



ANNIE SCOTT REALTY GROUP
Commercial | Residential Real Estate Specialists



F.C. Tucker Company



417 W 38TH ST, ANDERSON, IN 46013



MEDICAL / OFFICE

FOR SALE

\$229,900



Executive Summary

Welcome to **417 W 38th Street, Anderson**, a thoughtfully designed medical office building offering versatility, convenience, and a prime location. Positioned next to Ivy Tech College in a high-traffic area, this property provides an ideal setting for businesses or medical professionals seeking to establish themselves in a thriving community.

- **Welcoming Reception and Seating Area:** Greet clients and patients in a spacious, inviting environment that sets the tone for quality care.
- **Flexible Office and Treatment Rooms:** Adaptable spaces that accommodate a variety of medical or professional needs.
- **Convenient Breakrooms:** Dedicated spaces for staff to recharge, ensuring productivity and comfort throughout the day.
- **Ample Basement Storage:** Generous storage capacity to keep your operations organized and running smoothly.
- **Next to Ivy Tech College:** Benefit from the steady flow of students, faculty, and community members in this vibrant area.
- **Excellent Accessibility:** Located near State Road 9 and key transportation routes, this property is easy to reach for local and regional traffic alike.
- **Thriving Community:** Anderson is experiencing significant economic growth, driven by investments in industrial and technology sectors. The surrounding neighborhoods, schools, and recreational amenities make this a sought-after location.

Whether you're launching a medical practice, expanding professional services, or seeking a strategic investment, this property is tailored to meet your needs. Its central location and adaptable layout make it a standout choice for businesses aiming to grow in Anderson's revitalized market.

This is more than just a property; it's an opportunity to be part of Anderson's dynamic future. With its professional design, unbeatable location, and the support of a growing community, this space is ready to take your business to the next level.

Property Summary

417 W 38TH ST, ANDERSON, IN 46013

Offering Price	\$229,900
Property Type	Medical / Office
Building Size	1,584 SF
Lot Size	0.30 Acre
Stories	1
Structural Framing	Steel, Wood
Year Built	1925
Parcel No.	48-11-25-202-058.000-003
Zoning	Commercial

TAXES

Tax Year	Total Taxes
2023	\$3,100.86
2022	\$5,022.75
2021	\$2,952.24
2020	\$2,963.26



Neighborhood Map



Lobby & Reception Area



Exam Room



Break Room



Basement



DEMOGRAPHIC SUMMARY

417 W 38th St, Anderson, Indiana, 46013

Rings: 1, 3, 5 mile radii

KEY FACTS

1 mile

8,514

Population

42.4

Median Age



3,947

Households

\$37,218

Median Disposable Income

EDUCATION

1 mile

10.9%

No High School Diploma



41.0%

High School Graduate



32.0%

Some College/ Associate's Degree



16.1%

Bachelor's/ Graduate/ Prof Degree

INCOME

5 miles



\$53,850

Median Household Income



\$30,316

Per Capita Income



\$122,557

Median Net Worth

ANNUAL HOUSEHOLD SPENDING

1 mile



\$1,281

Apparel & Services



\$134

Computers & Hardware



\$2,044

Eating Out



\$4,131

Groceries



\$4,707

Health Care



BUSINESS

1 mile



195

Total Businesses



1,816

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	8,514	43,422	69,372
2023 Household Population	8,461	42,173	66,993
2023 Family Population	6,079	30,515	50,232
2028 Total Population	8,382	43,056	68,785
2028 Household Population	8,330	41,807	66,406
2028 Family Population	5,953	30,088	49,556



What's in My Community?

Places that make your life richer and community better

417 W 38th St, Anderson, Indiana, 46013
5 miles



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhood concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from [Foursquare](#) and updated regularly. Each category shows a max of 1250 locations.

