



Amazing 3 Bay Garage

2177 STATE ST.

COLUMBUS, IN 47201

Price: \$2000 plus utilities

Breeden
COMMERCIAL

KIM ROCKER
kim@breedencommercial.com

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 14-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

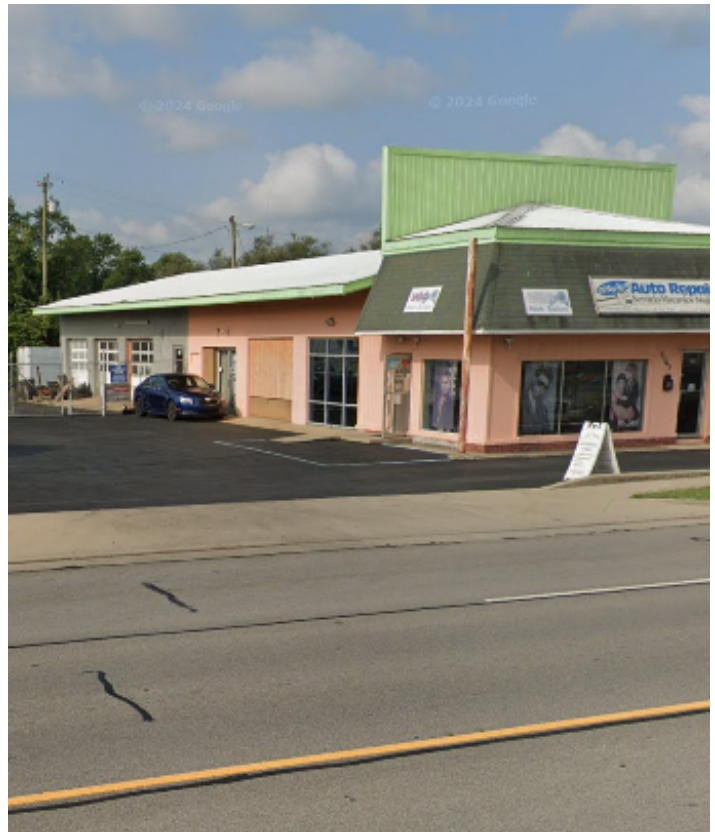
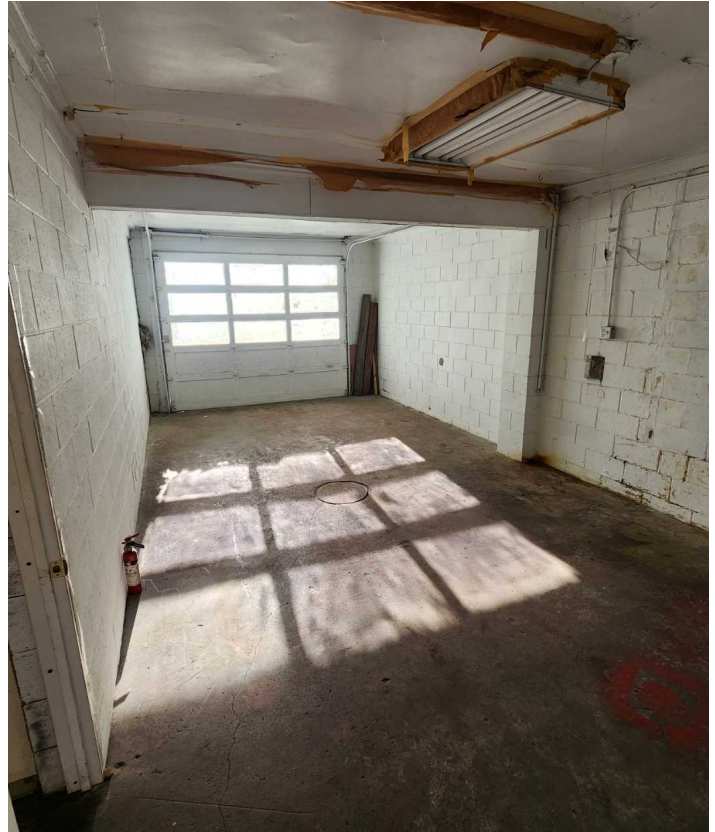
The property is located at 2177 State Street in Columbus, Indiana, positioned behind 2167 State Street. The location offers convenient connectivity to State Street, a well-traveled commercial corridor serving the Columbus market.

