

2177 State St. Columbus, IN 47201



RATE: \$2500/MO

JARED RICHEY
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RB23002257, Indiana



PROPERTY DESCRIPTION

Available for lease is the back half of a versatile commercial building, ideal for a variety of automotive or specialized service businesses. This property, previously a mechanics garage, offers 3 garage bays, one of which is separated by a wall, making it suitable as a paint booth or other specialized space.

The building includes a single bathroom and a small vestibule area for customer convenience. The lot offers nine dedicated parking spaces and is fully fenced, providing added security and privacy.

LOCATION DESCRIPTION

Positioned conveniently on State St. in Columbus, IN, this property is ideally located for a business looking to serve the local community and beyond. State St. is a well-trafficked area with direct access to key routes through the city, making it accessible for both local and regional customers. Nearby amenities include restaurants, retail stores, and service centers, creating a bustling commercial environment.

SUMMARY

Building SF: 1,560 sqft

Lease Rate: \$2500/mo

Lot Size: 0.18 Acres

Parking: 9 Spaces

CC:
Zoning: Commercial Community

Permitted Uses: Garage, Storage, Retail

Terms: Minimum 1-Year Lease

Availability: Now!



PROPERTY PHOTOS

2177 STATE STREET



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PROPERTY PHOTOS

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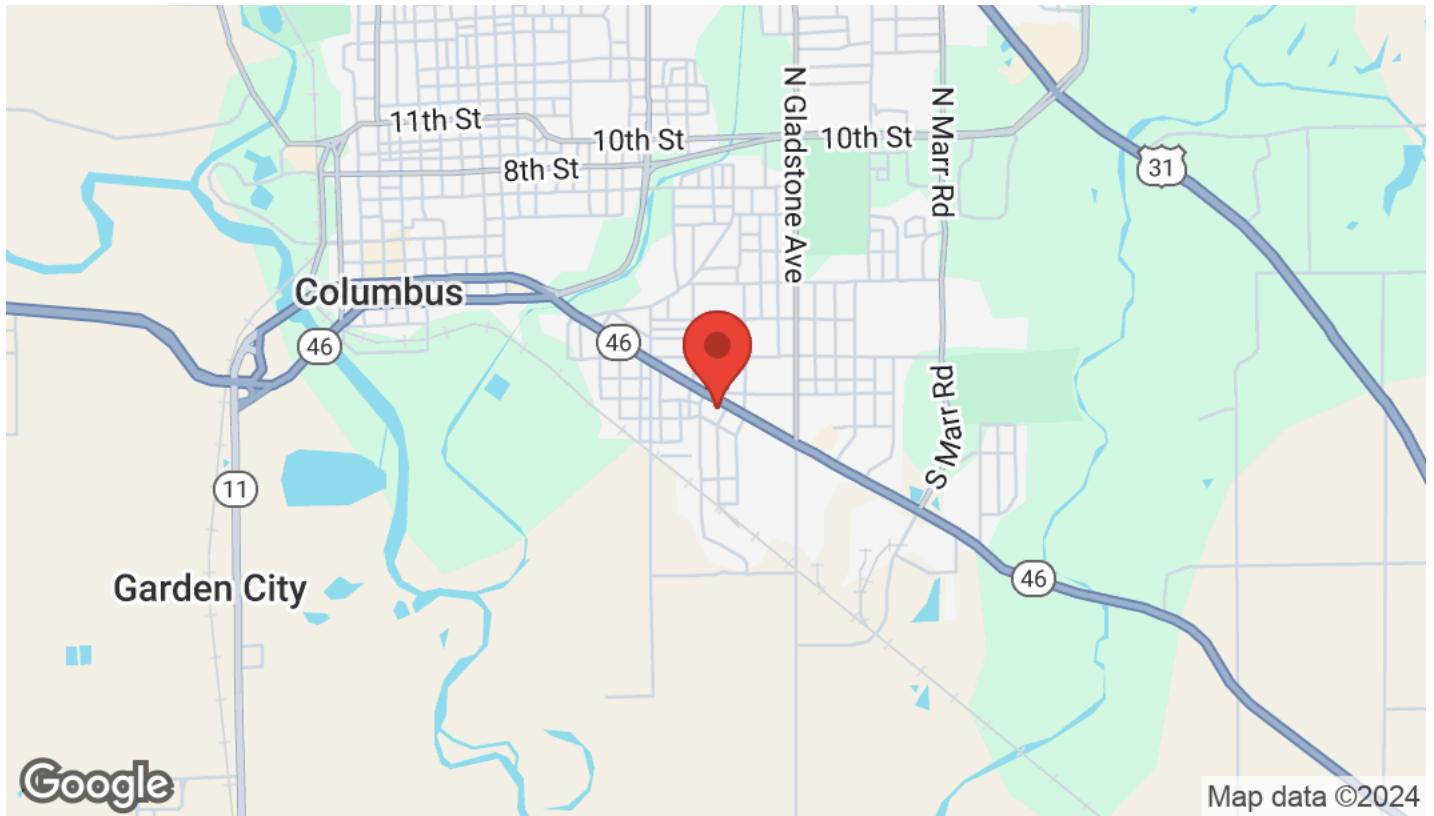
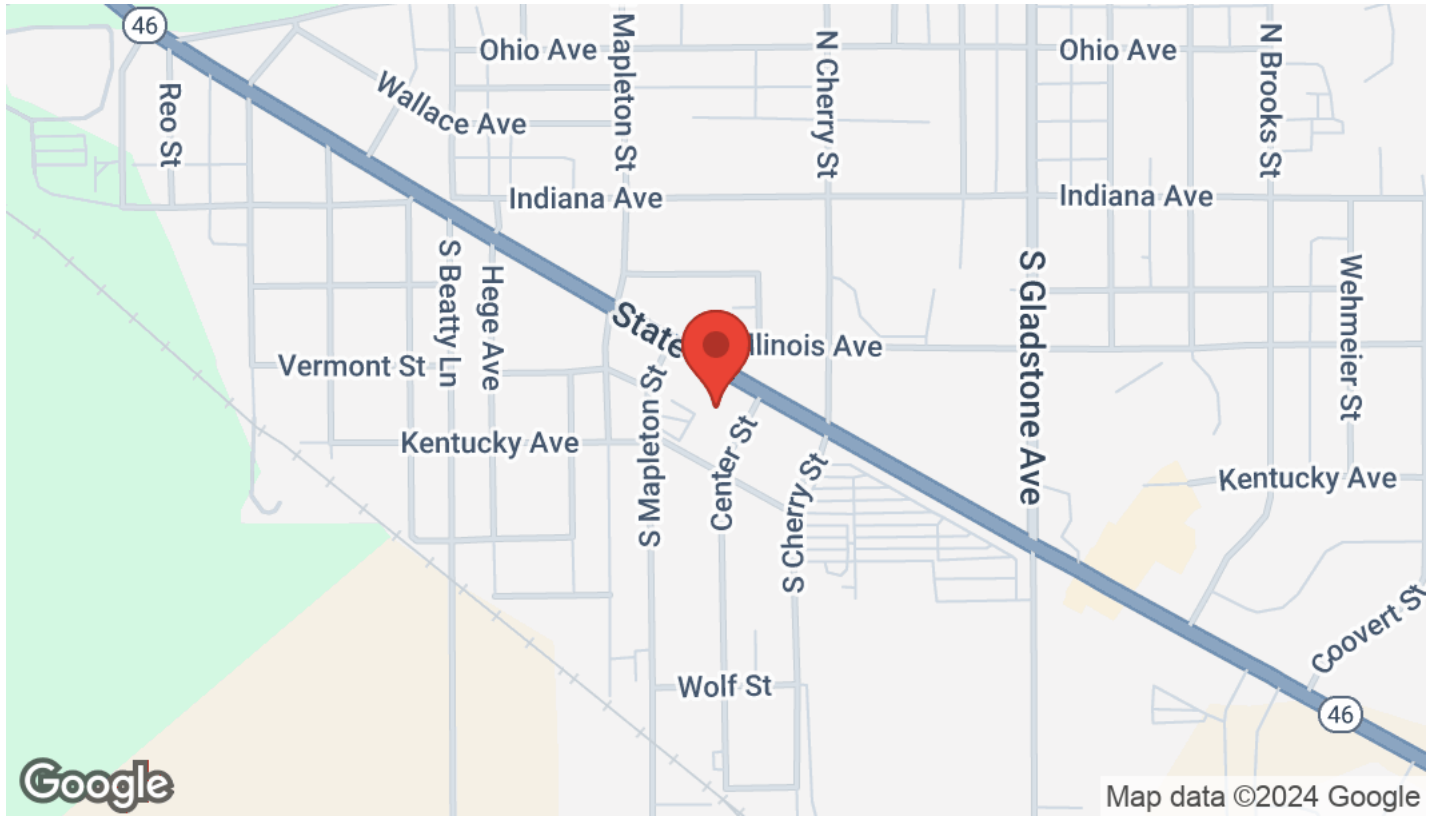
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LOCATION MAPS

