



10,000 sf For Lease Divisible

A DESTINATION FOR WORK, WELLNESS & RETAIL
725 2ND STREET

COLUMBUS, IN 47201

Breeden
COMMERCIAL

RYAN BRAND
Broker
(812) 350-2334
ryan@breedencommercial.com
RB20001474, Indiana

PROPERTY SUMMARY

725 2ND STREET | COLUMBUS, IN 47201



Property Summary

Lease Rate:	Negotiable
Lease Term:	Negotiable
Available SF:	10,443
Year Built:	2023
Parking:	50+
Zoning:	CD Commercial Downtown

Property Overview

Welcome to The Taylor—a fresh, modern retail opportunity in the heart of Columbus, IN. This 10,000 SF space offers incredible visibility with prime street frontage and steady foot and vehicle traffic. With a wide-open floor plan, large display windows, and tons of natural light, it's a bright and flexible space that's ready to be tailored to your needs. High ceilings and easy access points make it perfect for everything from retail boutiques to restaurants. Located in a vibrant mixed-use community with built-in foot traffic from surrounding residents, The Taylor is a great fit for retail shops, fitness studios, showrooms, or even restaurants with room for a custom build-out. Lease terms are flexible, rates are negotiable. Bring your vision to life and get your business up and running in a location that truly delivers.

Location Overview

Situated in the heart of downtown Columbus, IN, 725 2nd St. offers a high-visibility location in one of the city's most active and accessible corridors. The property enjoys excellent street exposure along a well-traveled thoroughfare, surrounded by a dynamic mix of residential, retail, dining, and cultural destinations. Just steps away from iconic architectural landmarks, local shops, and the bustling Columbus Arts District, this location benefits from consistent foot traffic from both residents and visitors alike.

PROPERTY PHOTOS

725 2ND STREET | COLUMBUS, IN 47201



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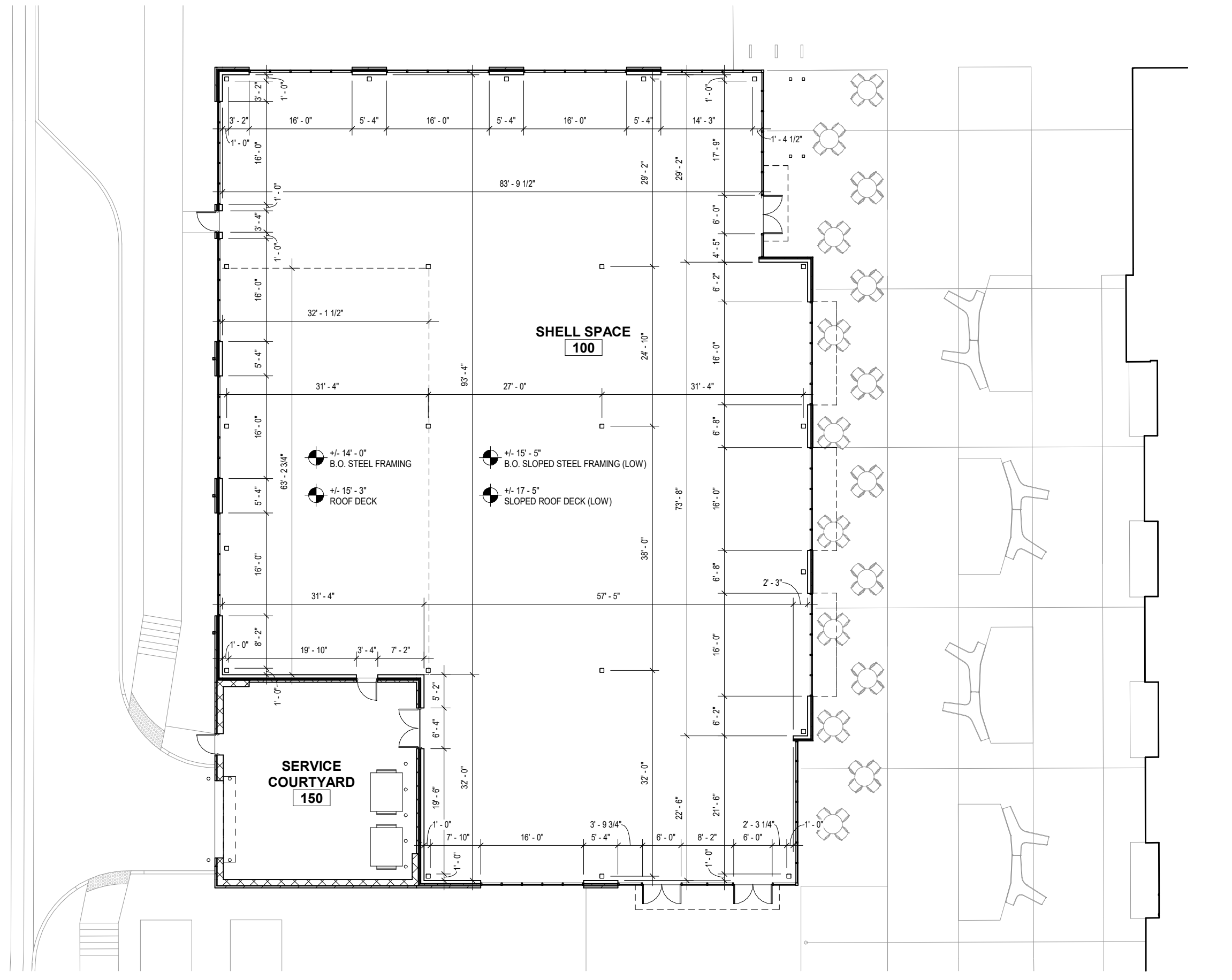
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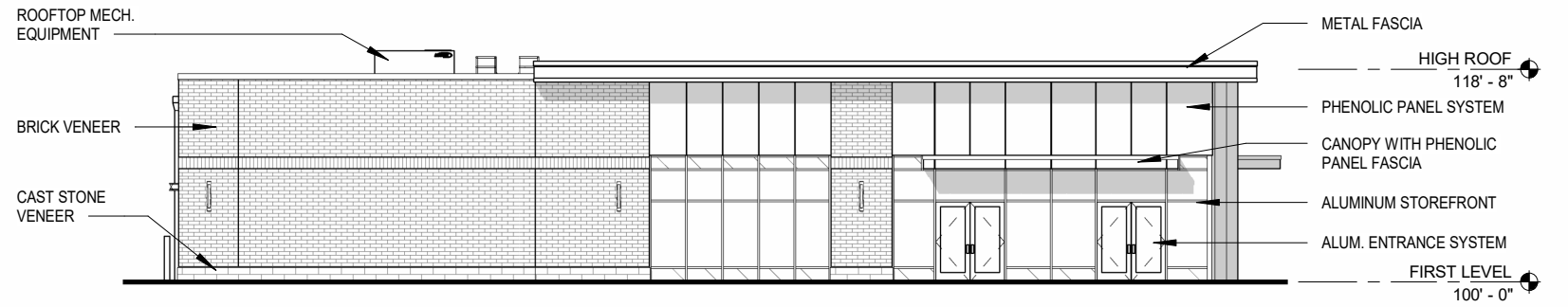


