



3230 N. National Road

Columbus, IN 47201



PROPERTY DESCRIPTION

Discover the perfect location for your business at 3230 N National Rd, Columbus, IN. This property offers ample space and flexibility, making it ideal for a variety of commercial needs. With its modern design and customizable layout, the property presents an opportunity to create a tailored space that suits your unique vision. Featuring high visibility and convenient access, this location is perfect for attracting a steady flow of customers. Take advantage of the ample parking and nearby amenities, and position your business for success in this thriving commercial area. Don't miss the chance to make this versatile property the home of your business's next chapter.

OFFERING SUMMARY

Lease Rate:	\$19/SF NNN
Number of Units:	3
Available SF:	4,664 SF
Lot Size:	1.13 Acres
Building Size:	8,225 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,229	14,447	22,095
Total Population	5,406	34,976	53,271
Average HH Income	\$116,282	\$94,620	\$97,397



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FOR LEASE



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BROKERAGE | MANAGEMENT | DEVELOPMENT

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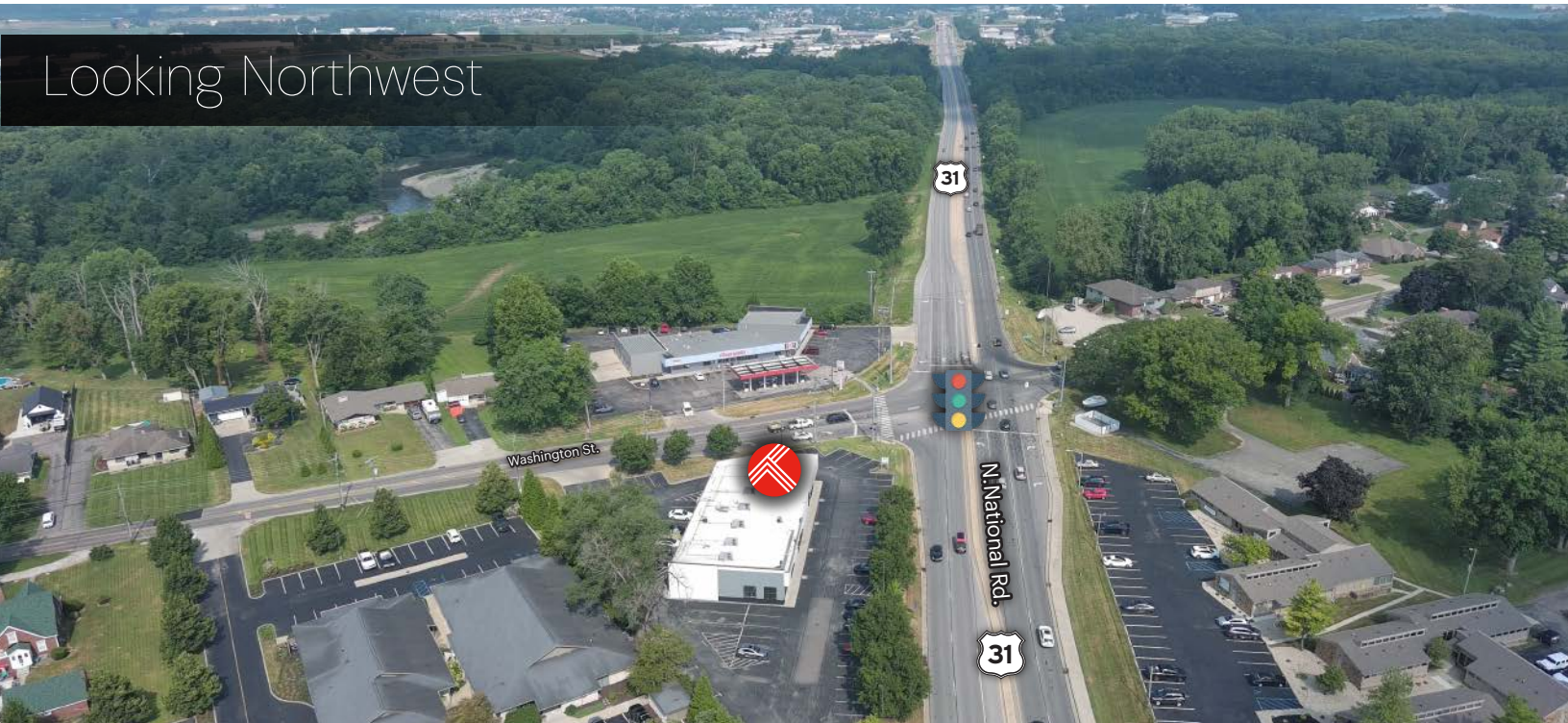
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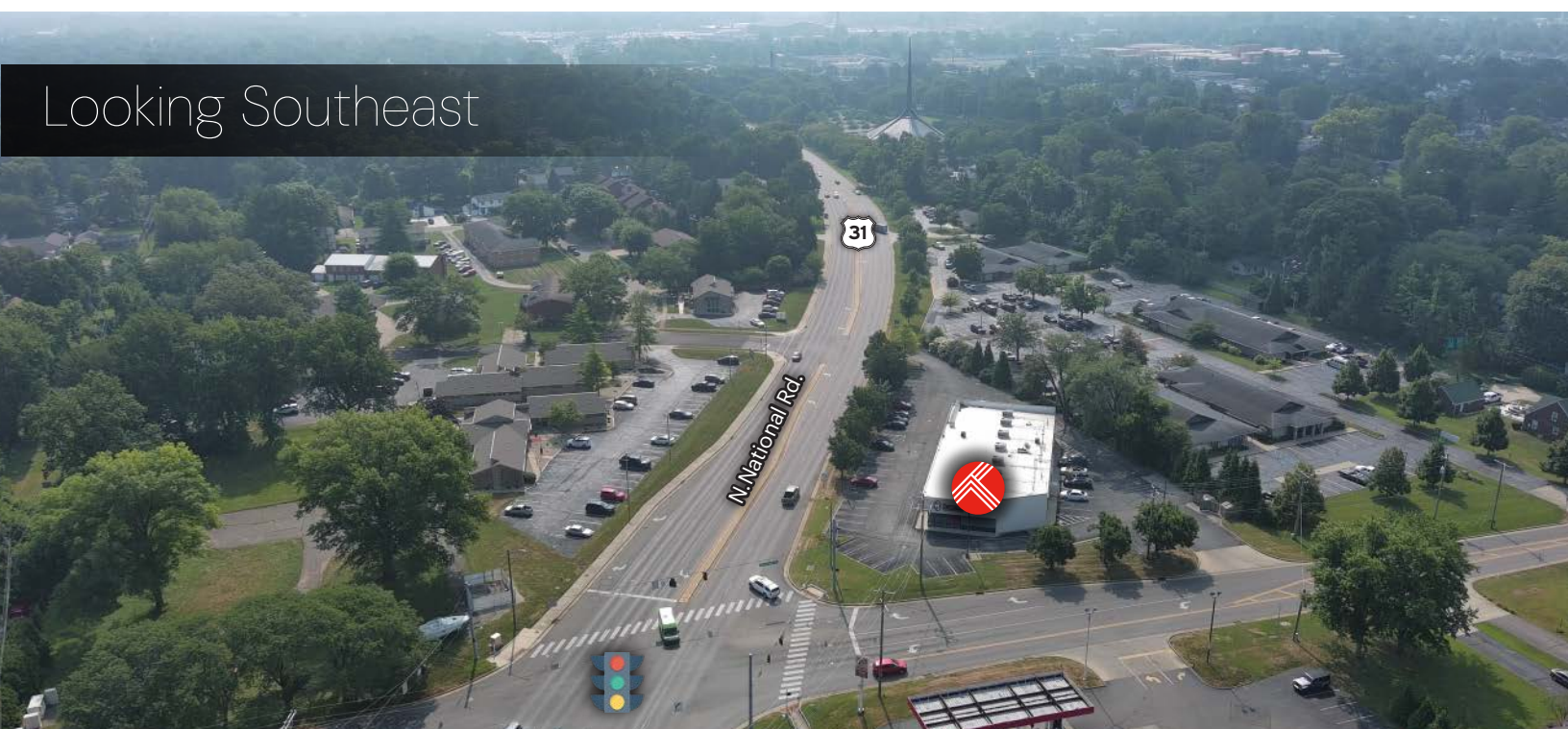
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Looking Northwest