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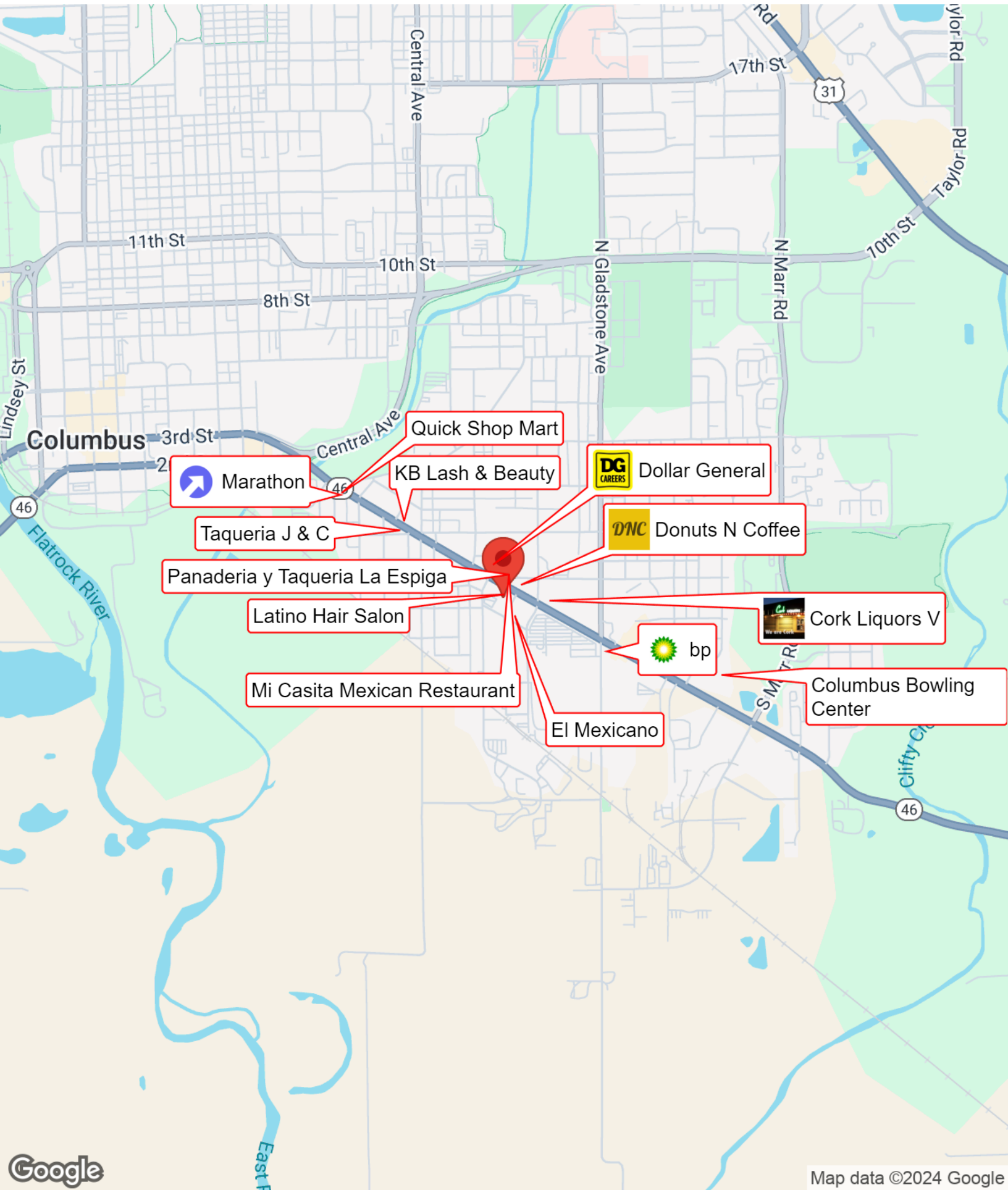
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BUSINESS MAP

