



Amazing 3 Bay Garage

2177 STATE ST.

COLUMBUS, IN 47201

Price: \$2000 plus utilities

Breeden
COMMERCIAL

KIM ROCKER
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PROPERTY SUMMARY

2177 STATE STREET | COLUMBUS, IN 47201



Property Summary

Lease Rate:	\$2,000.00
Lease Term:	Minimum 1 year
Available SF:	1,560
Year Built:	1950
Price per Square Foot	\$15.38

Property Overview

Available for lease is a 1,560 SF commercial garage located on 0.18 acres and zoned Commercial Community (CC). This functional three bay garage is ideal for automotive, service, contractor, or light industrial users. The third bay is separated and can be used for painting or other specialized space. Each bay features 8-foot ceilings and nine (9) on-site parking spaces. There is a fenced in area for added security.

The building includes two main garage bays approximately 17 feet deep with 8' x 14' overhead doors, plus a separate third bay measuring approximately 16' x 15' with an 8.75' x 13' overhead door.

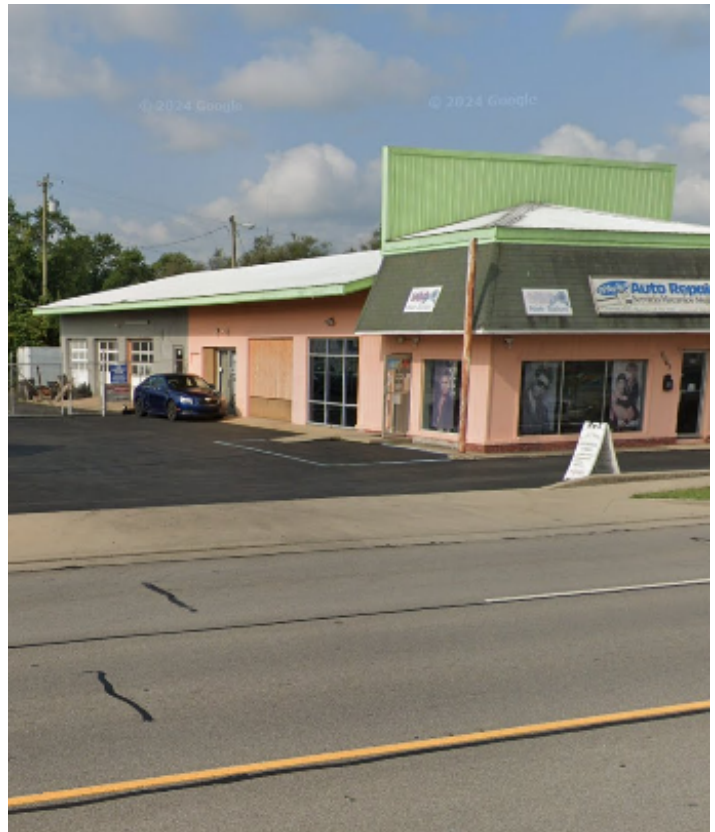
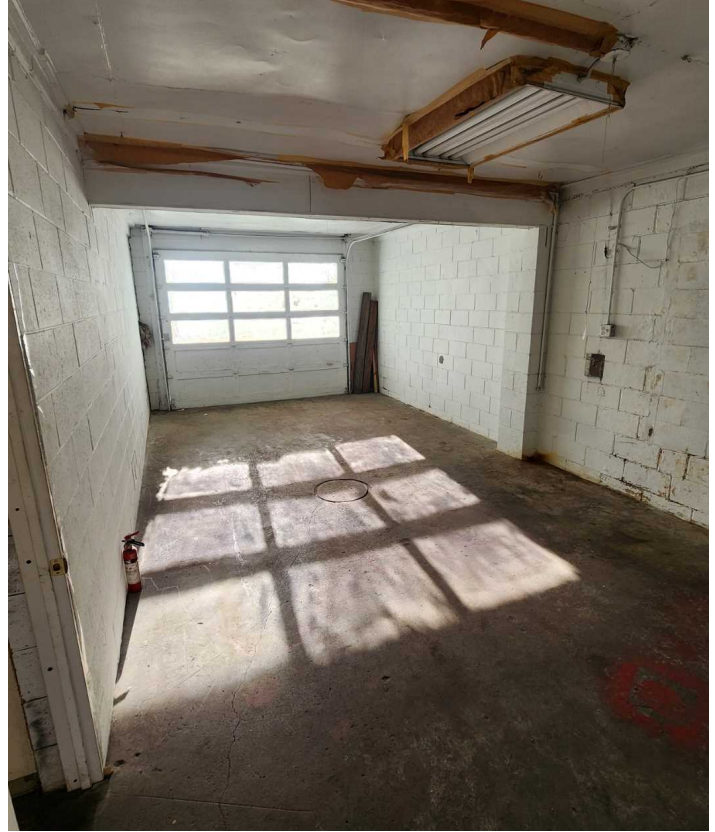
Location Overview