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

Breeden
COMMERCIAL



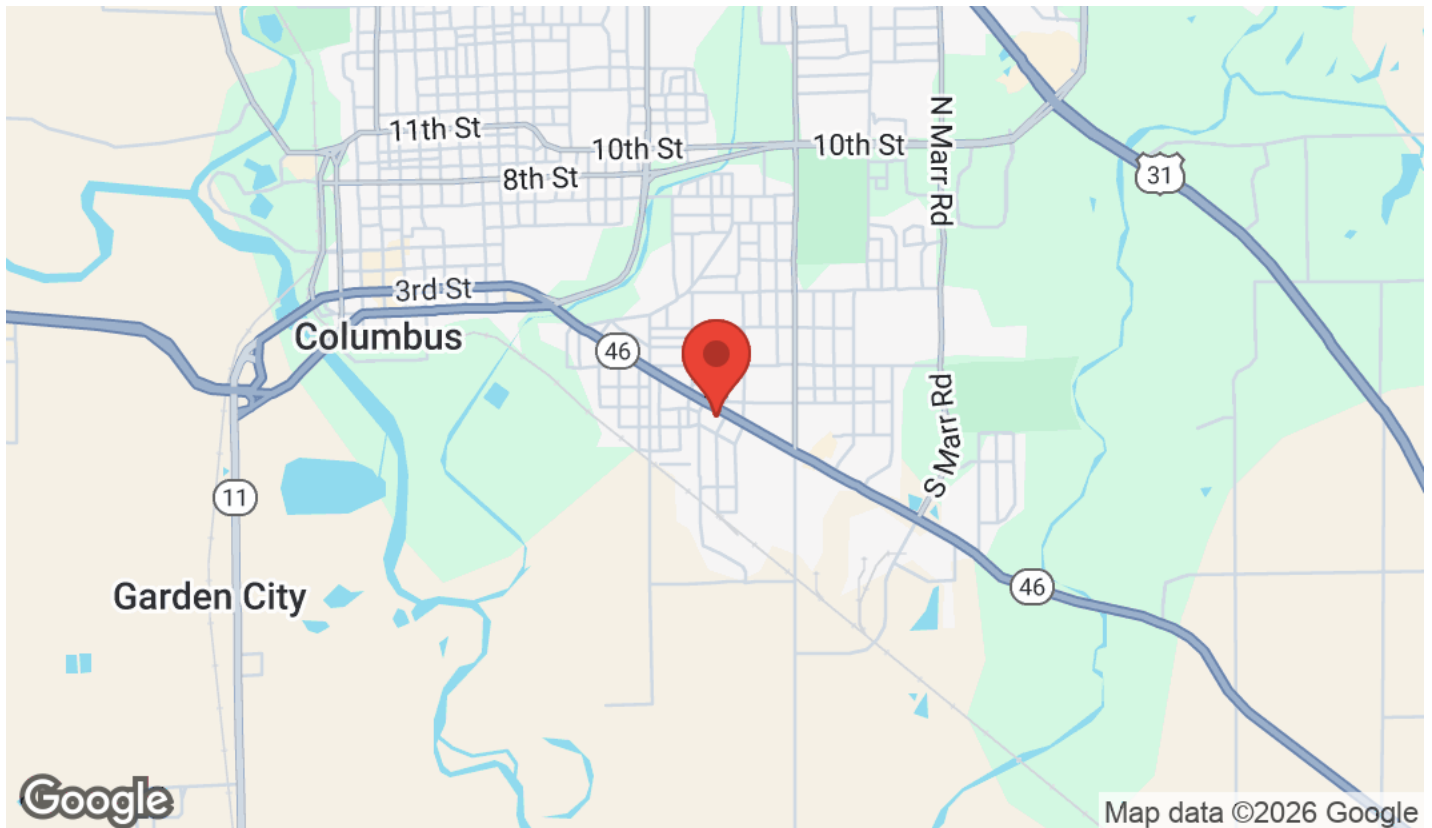
BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201