RETAIL - PERIMETER

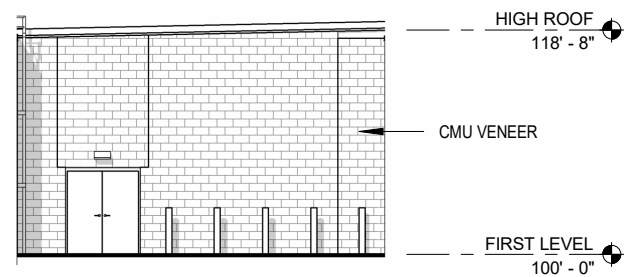
10,300 SF

SCALE: 1/16" = 1'-0"

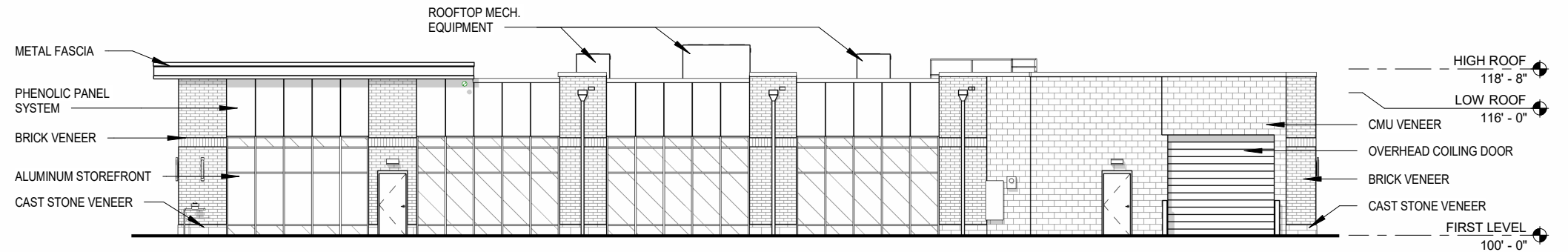




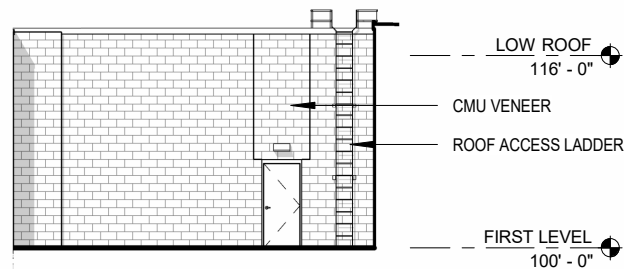
4 SOUTH ELEVATION



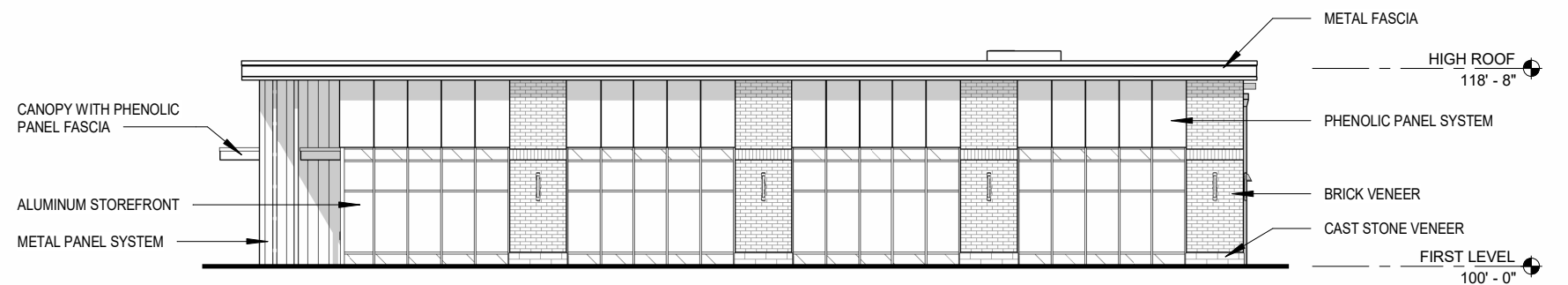
6 SERVICE COURTYARD - WEST ELEVATION



3 WEST ELEVATION



5 SERVICE COURTYARD - SOUTH ELEVATION



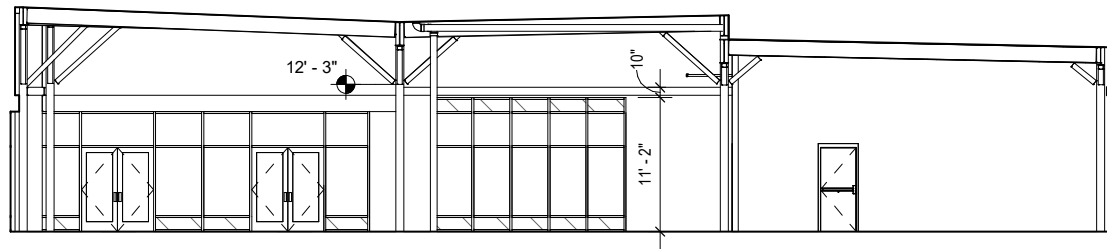
2 NORTH ELEVATION



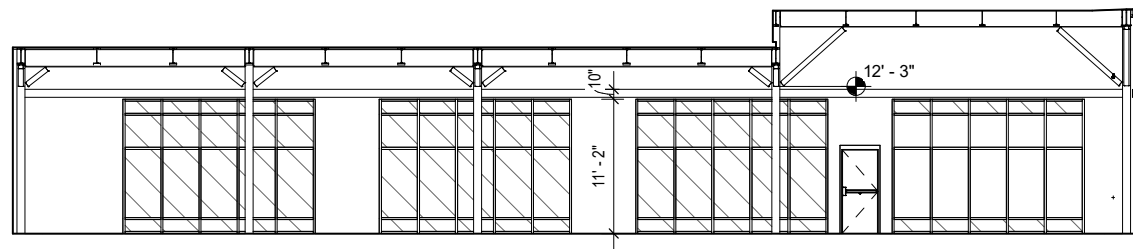
1 EAST ELEVATION

RETAIL - EXTERIOR ELEVATIONS

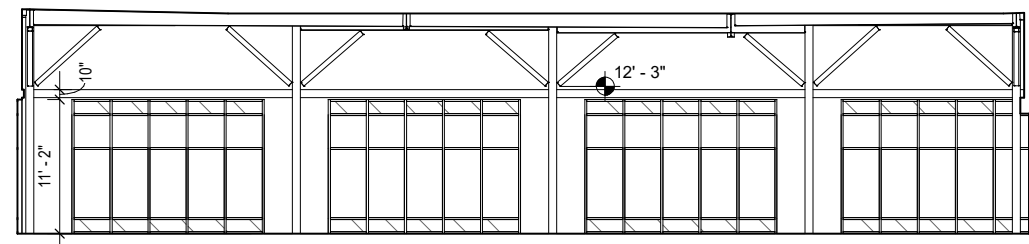
SCALE: 1/16" = 1'-0"



