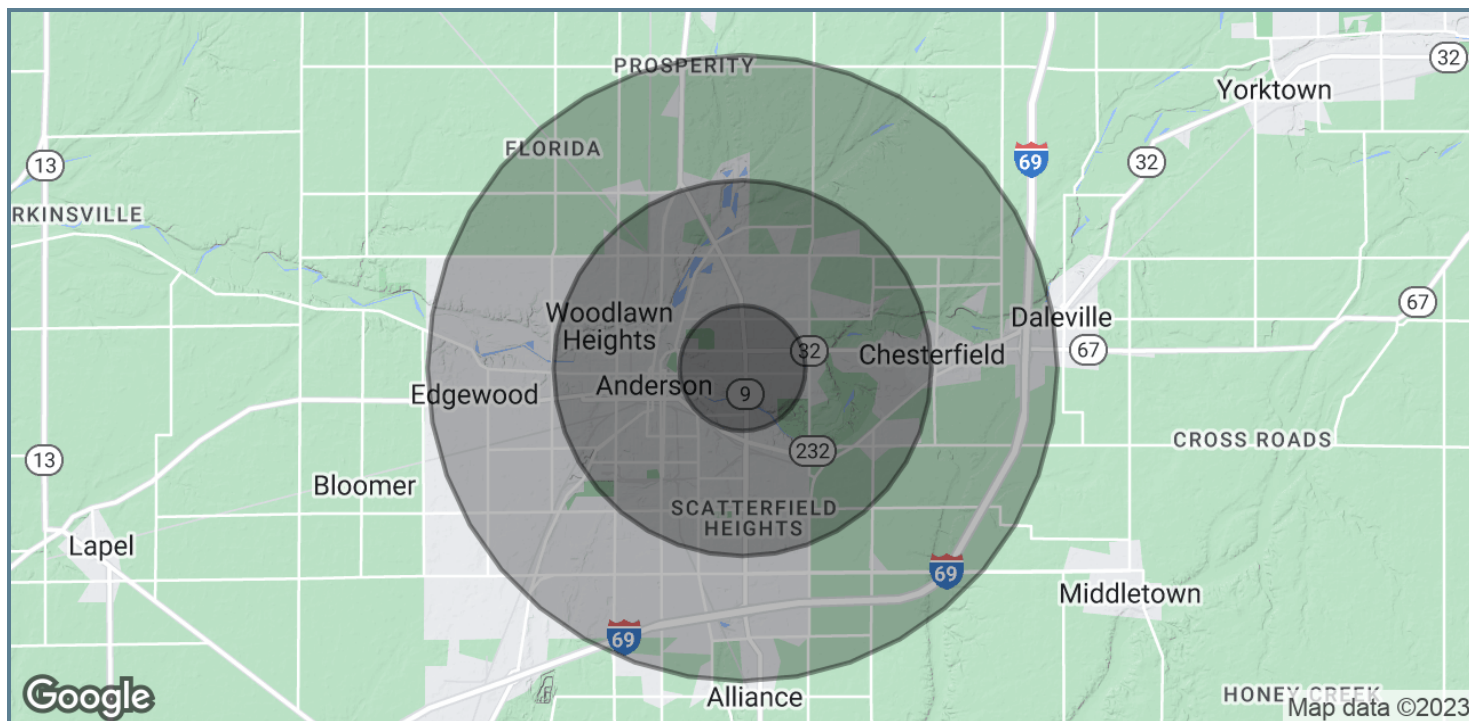
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,779	43,671	69,372
Average Age	35.9	39.3	40.9
Average Age (Male)	34.3	36.9	38.6
Average Age (Female)	37.5	41.9	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,272	22,285	34,627
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$41,716	\$41,848	\$47,370
Average House Value	\$87,156	\$76,161	\$88,752

* Demographic data derived from 2020 ACS - US Census

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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.



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Chat With a Leasing Agent Today

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