

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.

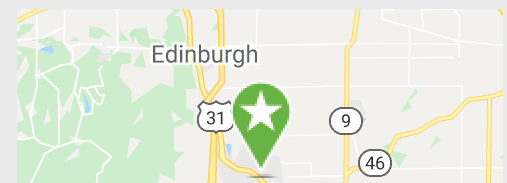
PROPERTY HIGHLIGHTS

- 1,063 to 3,206 Square Feet Available
- Big Lots Now Open
- 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 MILE	5 MILES
Total Population	40,643	50,361
Average HH Income	\$79,774	\$81,593
Businesses	1,866	2,133
Employees	23,444	26,822

TRAFFIC COUNTS

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



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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

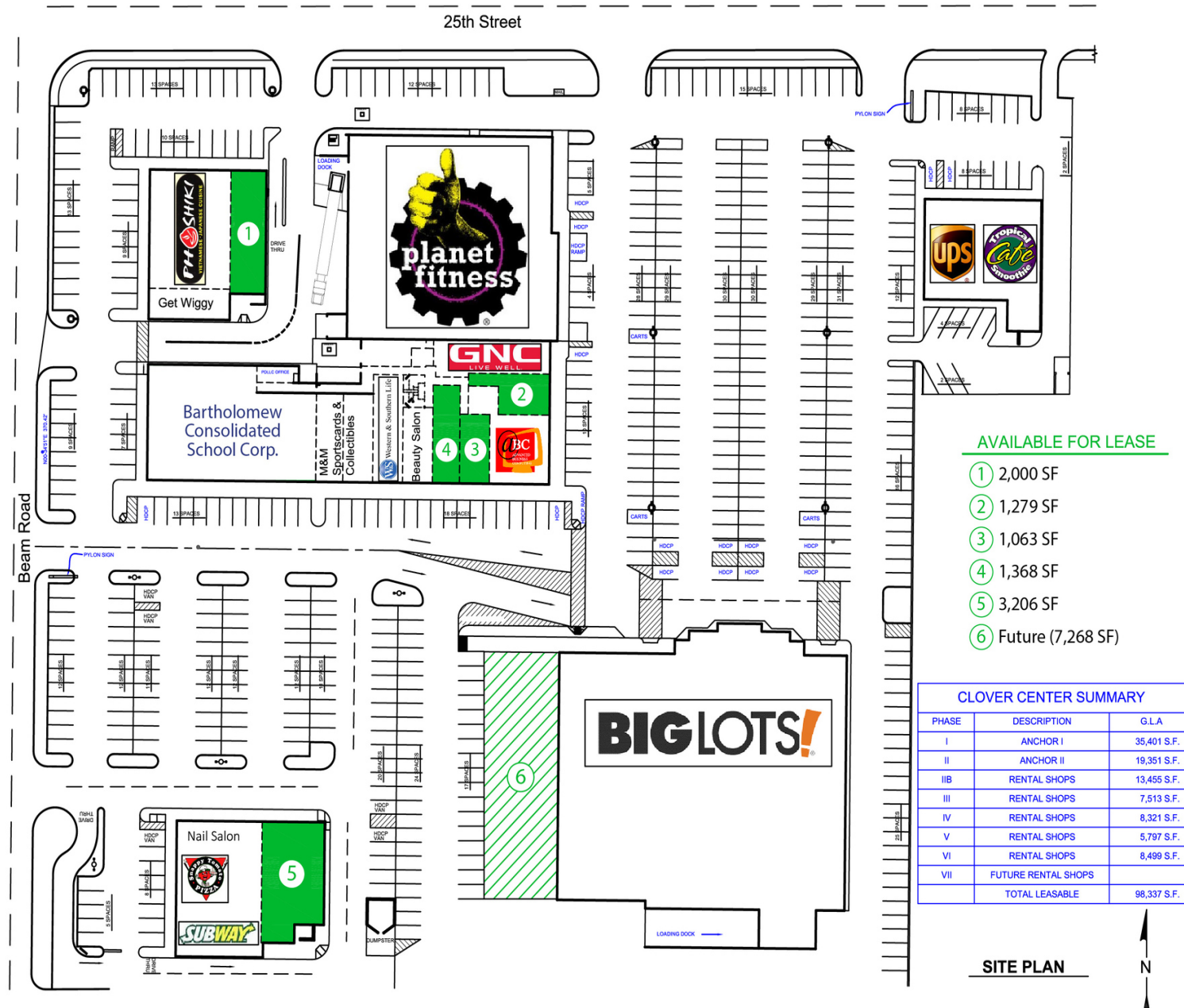
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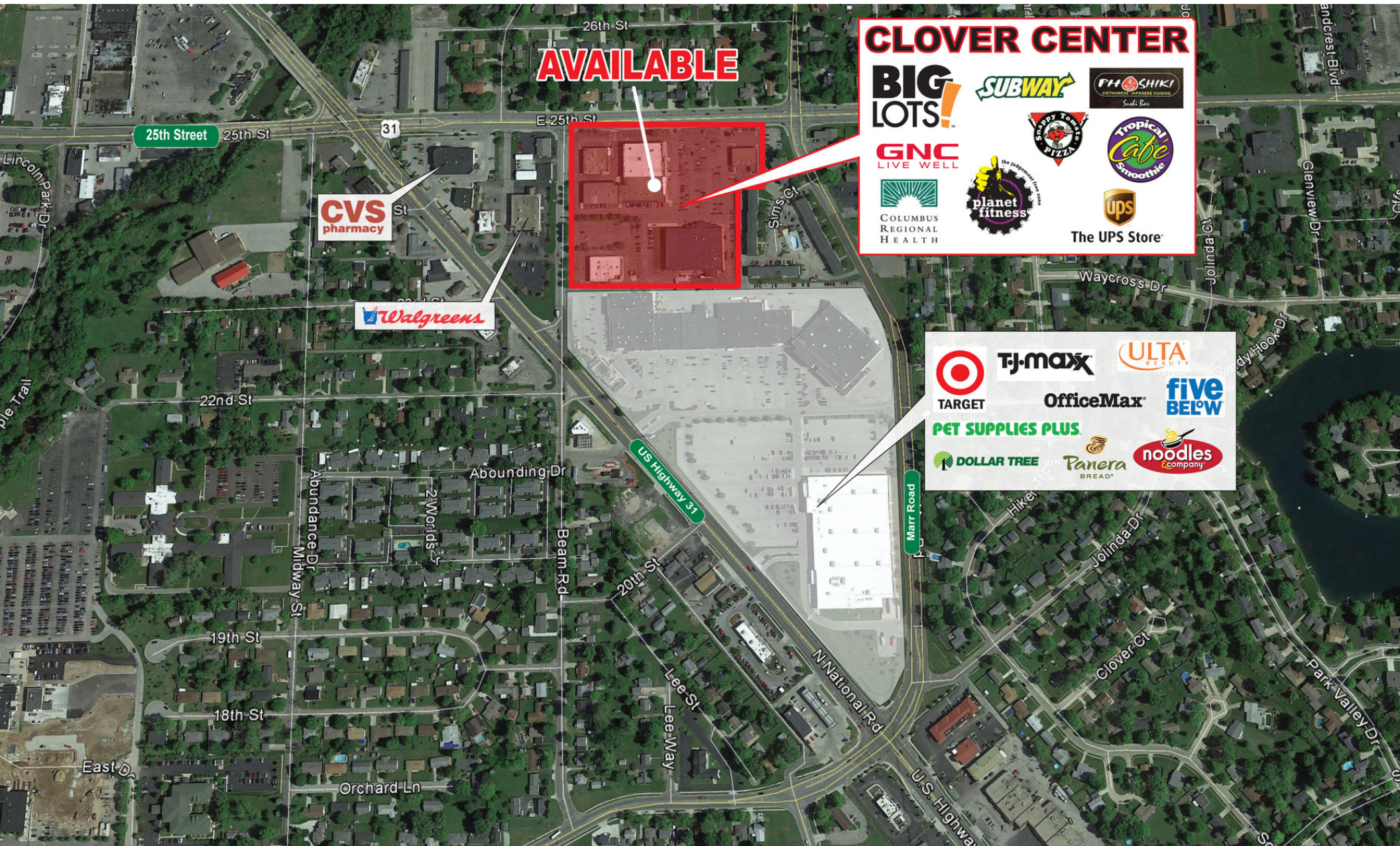


