

FOR SALE > LAND



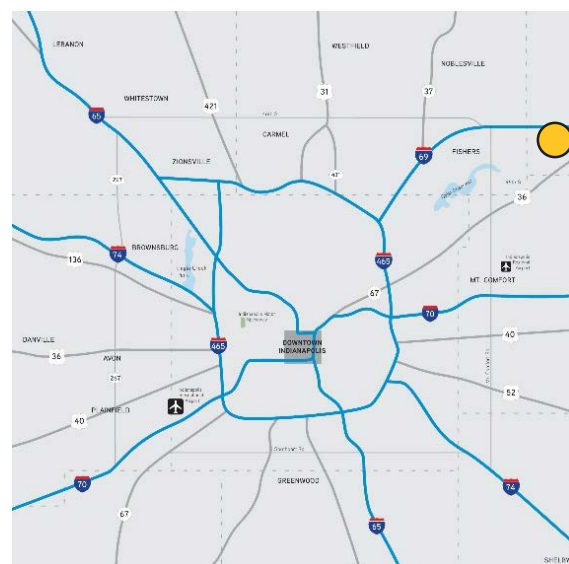
# 6225 S Scatterfield Rd

ANDERSON, IN



## Property Highlights

- > ± 3.89 acres for sale
- > Zoned B-3
- > Access point defined off of 64<sup>th</sup> Street
- > Utilities at or near site
- > Currently visible from I-69, exit 226
- > Located near Meijer, Menards, Culver's, Hoosier Park Racing & Casino, hotels and car dealerships
- > Traffic Counts:
  - I-69 & SR 9: 44,981 vehicles per day
  - Scatterfield Rd: 14,716 vehicles per day
- > Price Reduced: \$75,000



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# Aerial Map



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2015 Population	1,795	21,779	56,433
2020 Projected Population	1,806	21,704	56,018
2015 Ave Household Income	\$40,311	\$45,724	\$46,652
2020 Projected Avg. Household Income	\$46,052	\$52,007	\$53,047
2015 Total Households	911	9,729	23,447
2020 Projected Total Households	918	9,689	23,258

Source: ESRI

## Contact

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