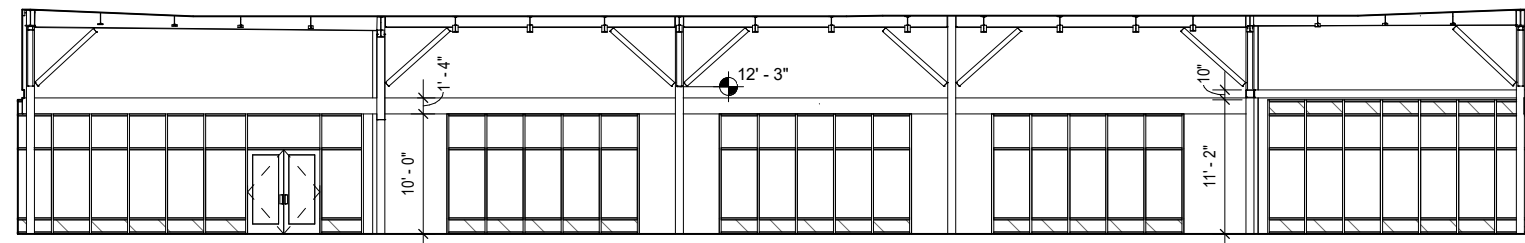
4 INTERIOR ELEVATION - SOUTH



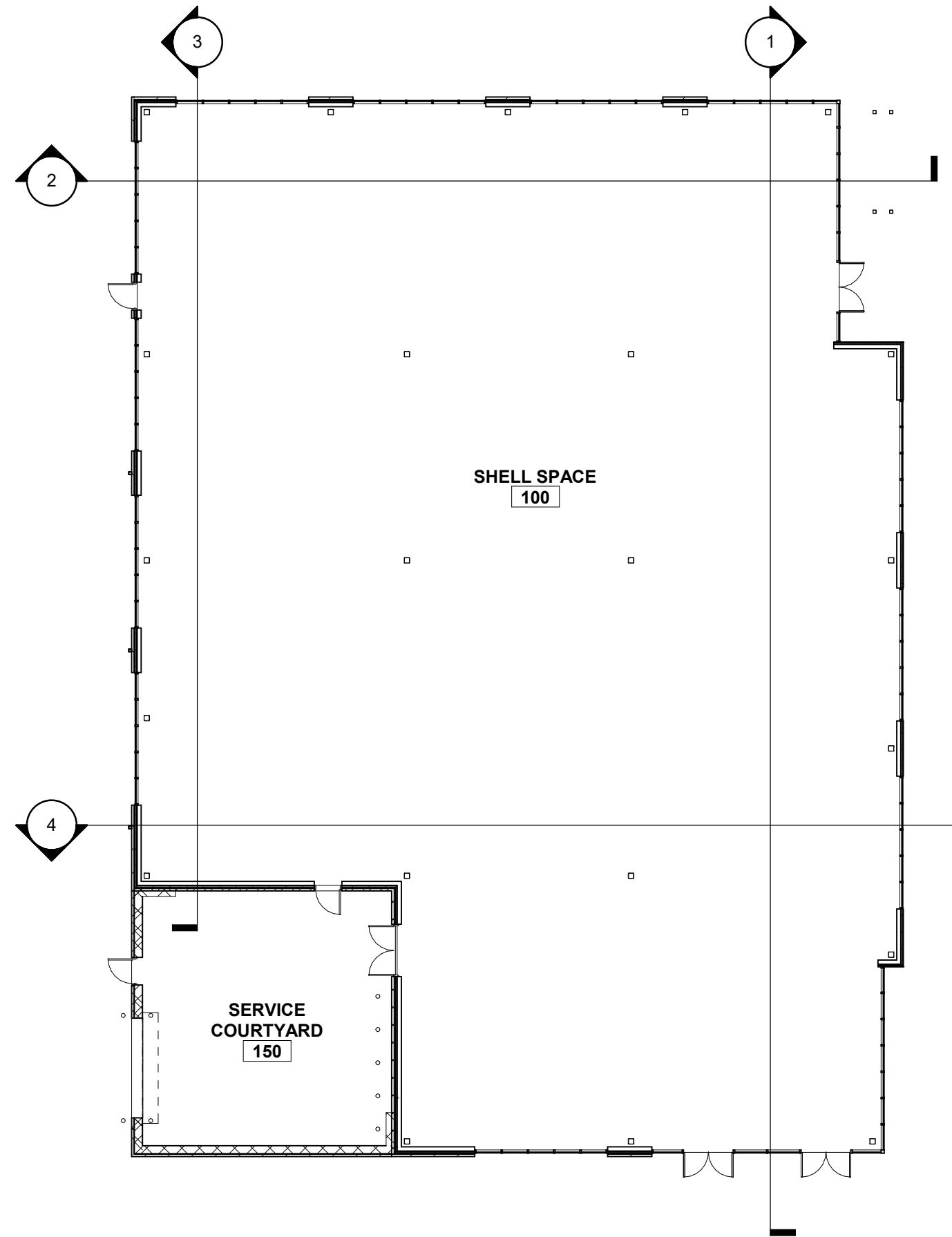
3 INTERIOR ELEVATION - WEST



2 INTERIOR ELEVATION - NORTH



1 INTERIOR ELEVATION - EAST



RETAIL - INTERIOR ELEVATIONS

SCALE: 1/16" = 1'-0"



GROCERY NATURAL
GAS SERVICE. SIZE
AND SERVICE BY
UTILITY COMPANY.

GAS METER
LOCATION

1-1/2" GAS (2PSI) CAPPED
AND VALVED OUTLET
FOR FUTURE GROCERY
USE.

600A/3P/3R
SERVICE
ENTRANCE
DISCONNECT

UTILITY METER

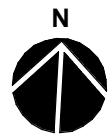
600A PANEL GH1

6"SS - PLUGGED OUTLET FOR
FUTURE GROCERY USE
(I.E. -2'-0" BELOW SLAB)

8"GW - PLUGGED OUTLET FOR
FUTURE GROCERY USE

OVERHEAD DOMESTIC WATER
SERVICE. 2"CW CAPPED AND
VALVED OUTLET FOR FUTURE
GROCERY USE.

OVERHEAD FIRE
SUPPRESSION SERVICE
CONTINUED BY DESIGN BUILD
CONTRACTOR.