The property is located at 2177 State Street in Columbus, Indiana, positioned behind 2167 State Street. The location offers convenient connectivity to State Street, a well-traveled commercial corridor serving the Columbus market.

Situated on the east side of Columbus, the property benefits from proximity to established retail, service, and commercial uses, as well as nearby residential neighborhoods that support local business activity. The surrounding area is characterized by a mix of automotive, service-oriented, and light commercial properties, making the site well-suited for garage, contractor, or trade-related users.

PROPERTY PHOTOS

2177 STATE STREET | COLUMBUS, IN 47201

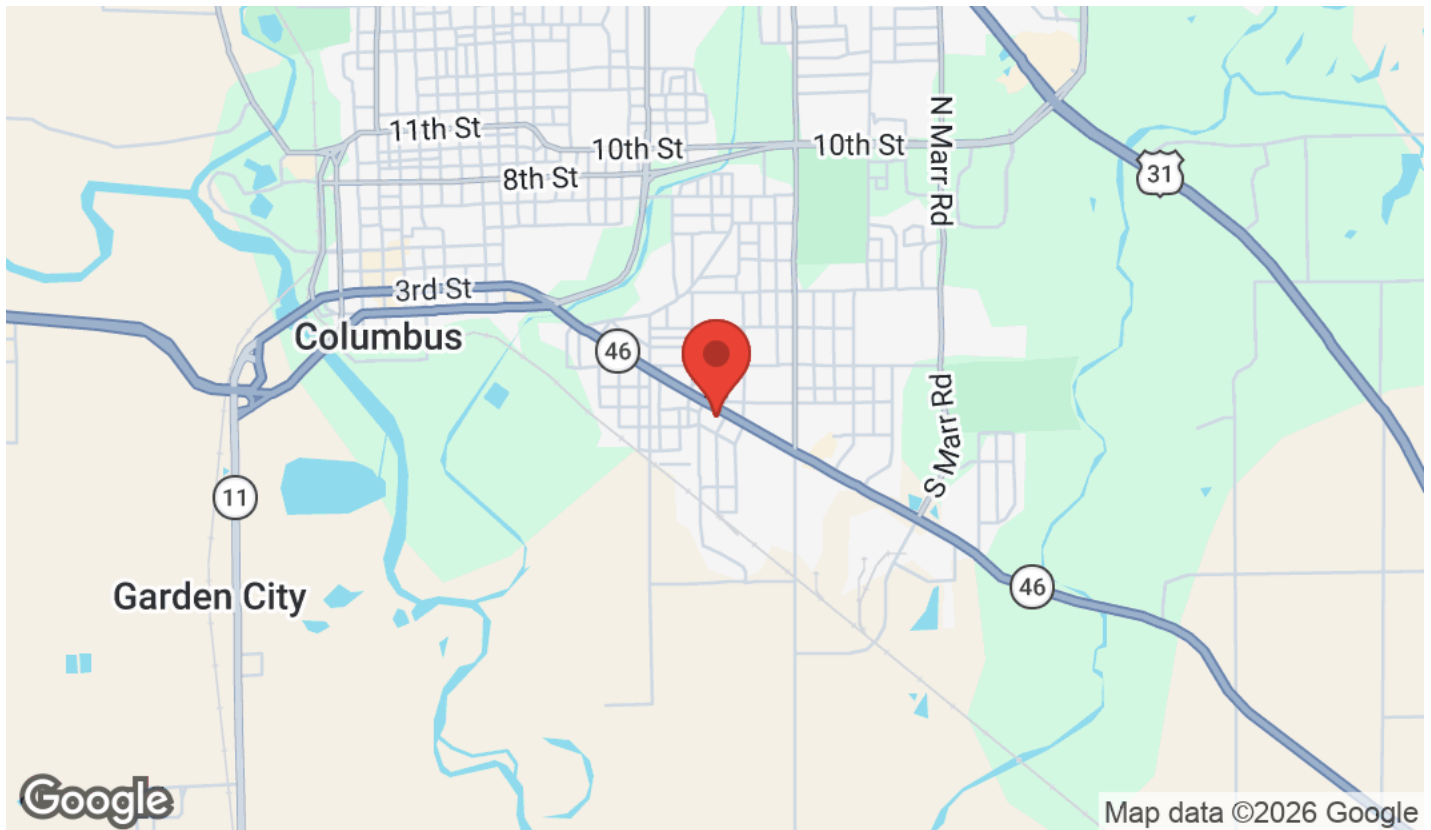


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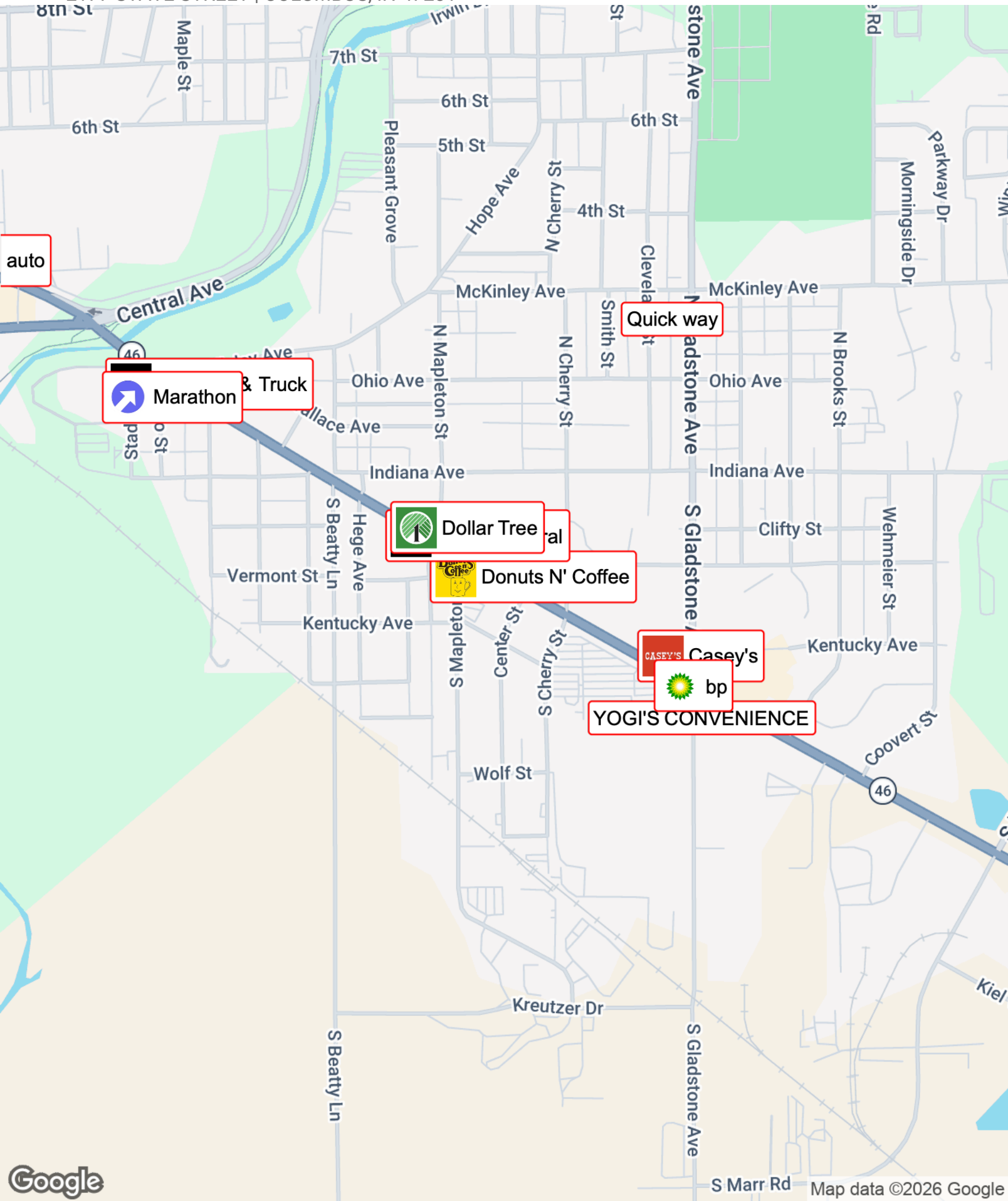
LOCATION MAPS