COMMUTE PROFILE

417 W 38th St, Anderson, Indiana, 46013

Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

WORKERS



30,696

ACS Workers Age 16+



75.8%

Drove Alone to Work

TRANSPORTATION TO WORK



0.7%

Took Public Transportation



11.8%

Carpooled



1.9%

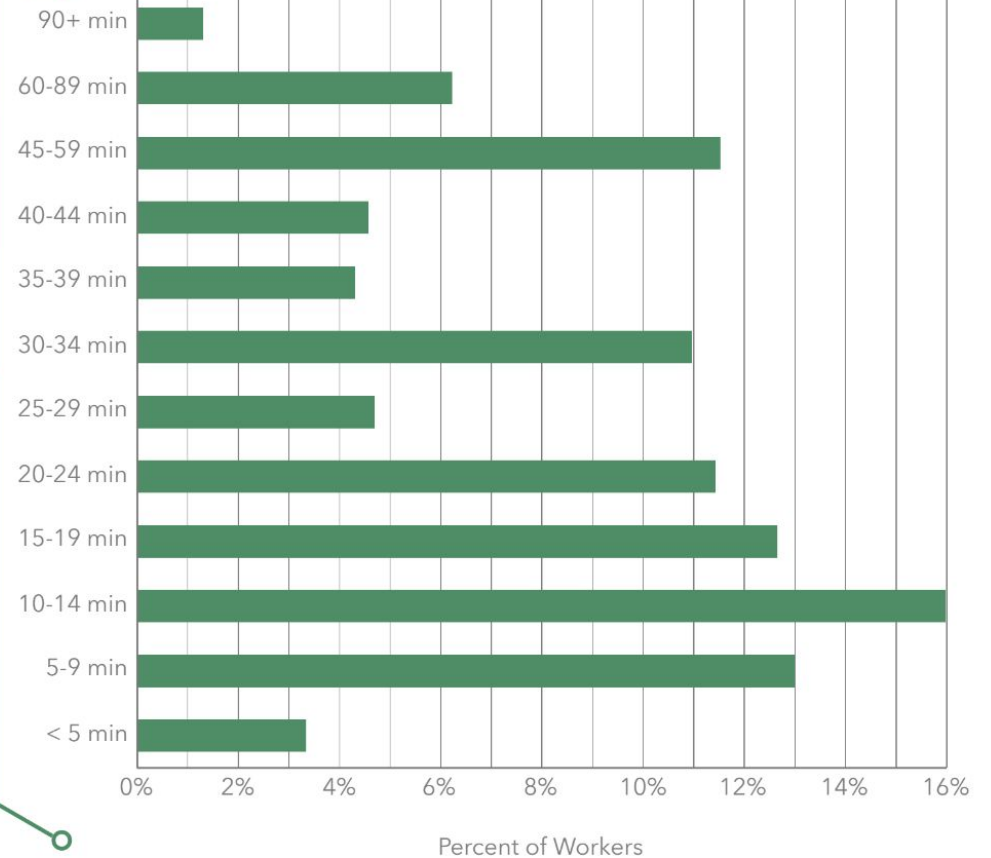
Walked to Work



0.4%

Bike to Work

TRAVEL TIME TO WORK



OFFICE MARKET PROFILE

417 W 38th St, Anderson, Indiana, 46013
Ring of 5 miles

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)

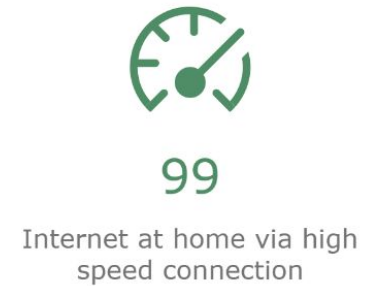


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PROJECTED ANNUAL GROWTH RATE



INTERNET ACCESS (INDEX)



LIFESTYLE SPENDING (INDEX)



Tapestry segments

<p>12C</p>	<p>Small Town Sincerity 6,316 households</p>	<p>21.4% of Households</p>	
<p>5E</p>	<p>Midlife Constants 3,773 households</p>	<p>12.8% of Households</p>	
<p>8G</p>	<p>Hometown Heritage 3,766 households</p>	<p>12.7% of Households</p>	

AREA OVERVIEW

ANDERSON, IN

A vibrant city situated about 40 miles northeast of Indianapolis. Its strategic location along Interstate 69 makes it a convenient hub for commuters and residents looking to enjoy a small-town atmosphere with easy access to the amenities of a major metropolitan area.

Local Attractions



Mounds State Park: One of Anderson's most popular attractions and is renowned for its ancient earthworks built by the Adena-Hopewell cultures over 2,000 years ago.



Anderson Museum of Art: Housed in a historic Carnegie library and features exhibit of national and regional art.



Paramount Theatre Centre and Ballroom: A beautifully restored 1929 movie palace, the Paramount Theatre is a hub for arts and culture.



Gruenewald Historic House: This 1870s Victorian mansion offers a glimpse into Anderson's past.



Historic Downtown Anderson: Stroll through the heart of Anderson to discover Murals and public art installations highlighting Anderson's character.

Economic Highlights

Anderson, Indiana, has transitioned from a historically industrial economy to a more diversified one, incorporating manufacturing, education, healthcare, and entertainment.

- **Industrial Legacy and Manufacturing:** Automotive and Advanced Manufacturing - Anderson has a rich history as part of Indiana's industrial heartland, particularly in the automotive industry.
- **Education and Innovation:** Flagship Enterprise Center - A business incubator in Anderson supporting start-ups and small businesses in the fields of technology, renewable energy, and advanced manufacturing.
- **Healthcare Sector:** Ascension St. Vincent Anderson: A major healthcare provider in the area

417 W 38TH ST.

ANDERSON, IN 46013

EXCLUSIVELY LISTED BY:



Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Annie Scott, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Annie Scott, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Annie Scott, LLC.

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