



FOR SALE

1315 West 18th Street

Anderson, IN 46017

PRESENTED BY:

JESS LAWHEAD, CCIM

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IN #RB14047741

ZACH ALFS

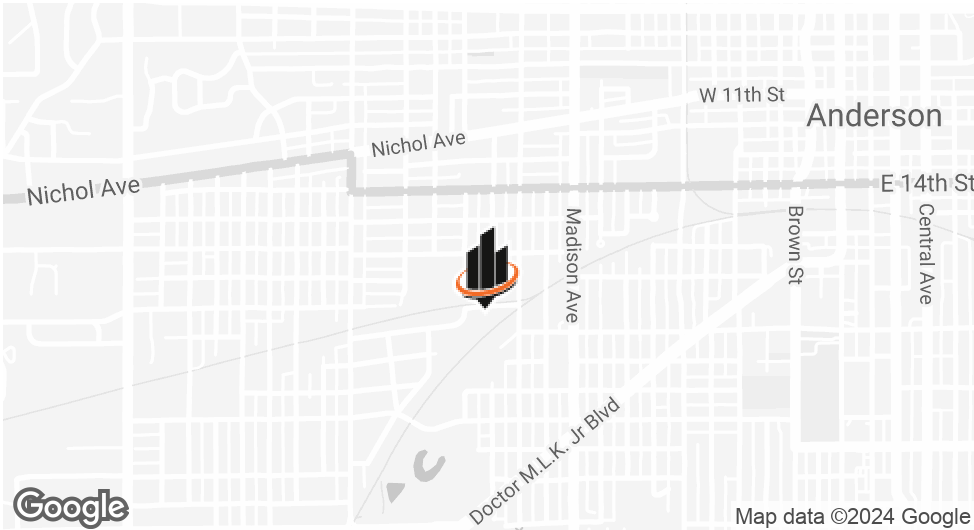
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IN #RB22002604



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,050,000
BUILDING SIZE:	30,542 SF
LOT SIZE:	3.05 Acres
PRICE / SF:	\$34.38
ZONING:	I-1

PROPERTY OVERVIEW

SVN | Northern Commercial is pleased to present a 30,542 SF industrial property for sale in Anderson, IN. This property presents an excellent opportunity for those seeking a versatile space for automotive, industrial, or warehousing purposes. Whether you’re an end-user looking for a functional facility or an investor seeking a valuable asset, 1315 W 18th St is worth exploring.

PROPERTY HIGHLIGHTS

- Approx. 30,542 SF
- Outdoor Storage
- Fenced Lot
- 16’ Overhead Door
- Loading Dock
- Opportunity for investor/end-user

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ADDITIONAL PHOTOS



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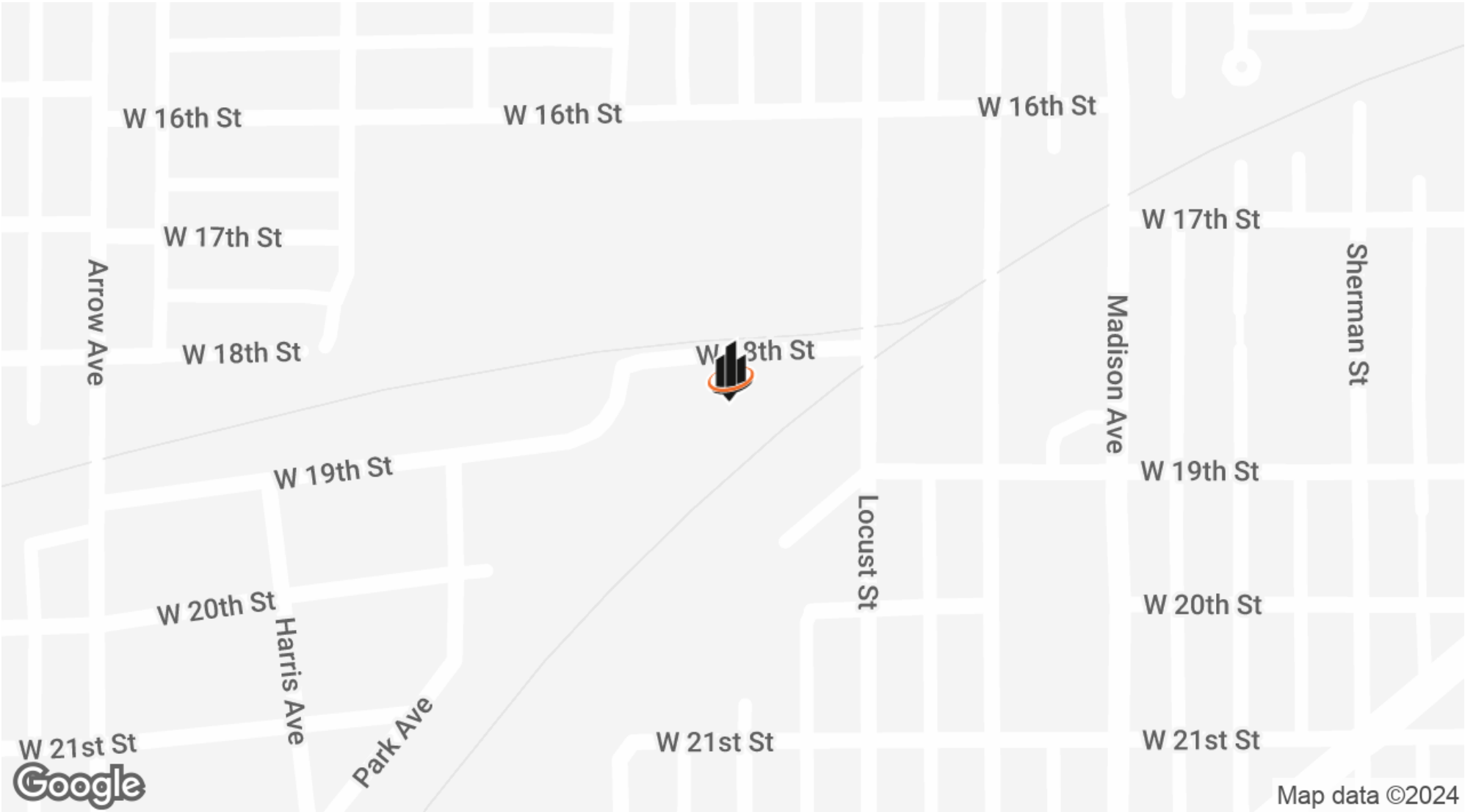
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1315 WEST 18TH STREET | Anderson, IN 46017