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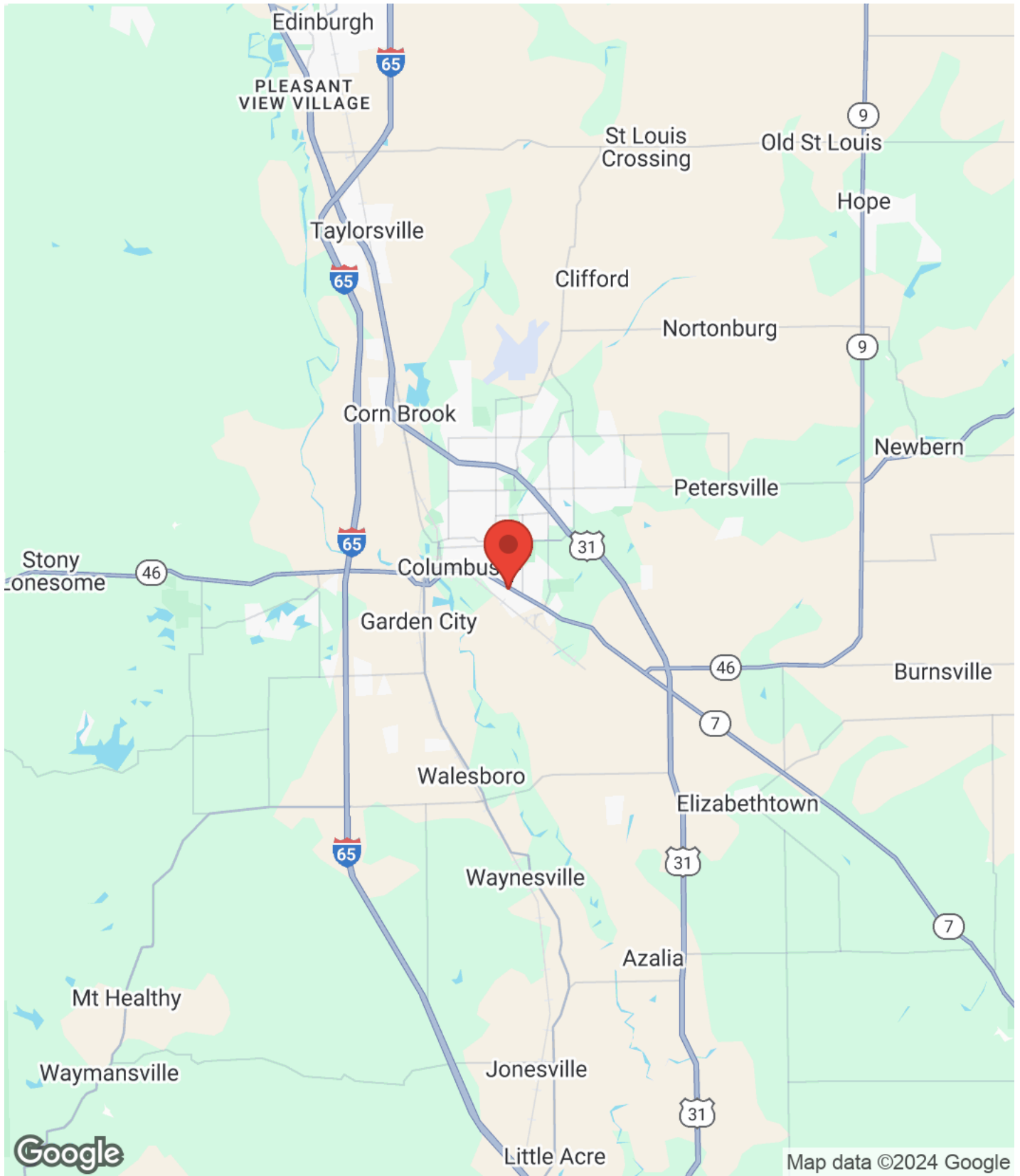
- Quick Shop Mart
- KB Lash & Beauty
- Dollar General
- Donuts N Coffee
- Cork Liquors V
- Columbus Bowling Center
- bp
- El Mexicano
- Mi Casita Mexican Restaurant
- Latino Hair Salon
- Panaderia y Taqueria La Espiga
- Taqueria J & C
- Marathon

