

# CLOVER CENTER

2405 Beam Road - Columbus, IN 47203



MIDLAND ATLANTIC  
PROPERTIES



## PROPERTY OVERVIEW

Clover Center is Located in Columbus, Indiana Adjacent to the Columbus Center, a Power center anchored by Target, TJ Maxx, Ulta, Office Max, Five Below and Panera Bread.

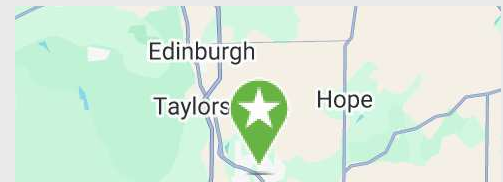
## PROPERTY HIGHLIGHTS

- 35,400 SF Anchor Space Available
- 1,063, 1,161 & 1,368 Square Feet Available
- Office / Retail Space with Visibility from National Road
- Take Advantage of the High Foot Traffic Generated by Anchor Tenant, Planet Fitness
- Center Offers Direct Access from 25th Street and Beam Road with Secondary Access via Marr Road and US 31

DEMOGRAPHICS	3 MILES	5 MILES
Total Population	42,176	53,560
Average HH Income	\$94,702	\$100,005
Businesses	1,876	2,191
Employees	21,474	24,178

## TRAFFIC COUNTS

25th Street	15,552
Marr Road	9,325
National Road	22,653



## MIDLAND ATLANTIC PROPERTIES

Indianapolis Office  
3801 East 82nd Street, Suite B  
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

## JEFF HUBLEY

Direct: 317.597.1713  
Cell: 317.590.7588  
jhublej@midlandatlantic.us

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.



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**AVAILABLE**

**CLOVER CENTER**

- SUBWAY
- AQUA SYSTEMS
- PHOSHIKI
- COLUMBUS REGIONAL HEALTH
- EAGLE FINANCIAL SERVICES, INC.
- planet fitness
- Tropical Cafe Smoothie
- The UPS Store

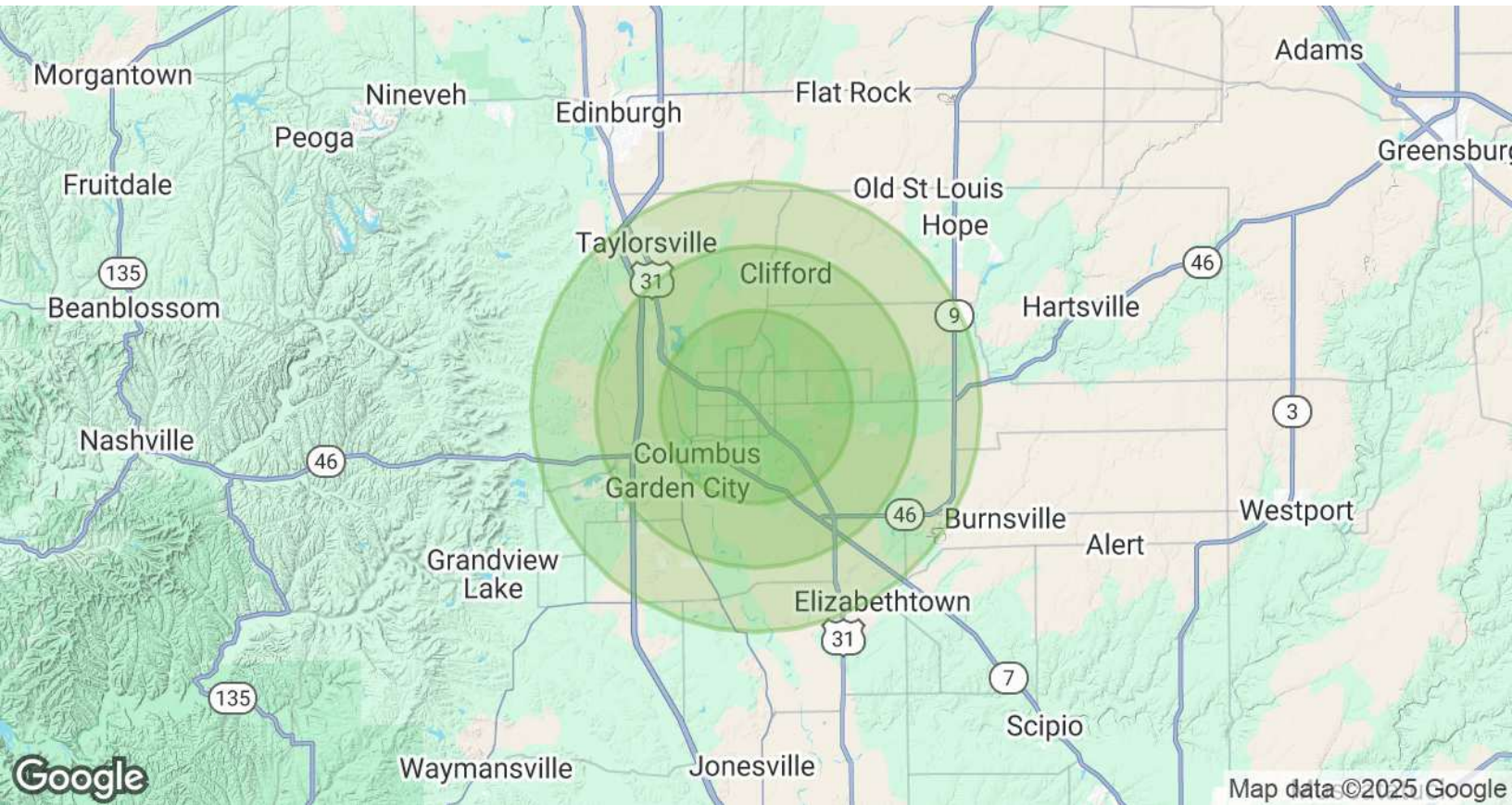
- TARGET
- TJ-maxx
- OfficeMax
- PET SUPPLIES PLUS
- DOLLAR TREE
- ULTA BEAUTY
- five BELOW
- Panera BREAD
- noodles & company

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## POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	42,176	53,560	68,768
Projected Annual Growth (2024-2029)	0.9%	1.0%	1.0%
Total Households	17,725	22,014	27,751
Median Home Value	\$217,325	\$226,619	\$230,110

## INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$94,702	\$100,005	\$104,900
Daytime Population (16+ years)	34,921	40,533	49,880
Total Businesses	1,876	2,191	2,536
Total Employees	21,474	24,178	29,400

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