Looking Southeast



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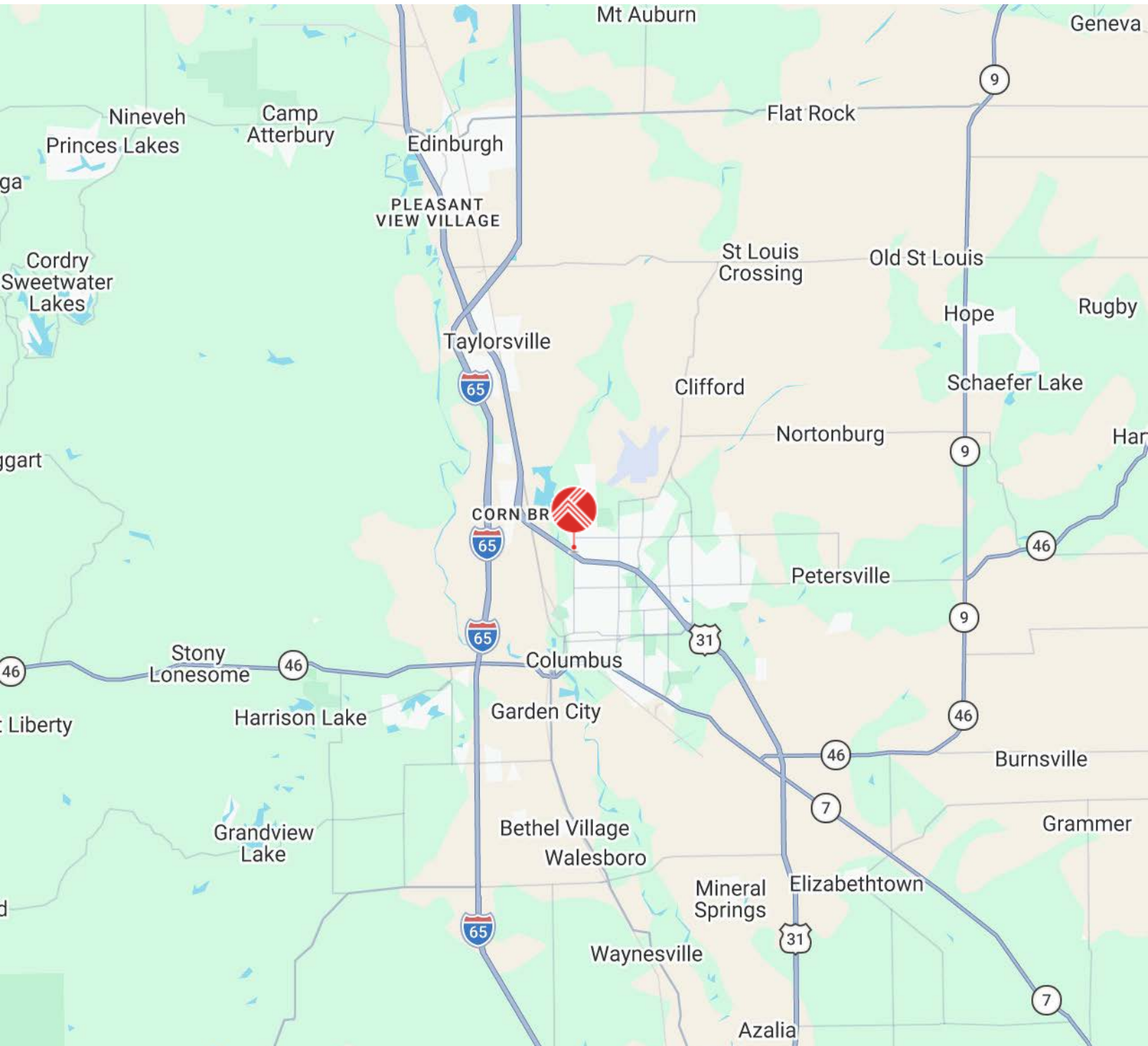