KIM ROCKER
C: (812) 343-4979
kim@breedencommercial.com

LOCATION MAPS

2177 STATE STREET | COLUMBUS, IN 47201

Breeden
COMMERCIAL

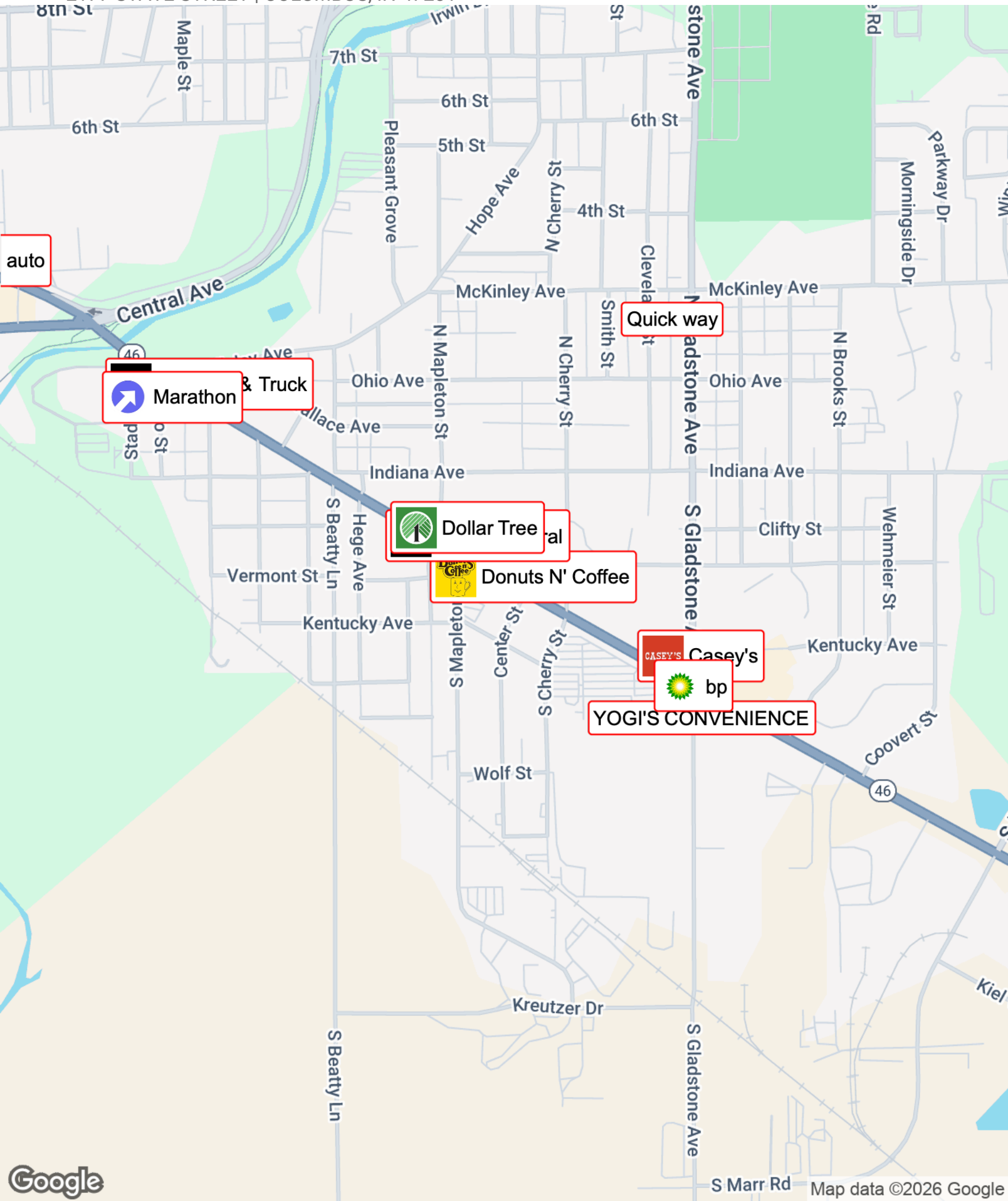


BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201