REGIONAL MAP

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AERIAL MAP

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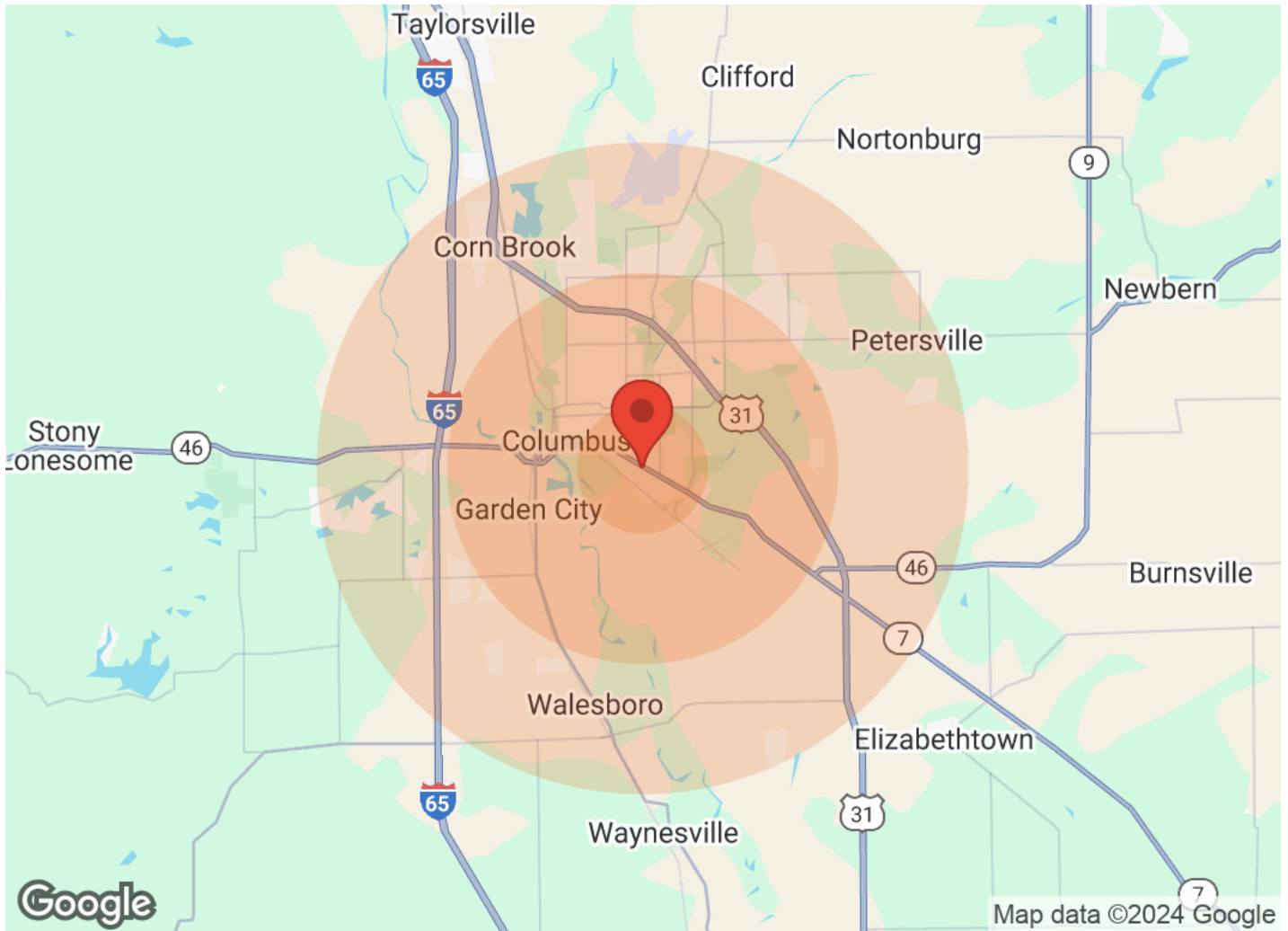
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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	1,909	13,444	23,391	Median	\$33,348	\$35,786	\$45,215
Female	2,205	14,790	25,076	< \$15,000	415	1,798	2,394
Total Population	4,114	28,234	48,467	\$15,000-\$24,999	230	1,576	2,261
				\$25,000-\$34,999	358	1,522	2,235
Age				\$35,000-\$49,999	390	1,797	2,889
Ages 0-14	953	6,147	10,581	\$50,000-\$74,999	184	2,151	3,682
Ages 15-24	603	3,845	6,771	\$75,000-\$99,999	72	1,433	2,351
Ages 25-54	1,576	10,908	18,006	\$100,000-\$149,999	26	1,031	2,352
Ages 55-64	463	3,253	5,803	\$150,000-\$199,999	N/A	300	716
Ages 65+	519	4,081	7,306	> \$200,000	N/A	177	553
Race				Housing			
White	3,599	25,119	43,161	Total Units	2,310	14,866	23,264
Black	46	382	515	Occupied	2,014	13,401	20,933
Am In/AK Nat	N/A	6	17	Owner Occupied	935	7,466	13,403
Hawaiian	N/A	N/A	15	Renter Occupied	1,079	5,935	7,530
Hispanic	322	1,439	3,066	Vacant	296	1,465	2,331
Multi-Racial	460	2,214	4,500				