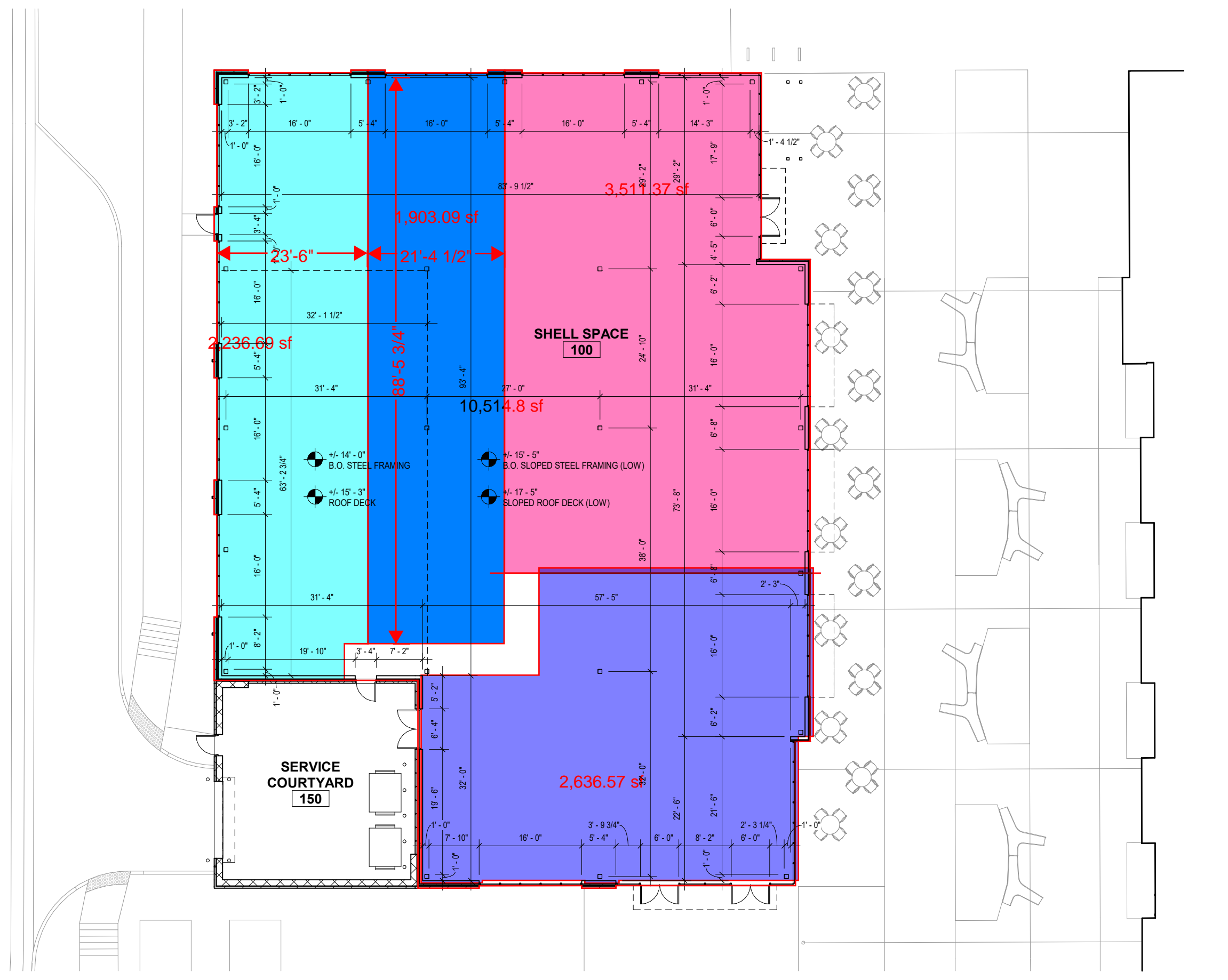


RETAIL - MEP CONNECTIONS

SCALE: 1/16" = 1'-0"



FLAHERTY & COLLINS
PROPERTIES



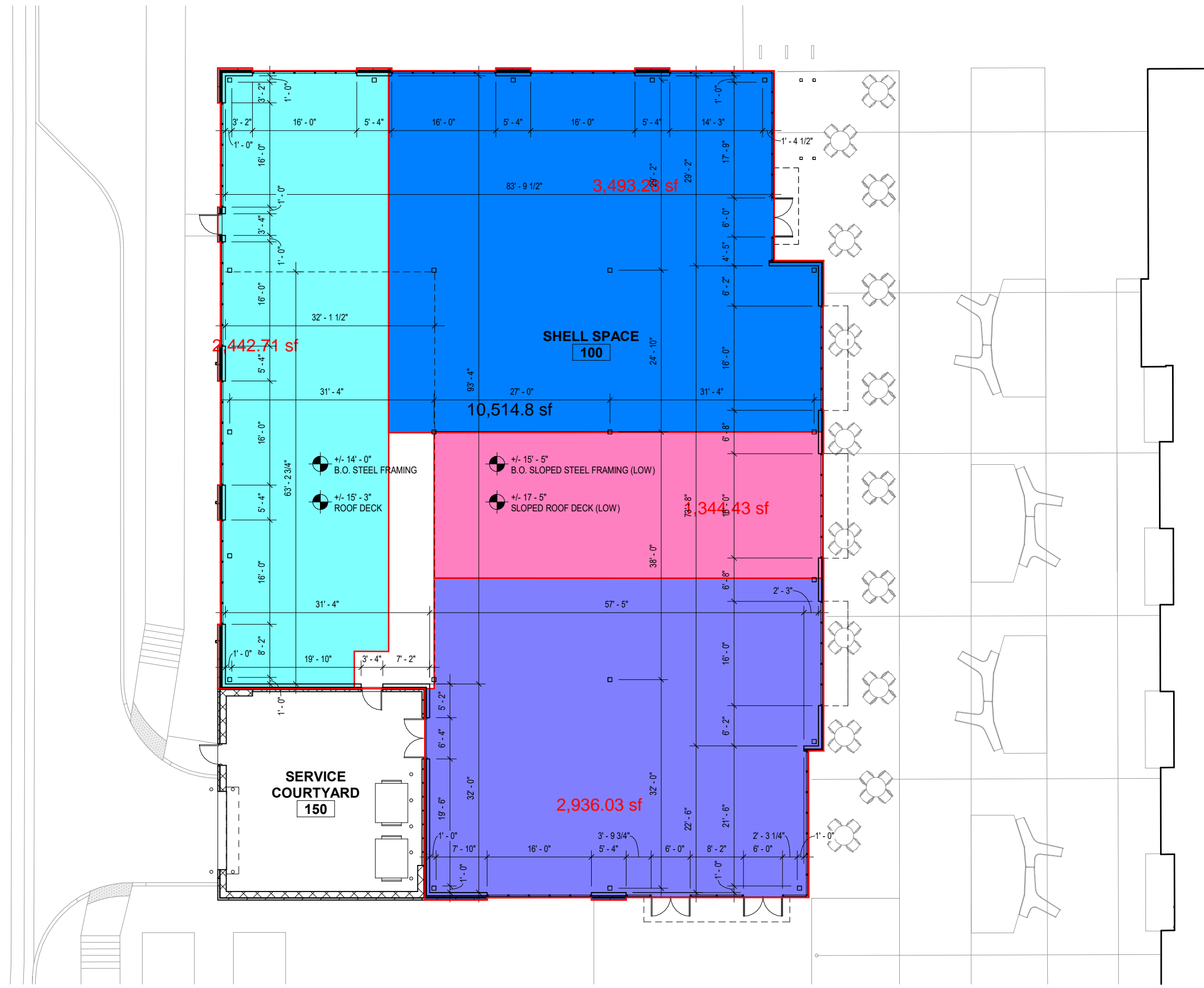
RETAIL - PERIMETER

10,300 SF

SCALE: 1/16" = 1'-0"