2177 STATE STREET | COLUMBUS, IN 47201



BUSINESS MAP

2177 STATE STREET | COLUMBUS, IN 47201



Marathon & Truck

Dollar Tree

Donuts N' Coffee

Casey's
bp

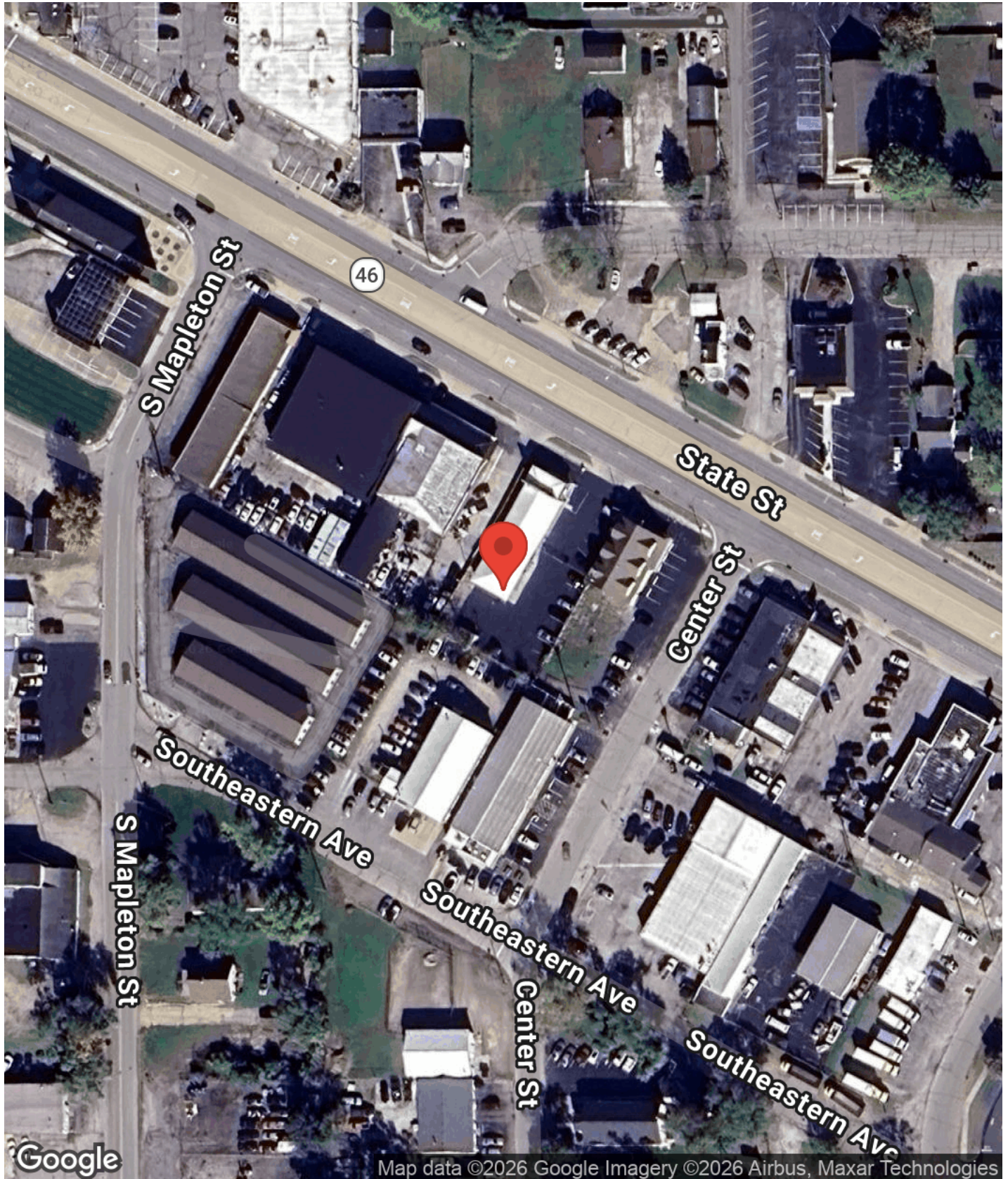
YOGI'S CONVENIENCE

Quick way

auto

AERIAL MAP

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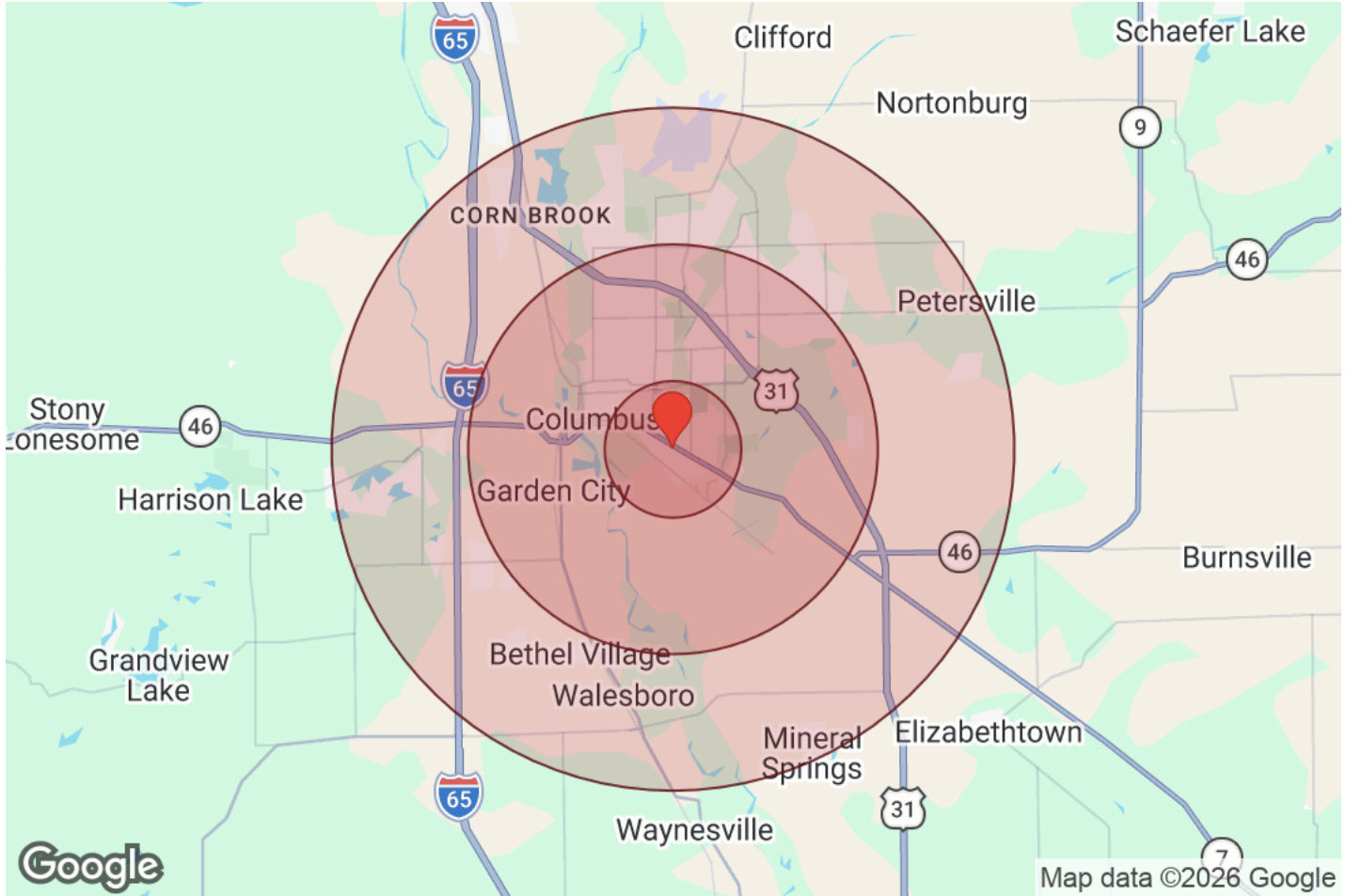


