

# REDEVELOPMENT OPPORTUNITY

2501 NICHOL AVENUE, ANDERSON / IN 46011



For Sale

WHAT'S  
NEXT  
IN RETAIL



# 2501 NICHOL AVENUE

ANDERSON / IN 46011

## COMMENTS

- \$125,000
- .33 acres
- Signalized, corner location
- Heavy traffic on both frontage streets
- A+ visibility and access
- Located in Madison County



## NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	8,050	\$52,768	1,338
3 Miles	42,267	\$53,925	16,896
5 Miles	65,163	\$56,397	30,240