FLAHERTY & COLLINS
PROPERTIES



2,442.71 sf

3,493.28 sf

SHELL SPACE
100

10,514.8 sf

3,442.43 sf

2,936.03 sf

SERVICE
COURTYARD
150

- ⊙ +/- 14'-0" B.O. STEEL FRAMING
- ⊙ +/- 15'-3" ROOF DECK

- ⊙ +/- 15'-5" B.O. SLOPED STEEL FRAMING (LOW)
- ⊙ +/- 17'-5" SLOPED ROOF DECK (LOW)



RETAIL - PERIMETER

10,300 SF

SCALE: 1/16" = 1'-0"

3.16 Commercial: Downtown (CD)

Zoning Districts

District Intent:

The "CD", Commercial, Downtown zoning district is established as a Site Development Plan district consistent with the IC 36-7-4-1400 series and Chapter 12.8 of this Ordinance.

The "CD", Commercial, Downtown zoning district is intended to serve as the primary commercial and activity center, where a complete range of goods, services, and entertainment is located. This district is intended to serve as a focal point, and to be the most intensely developed area in the community. This district is further intended to support the continued use of historic structures, to ensure a pedestrian-focused character, and to enable continued investment.

Amendment(s):

Section 3.16(C) revised per City Ord. 5, 2009 (2.17.09) & County Ord. 2, 2009 (3.2.09).

Intent and Section 3.16(C) revised per City Ord. 22, 2011 & County Ord. 6, 2011 (9.6.11).



A. Permitted Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- bed and breakfast facility
- dwellings, secondary (on upper floors of other use)

Public / Semi-Public Uses

- clinic
- day-care center (adult or child)
- funeral home
- government office
- library
- museum
- parking lot / garage (as a primary use)
- police, fire, or rescue station
- post office
- trade or business school

Park Uses

- nature preserve / conservation area
- park / playground

Commercial Uses

- conference center
- data processing / call center
- farmer's market
- health spa
- hotel / motel
- instructional center
- liquor store
- office uses
- personal service uses
- recreation uses (small scale)
- recreation uses (medium scale)
- restaurant
- retail uses (small scale)
- retail uses (medium scale)



B. Conditional Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- dwellings, multi-family
- dwelling, single-family
- dwelling, two-family
- retirement facility
- shared housing facility

Communications/Utilities Uses*

- sewage treatment plant
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses

- community center
- correctional facility
- hospital
- private club
- school (grades pre-school through 12)
- transportation terminal
- university or college
- worship facility

Park Uses

- amphitheater / outdoor venue
- athletic complex

Commercial Uses

- agricultural supply facility
- auto-oriented uses (small scale)
- auto rental (includes truck, RV, etc.)
- microbrewery / artisan distillery
- retreat center

Industrial Uses

- agricultural products terminal
- light industrial assembly & distribution
- research & development facility
- wholesale facility

3.16 Commercial: Downtown (CD)

C. Lot Standards

Minimum Lot Area

- 3,000 sq. ft.

Minimum Lot Width

- 20 feet

Minimum Lot Frontage

- 20 feet

Maximum Lot Coverage

- 100%

Front Setback / Build-to Line

- Arterial Road: 0 foot setback
- Arterial Street: 0 foot build-to*
- Collector Road: 0 foot setback
- Collector Street: 0 foot build-to*
- Local Road: 0 foot setback
- Local Street: 0 foot build-to*

* the build-to line shall not apply to primary structures on properties which include outdoor dining, assembly, or similar space which conforms to a 0 foot build-to line

Minimum Side Setback

- Primary Structure: 0 feet
- Accessory Structure: 0 feet

Minimum Rear Setback

- Primary Structure: 0 feet
- Accessory Structure: 0 feet

Minimum Living Area per Dwelling

- Single-Family: 1,000 square feet
- Two-Family: 1,000 square feet
- Secondary: 500 square feet
- Multi-family: 500 square feet

Minimum Ground Floor Living Area

- not applicable

Maximum Primary Structures per Lot

- 1

Maximum Height

- Primary Structure: 125 feet, except for the following - (1) Washington Street Frontage: 60 feet, for the one-half block on each side of Washington Street between 2nd and 8th Streets and (2) Residential Context: 50 feet, within one-half block of any single-family residential zoning district
- Accessory Structure: 35 feet

D. Utility Requirements & Subdivision Limitations:

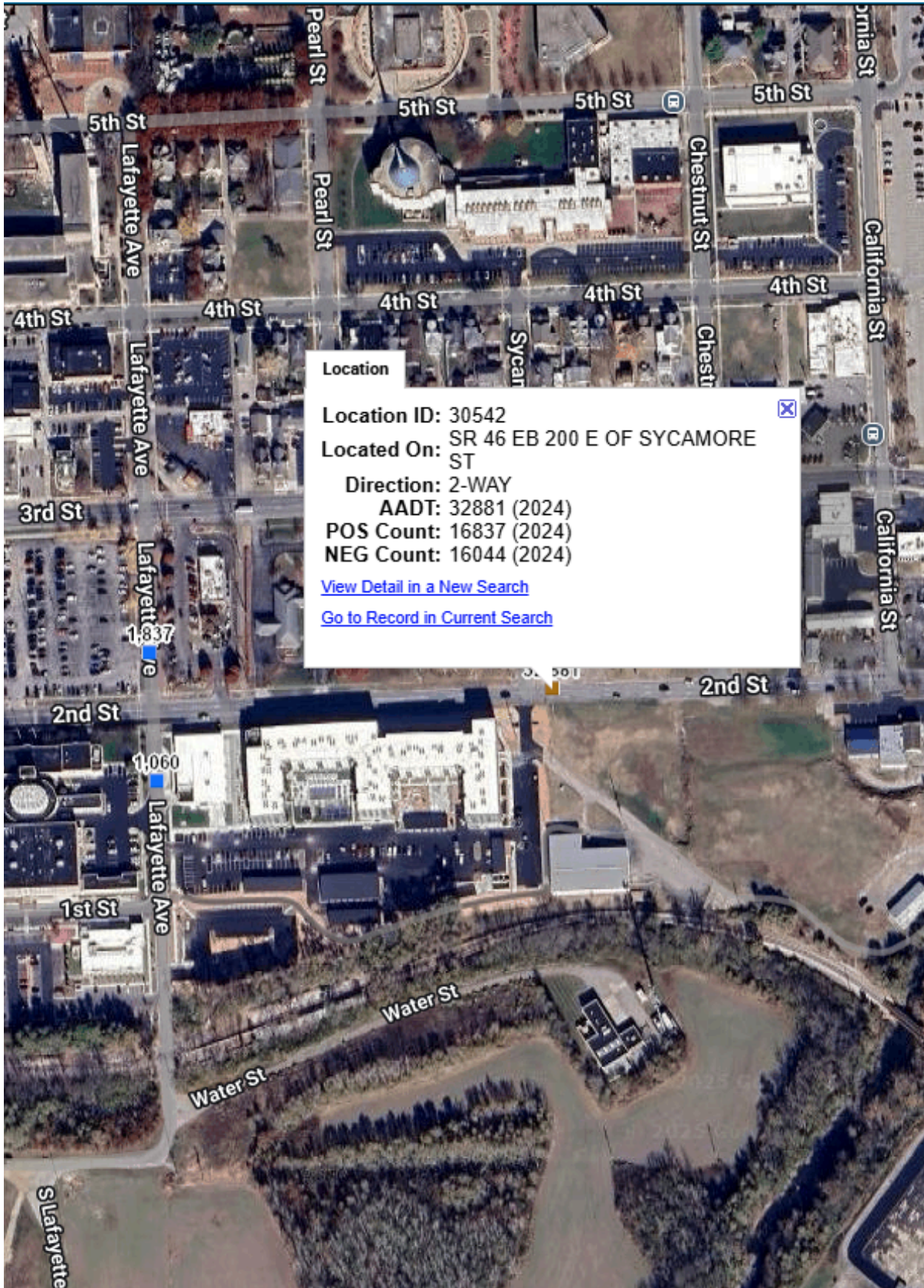
1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