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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles	Age	1 Mile	3 Miles	5 Miles
Male	3,335	15,748	29,393	Ages 0 - 14	1,292	5,973	11,513
Female	3,233	15,689	29,060	Ages 15 - 24	838	4,167	7,586
Total Population	6,568	31,437	58,454	Ages 25 - 54	2,951	12,675	23,522
				Ages 55 - 64	650	3,328	6,061
				Ages 65+	836	5,294	9,772
Race / Ethnicity	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
White	4,577	23,842	43,262	Median	\$56,001	\$63,973	\$79,059
Black	277	1,286	2,098	Under \$15k	377	1,883	2,409
Am In/AK Nat	10	38	58	\$15k - \$25k	262	907	1,296
Hawaiian	2	9	23	\$25k - \$35k	240	1,029	1,469
Hispanic	757	3,084	5,840	\$35k - \$50k	403	1,566	2,233
Asian	788	2,446	5,863	\$50k - \$75k	559	2,505	3,985
Multiracial	150	704	1,274	\$75k - \$100k	510	1,826	3,151
Other	8	25	35	\$100k - \$150k	231	2,092	4,276
Housing	1 Mile	3 Miles	5 Miles	\$150k - \$200k	122	785	2,348
Total Units	3,032	14,472	25,220	Over \$200k	144	1,023	2,639
Occupied	2,851	13,616	23,805				
Owner Occupied	1,057	7,119	14,876				
Renter Occupied	1,794	6,497	8,929				
Vacant	181	856	1,414				

PROFESSIONAL BIO

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Kim is a dedicated professional commercial real estate broker, bringing over 15 years of comprehensive experience in real estate, financial services, and office management. With a strong foundation in transaction coordination, client relations, and operational efficiency, Kim is well-equipped to advise clients on commercial property transactions, market analysis, and investment opportunities.

Her past roles as a Real Estate Escrow Officer and Mortgage Loan Officer have honed her expertise in evaluating financial viability, building client relationships, managing complex transactions, ensuring compliance, and maintaining meticulous documentation—skills that are vital in the commercial real estate sector. Kim’s background includes coordinating real estate closings, verifying legal documents, and overseeing administrative processes, providing her with a solid understanding of real estate operations and legal considerations.

A proud graduate of the Kelley School of Business at Indiana University, she will always cheer on her Hoosiers!

Kim is committed to delivering exceptional service, strategic insights, and personalized solutions to clients seeking to buy, sell, or lease commercial properties. Her dedication to community engagement and professional development reflects her passion for fostering growth and building lasting client relationships in the real estate industry.

DISCLAIMER

2177 STATE STREET



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