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PROFESSIONAL BIO

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Jared Richey is a dynamic professional with a unique blend of technical expertise and entrepreneurial spirit. Equipped with a B.S. in Electrical Engineering from Rose-Hulman Institute of Technology and an M.B.A. from Ball State - Miller School of Business, Jared has seamlessly transitioned from a successful 10-year career as a design engineer in the construction industry to become a thriving entrepreneur and commercial real estate enthusiast. This background equips him with a valuable perspective as he ventures into the world of commercial real estate, providing a unique insight into the technical aspects that can shape successful property ventures.

As a passionate entrepreneur, Jared has successfully navigated the challenges of running multiple small businesses in downtown Columbus and Jackson County, Indiana. This hands-on experience has given him an acute understanding of the needs and aspirations of small business owners, driving his commitment to supporting and enhancing the local business landscape. Originally from Crothersville, IN, Jared made the strategic decision to move to Columbus four years ago to raise his family. As a proud father of two boys, ages 5 and 3, Jared is dedicated to creating a nurturing environment for them to thrive. This commitment to family values extends to his professional life, where he strives to create opportunities and spaces that contribute positively to the community for generations to come.

Jared Richey brings a unique blend of technical acumen, entrepreneurial spirit, and community commitment to the commercial real estate arena. His background in electrical engineering, coupled with a successful entrepreneurial journey, positions him as a valuable asset for clients seeking a professional with a multifaceted understanding of both the technical and business aspects of real estate. With a dedication to community growth and a passion for small business success, Jared is poised to make significant contributions to the commercial real estate landscape in Columbus and beyond.

DISCLAIMER

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