Title	Art./Page #
Overlay Districts	Art. 4
Use Standards	Art. 6
6.1 Acc. Use & Struct.	6-2
6.2 Temp. Use & Struct	6-12
6.5 Res. Group Home	6-22
6.6 Home-Based Business	
<i>Part 1</i>	<i>6-23</i>
6.8 Telecomm. Facility	6-31
6.9 Mineral Extraction	6-37
Parking & Cir. Req.	Art. 7
7.1 General	
<i>Part 1</i>	<i>7-2</i>
<i>Part 2</i>	<i>7-9</i>
7.2 Design	
<i>Part 1</i>	<i>7-13</i>
<i>Part 4</i>	<i>7-16</i>
7.3 Circulation	
<i>Part 1</i>	<i>7-21</i>
<i>Part 2</i>	<i>7-26</i>
Landscaping Req.	Art. 8
8.1 Landscaping	8-2
8.2 Buffering	8-10
General Dev. Req.	Art. 9
9.1 Height.	9-2
9.2 Environmental	9-4
9.3 Fence & Wall	9-7
9.4 Exterior Lighting	9-10
Sign Standards..	Art. 10

Cross-References

TRAFFIC COUNT

725 2ND STREET | COLUMBUS, IN 47201

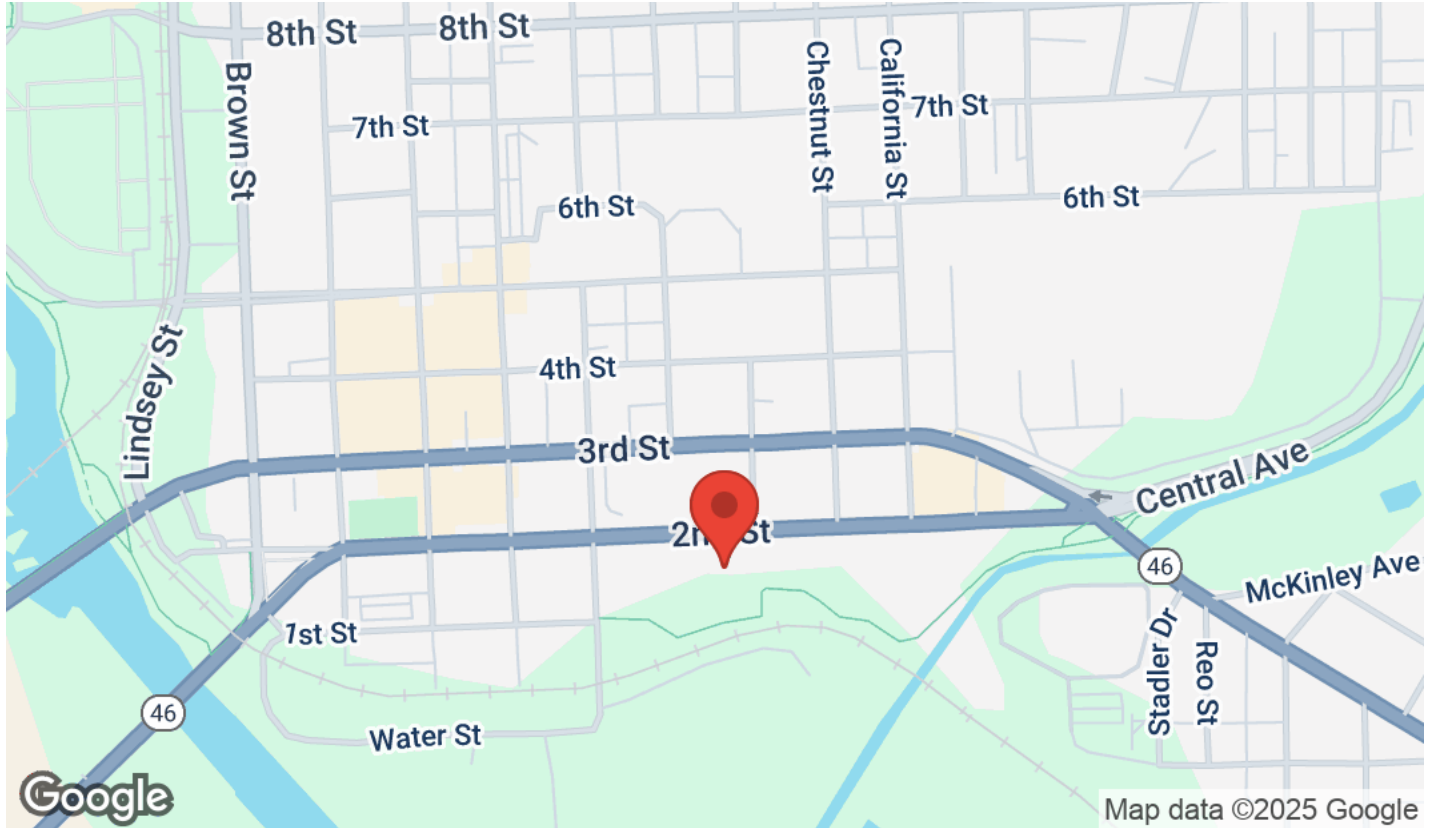


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LOCATION MAPS

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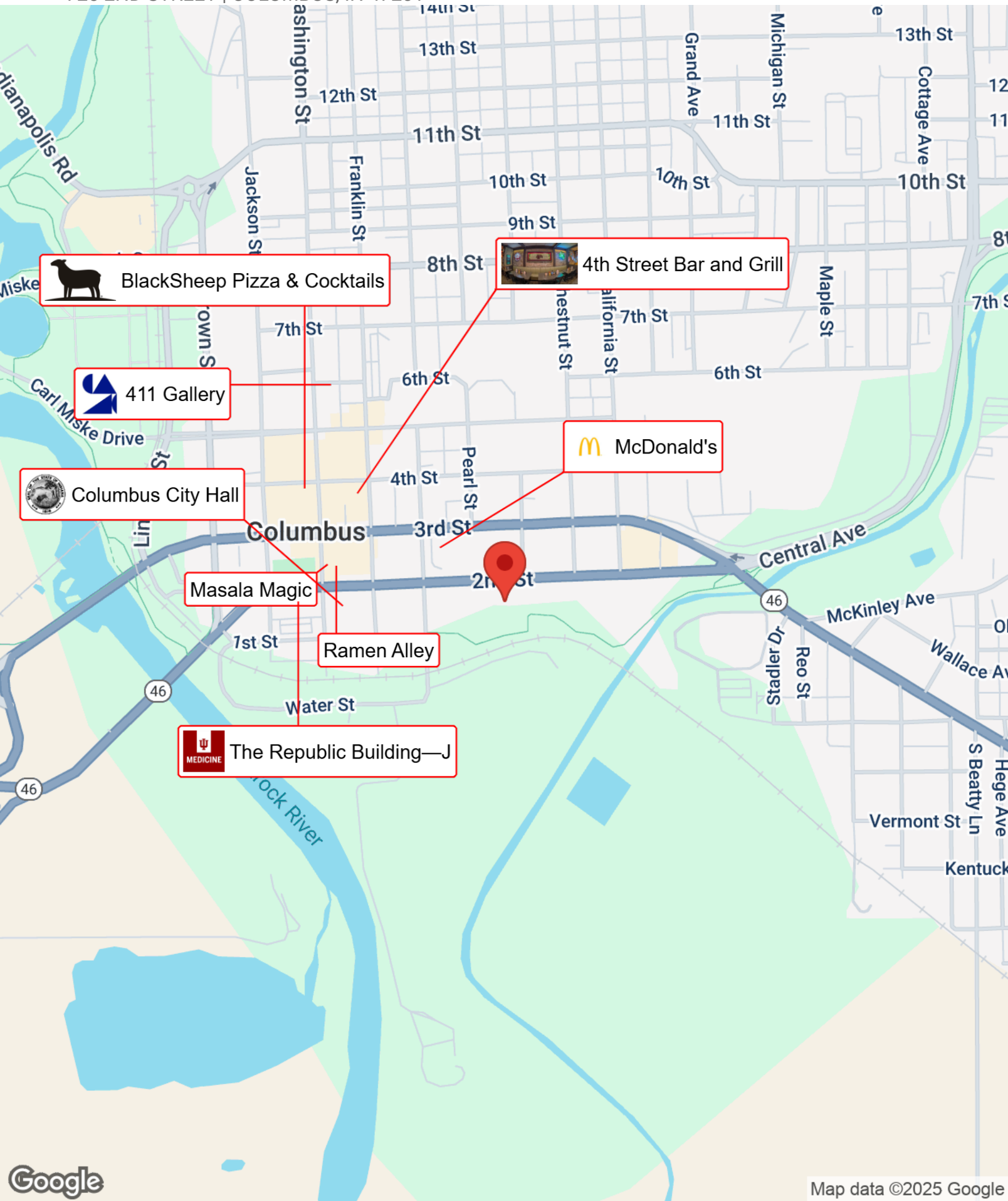


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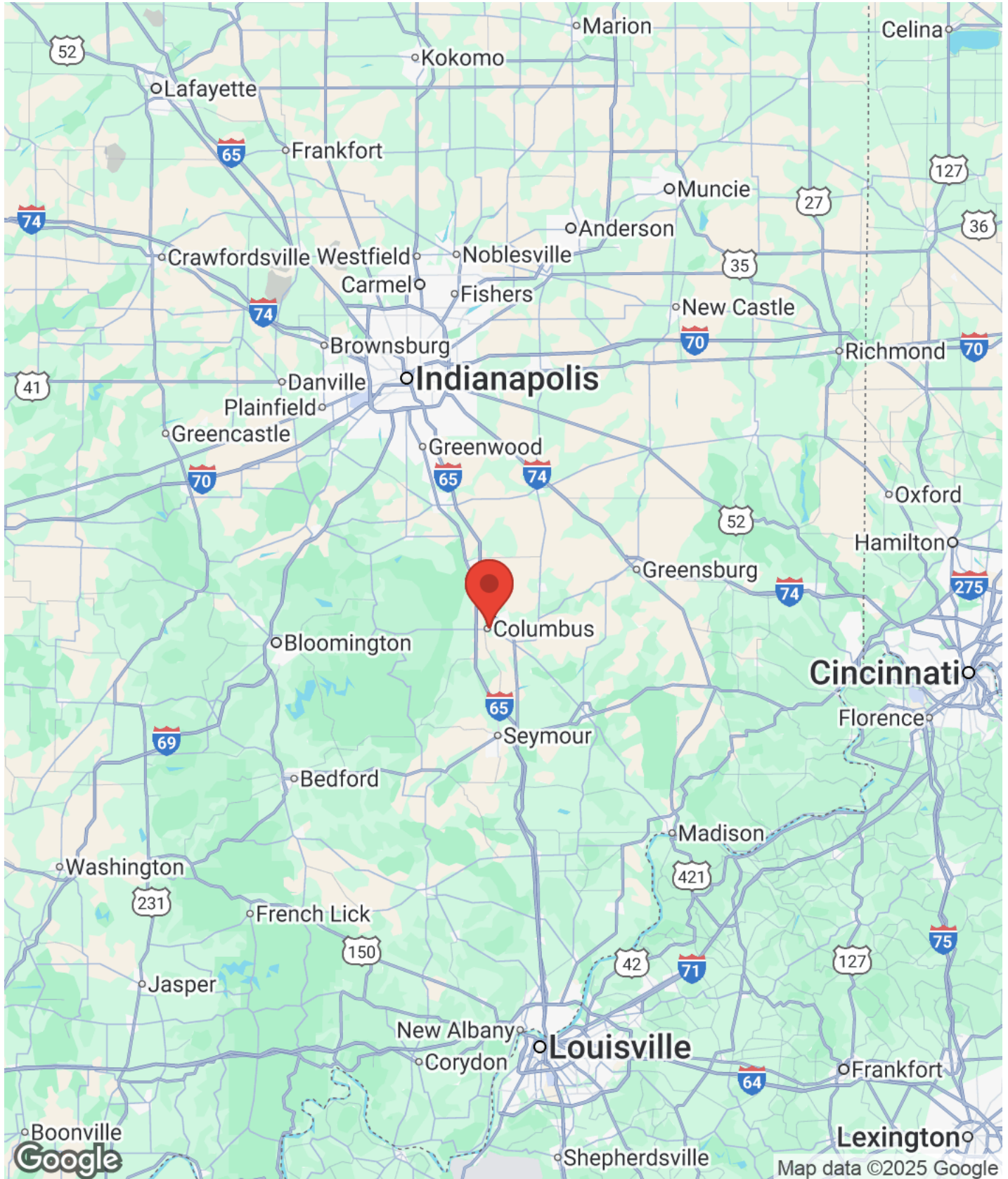
BUSINESS MAP