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Area Map





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Surrounding Businesses

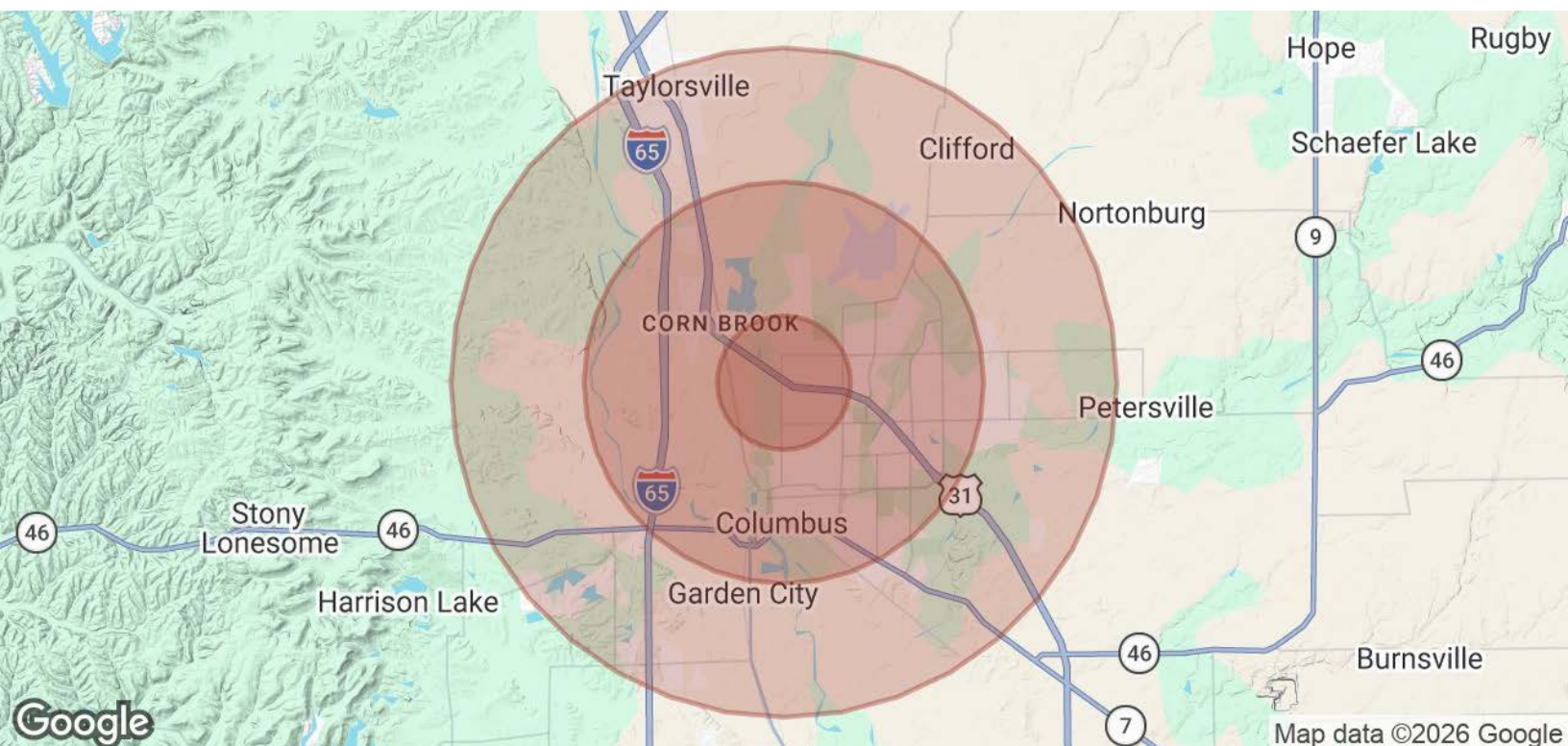




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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,406	34,976	53,271
Average Age	42.3	37.9	37.8
Average Age (Male)	39.7	36.5	36.6
Average Age (Female)	43.1	39.8	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,229	14,447	22,095
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$116,282	\$94,620	\$97,397
Average House Value	\$270,236	\$243,559	\$241,517

2023 American Community Survey (ACS)

