

Anderson Office Investment

2101 E 8th Street Anderson, IN 46012

Office
4,867 SF



Keith Dedrick CCIM, SIOR
keith@ccgbrokers.com
317-502-3622

Corporate Commercial Group
11495 N Pennsylvania Street Ste. 225
Carmel, IN 46032



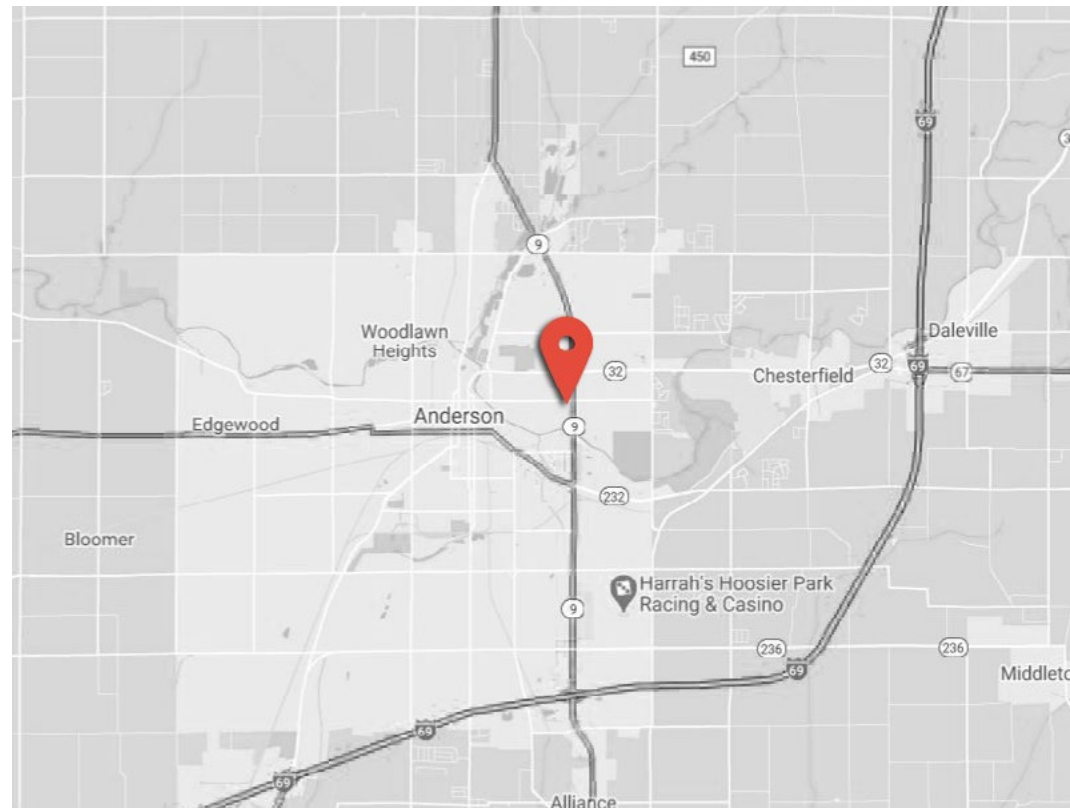
Property Details

2101 E 8th Street Anderson

Asking Price:	\$475,000.00
Sale Type:	Owner-User/Investment
SF Occupied:	3,488 SF
Total SF:	4,867 SF
Total Acreage:	0.36 Acres
Zoned:	B-2
Parcel ID:	48-12-07-404-055.000-003
Year Built:	1967
Township:	Anderson
County:	Madison

Two existing national tenants. Edward Jones has been a tenant since 2005 and will likely exercise their option to renew in 2025 for an additional 5 years. Fidelity National Title Company just signed a 5 year lease.

Edward Jones	1,400 SF	\$1,350/month
Fidelity National Title	2,088 SF	\$3,217/month
Total	3,488 SF	\$4,567/month







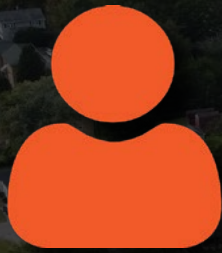


Aerial View



Demographics

Anderson Demographics



55,199

Population



23,279

Households



\$44,974

Median Household
Income



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