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REGIONAL MAP

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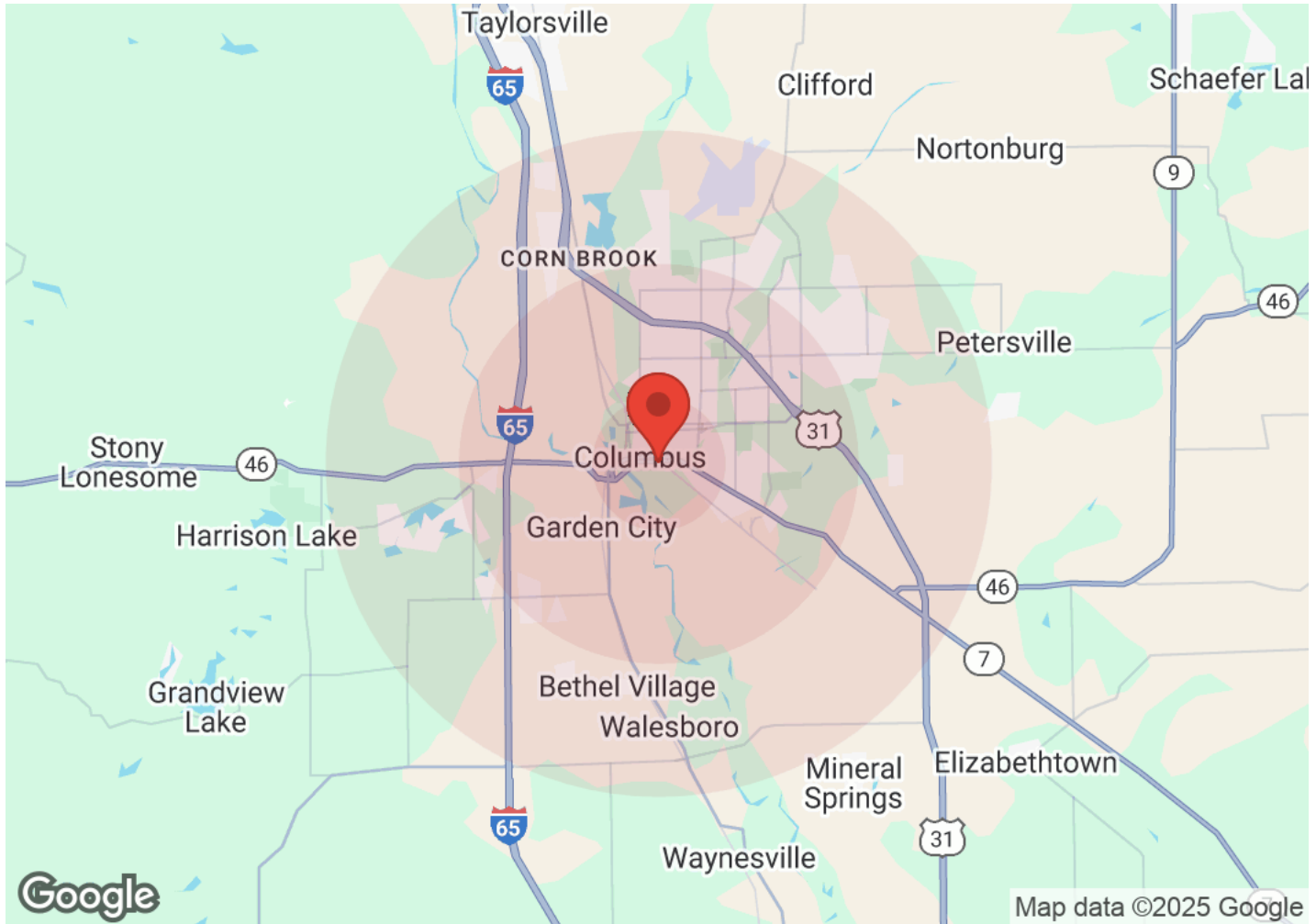


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,733	17,673	30,006	Median	\$61,612	\$70,595	\$77,869
Female	3,586	17,439	29,656	< \$15,000	573	1,921	2,485
Total Population	7,319	35,112	59,662	\$15,000-\$24,999	278	850	1,269
				\$25,000-\$34,999	250	951	1,498
				\$35,000-\$49,999	322	1,580	2,278
				\$50,000-\$74,999	656	2,502	4,235
				\$75,000-\$99,999	410	1,806	3,043
				\$100,000-\$149,999	466	2,439	4,386
				\$150,000-\$199,999	67	1,169	2,295
				> \$200,000	239	1,489	2,739
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,422	6,903	11,977	Total Units	3,516	15,664	25,781
Ages 15-24	1,034	4,676	7,661	Occupied	3,261	14,707	24,228
Ages 25-54	3,235	14,500	23,863	Owner Occupied	1,062	8,016	15,281
Ages 55-64	789	3,663	6,279	Renter Occupied	2,199	6,691	8,947
Ages 65+	837	5,370	9,882	Vacant	255	956	1,553
Race	1 Mile	3 Miles	5 Miles				
White	5,603	26,187	44,520				
Black	401	1,306	2,005				
Am In/AK Nat	10	39	60				
Hawaiian	7	11	24				
Hispanic	829	3,315	5,907				
Asian	265	3,473	5,865				
Multi-Racial	200	758	1,259				
Other	7	21	30				

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PROFESSIONAL BIO

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Ryan is a native to Columbus Indiana and its wonderful culture and architecture. After the sale of their family owned building material business, Ryan spent the next 5 years developing new markets both regionally and nationally for one of the largest contingent staffing agencies in the country. Looking for a fresh start and a return to serve clients in his home of Columbus, Ryan completed his real estate course work, licensing and joined the Breeden Commercial team.

Ryan has a long history of commitment to his community and giving back. Ryan served on the Columbus City Council from 2012 through 2015. During this time Ryan held positions on the Columbus Plan Commission, Columbus Area Arts Council, and the Columbus Parks Board. Ryan understands the importance of clear communication, transparency and negotiating. He applies these principles to every transaction.

Believing that every client and property is unique, Ryan spends time building relationships and learning the details of each piece of real estate. Ryan utilizes a wide variety of marketing and research tools for his clients to build a strategy for success. His understanding of the Columbus market and strong network of community leaders and business owners positions him to make great connections for his clients.

DISCLAIMER

725 2ND STREET



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PRESENTED BY:

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