SVN | NORTHERN COMMERCIAL 3

LOCATION MAP



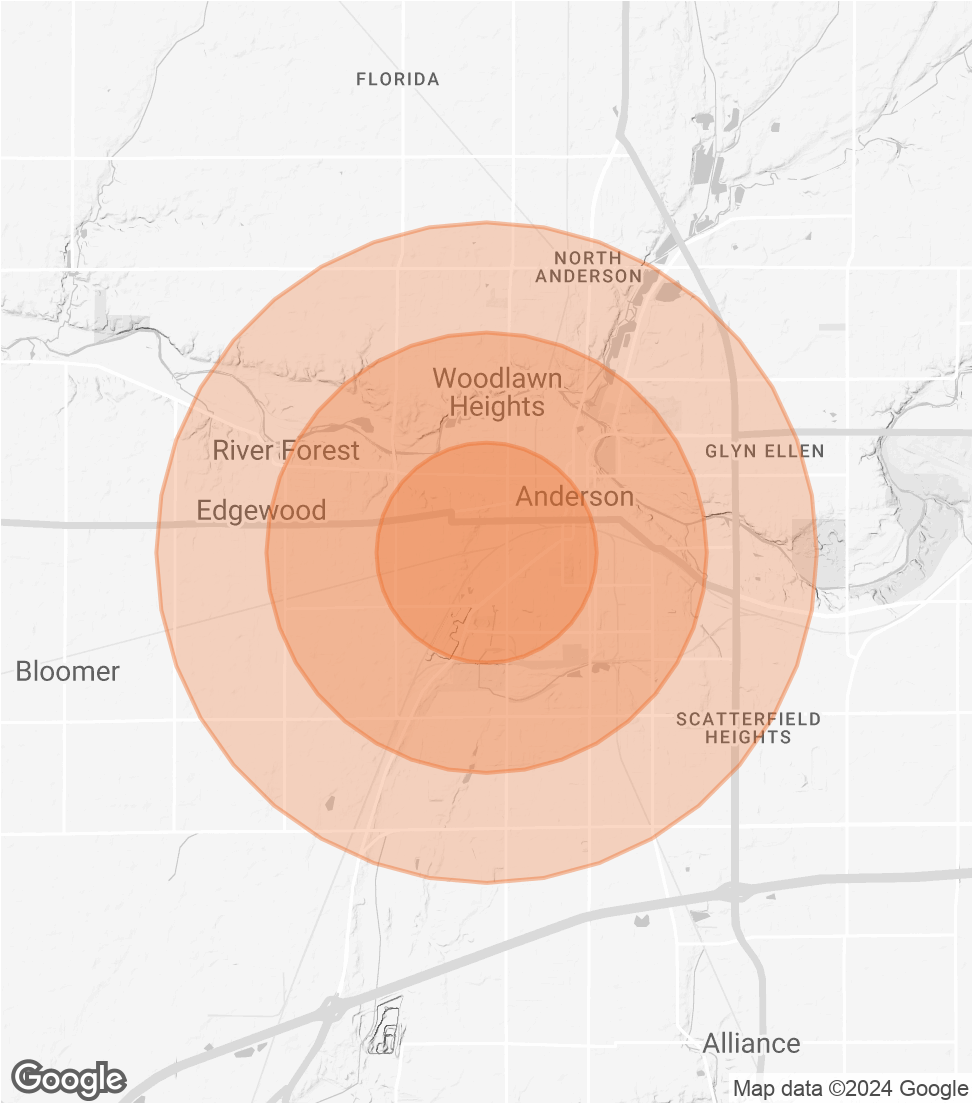
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	9,354	28,766	47,611
AVERAGE AGE	33.0	36.9	38.4
AVERAGE AGE (MALE)	32.1	35.2	36.3
AVERAGE AGE (FEMALE)	34.5	38.7	40.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,944	14,818	23,911
# OF PERSONS PER HH	1.9	1.9	2.0
AVERAGE HH INCOME	\$27,114	\$37,290	\$42,837
AVERAGE HOUSE VALUE	\$54,889	\$65,820	\$76,683

2020 American Community Survey (ACS)



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