

River Ridge Plaza

1604-2210 S. Scatterfield Rd.
Anderson, IN 46016
Madison County



key features

- 335,000-sf power center in the heart of Anderson's main retail corridor and only center in central Anderson
- anchored by Roses Department Store, Dunham's Sports, and Ollie's
- outlots available for ground lease
- on-site restaurants include McDonald's, Mancino's, Anderson Grill, Rally's, and China House
- Anderson is a community on the rise just northeast of Indianapolis
- only 5 minutes from Anderson University
- daily traffic count: 22,380 on Scatterfield Road

demographics

	1 mile	3 miles	5 miles
population	5,616	47,626	73,484
households	2,478	20,752	31,716
average household income	\$57,931	\$65,778	\$74,337
daytime population	4,198	31,866	47,208

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

retail space for lease 1,007 – 37,509 sf



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UNIT	TENANT	DIMS.	S.F.
1604	MANCINO'S	50 x 80	4,000
1610	READER COPIES	20 x 80	1,600
1612	AVAILABLE	20 x 80	1,600
1614	NAIL DESIGNS	14.8 x 80	1,186
1616	AVAILABLE - MEDICAL BUILD-OUT	40.2 x 80	3,214
1620	AVAILABLE	35 x 80	2,800
1624	AVAILABLE	19.2 x 80	1,532

1626	AVAILABLE	30 x 80	2,400
1634	OLLIE'S BARGAIN OUTLET	126 x 237 IRR	30,000
1638	AVAILABLE	109.3 x 237	25,924

1716	DUNHAM'S SPORTS	100 x 160	16,000
1804	ROSES DEPARTMENT STORE	310 x 202 IRR	64,460
1822	AVAILABLE	73 x 170 IRR	12,376
1826	AVAILABLE	50 x 120	6,000
1832	DRESS MY MINI	25 x 100	2,500
1904	AVAILABLE	15 x 100	1,500
1906	AVAILABLE	20 x 100	2,000
1908	BOOST MOBILE	15 x 100	1,500
1910	AVAILABLE	15 x 100	1,500
1912	AVAILABLE - FORMER SALON	20 x 100	2,000
1914	AVAILABLE	40 x 100	4,000

2016A BEST DEAL HOME FURNITURE 92 x 154 IRR 14,500

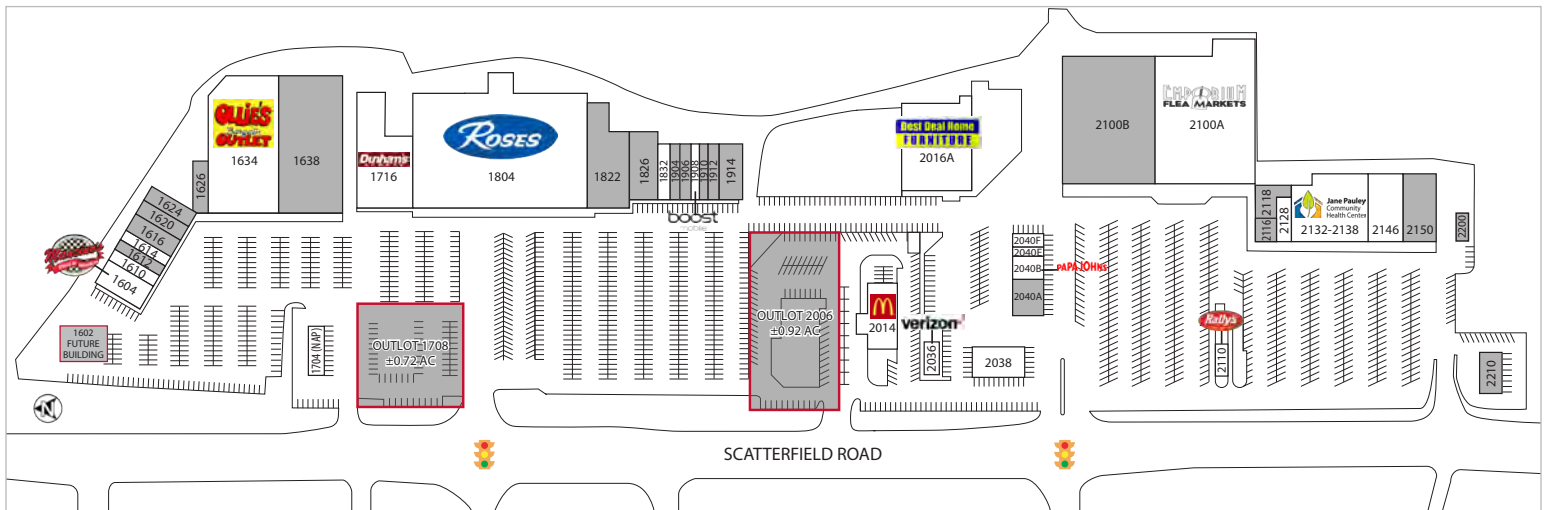
UNIT	TENANT	DIMS.	S.F.
2040F	LV NAILS	20 x 53	1,060
2040E	BEAUTIFUL EYES	20 x 53	1,060
2040B	PAPA JOHN'S PIZZA	40 x 53	2,120
2040A	AVAILABLE	65 x 53	3,456

2100A	THE EMPORIUM MARKET	IRR	40,980
2100B	AVAILABLE	172 x 218	37,509

2116	AVAILABLE	40 x 30	1,200
2118	AVAILABLE	40 x 45 IRR	3,250
2128	CHINA HOUSE	20 x 75	1,500
2132-2138	JANE PAULEY COMMUNITY HEALTH CENTER	140 x 120 IRR	16,000
2146	TOTAL TAN	55 x 125	6,875
2150	AVAILABLE	67.3 x 125	8,418

outlots

UNIT	TENANT	DIMS.	S.F.
1602	POTENTIAL FUTURE BUILDING		
1708	AVAILABLE FOR GROUND LEASE		±0.72 AC
2006	AVAILABLE FOR GROUND LEASE		±0.92 AC
2014	MCDONALD'S	49 x 98 IRR	4,814
2036	VERIZON	24 x 95	2,280
2038	THE ANDERSON GRILLE	35 x 80	2,800
2110	RALLY'S	23 x 51.5 IRR	1,186
2200	AVAILABLE	20 x 50.4	1,007
2210	AVAILABLE	40 x 70	2,800



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