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AVAILABLE

CLOVER CENTER

**BIG
LOTS!**

SUBWAY

PHOSHIKI
VIETNAMESE JAPANESE CUISINE
Sushi Bars

GNC
LIVE WELL



COLUMBUS
REGIONAL
HEALTH



ups
The UPS Store®



TARGET

TJ-maxx

ULTA
BEAUTY

OfficeMax®

**five
BELOW**

PET SUPPLIES PLUS

DOLLAR TREE

Panera
BREAD®

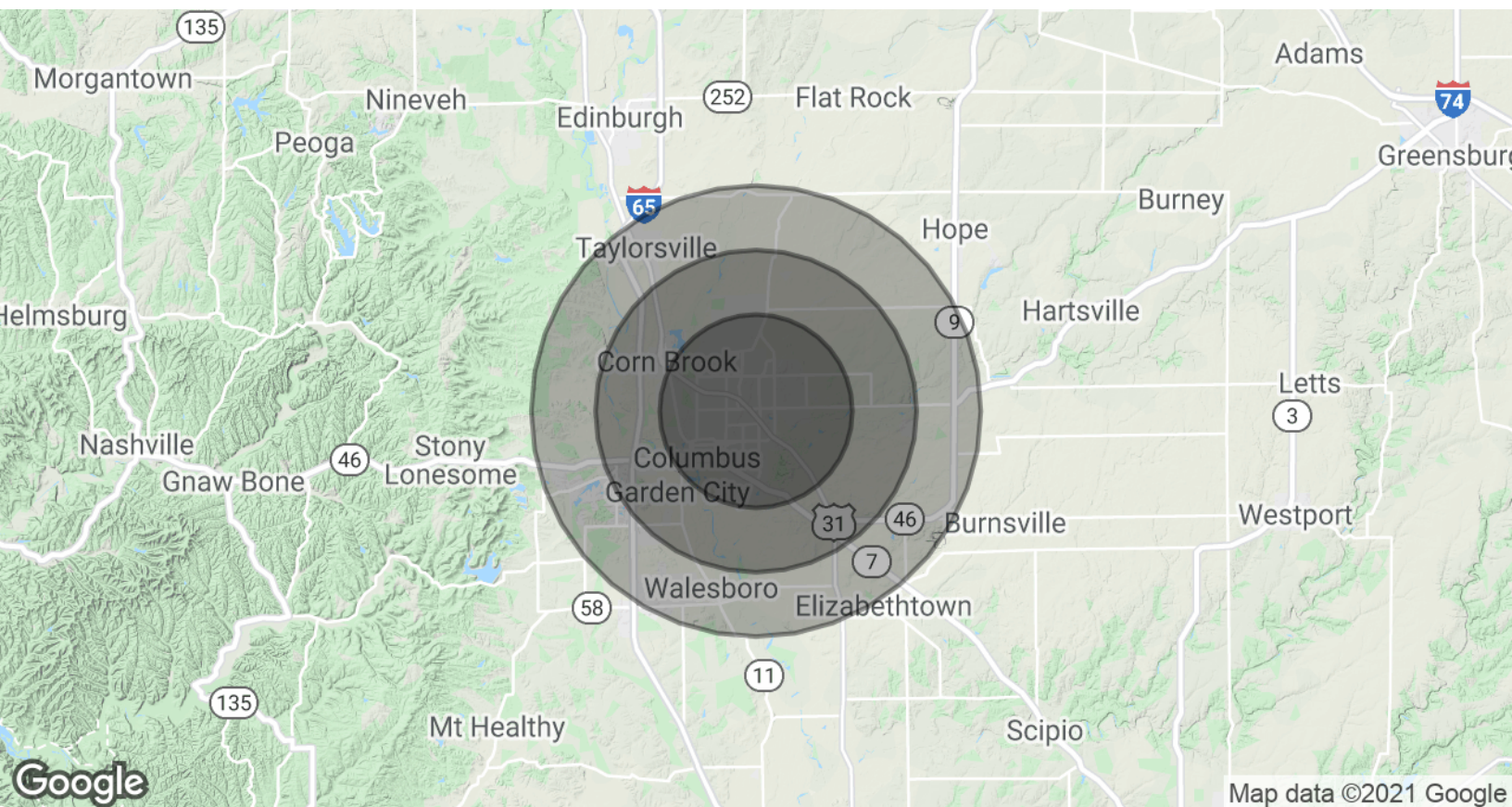
**noodles
& company**

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PROPERTIES



POPULATION & HOUSING

	3 MILE	5 MILES	7 MILES
Total Population	40,643	50,361	66,102
Projected Annual Growth (2020-2025)	1.9%	1.8%	1.8%
Total Households	16,688	20,379	26,235
Median Home Value	\$163,876	\$168,234	\$170,457

INCOME & BUSINESS

	3 MILE	5 MILES	7 MILES
Average HH income	\$79,774	\$81,593	\$84,014
Daytime Population (16+ years)	37,076	42,979	51,406
Total Businesses	1,866	2,133	2,442
Total Employees	23,444	26,822	30,797

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