KIM ROCKER
C: (812) 343-4979
kim@breedencommercial.com

BUSINESS MAP

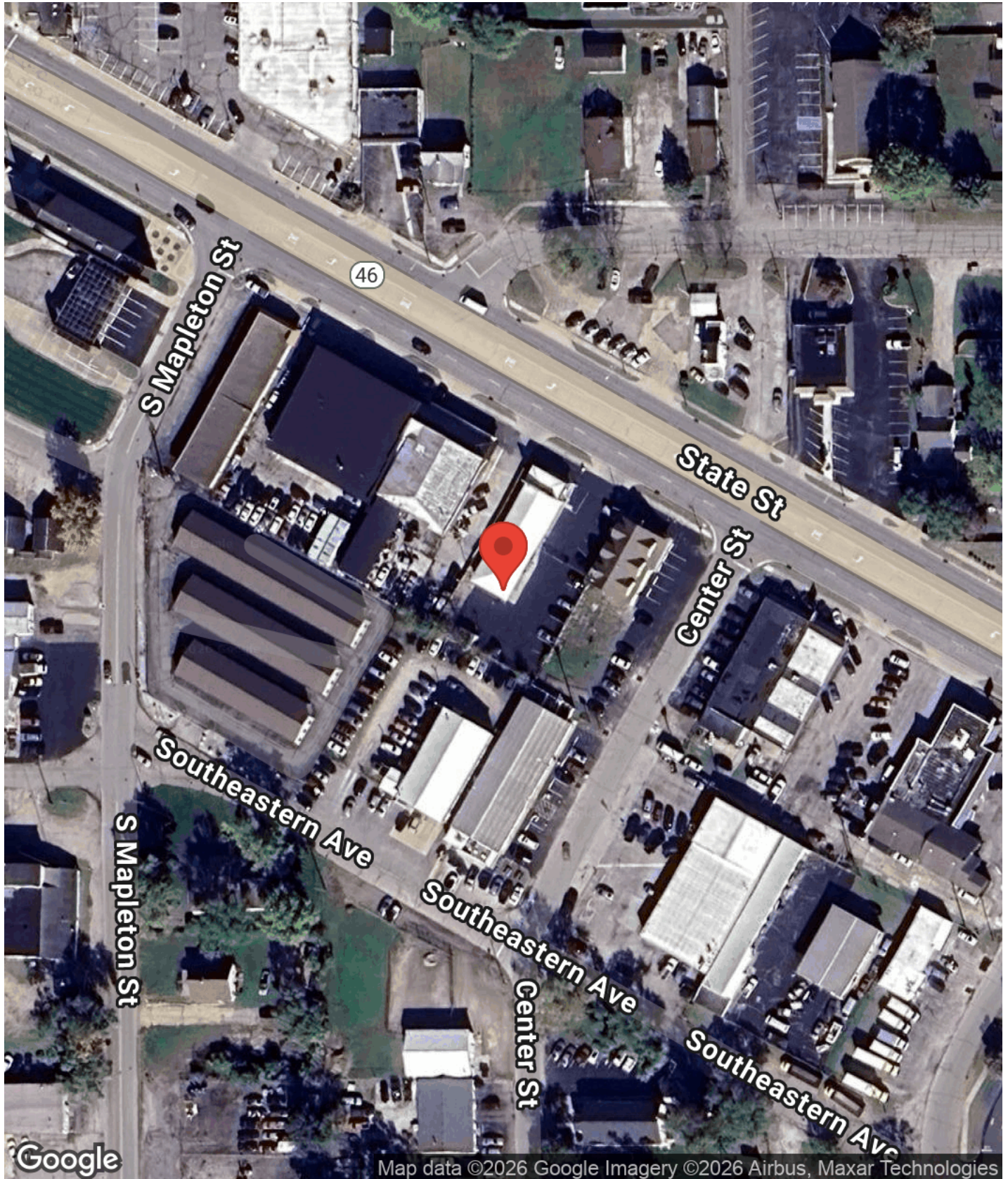
2177 STATE STREET | COLUMBUS, IN 47201



AERIAL MAP

2177 STATE STREET | COLUMBUS, IN 47201

Breeden
COMMERCIAL

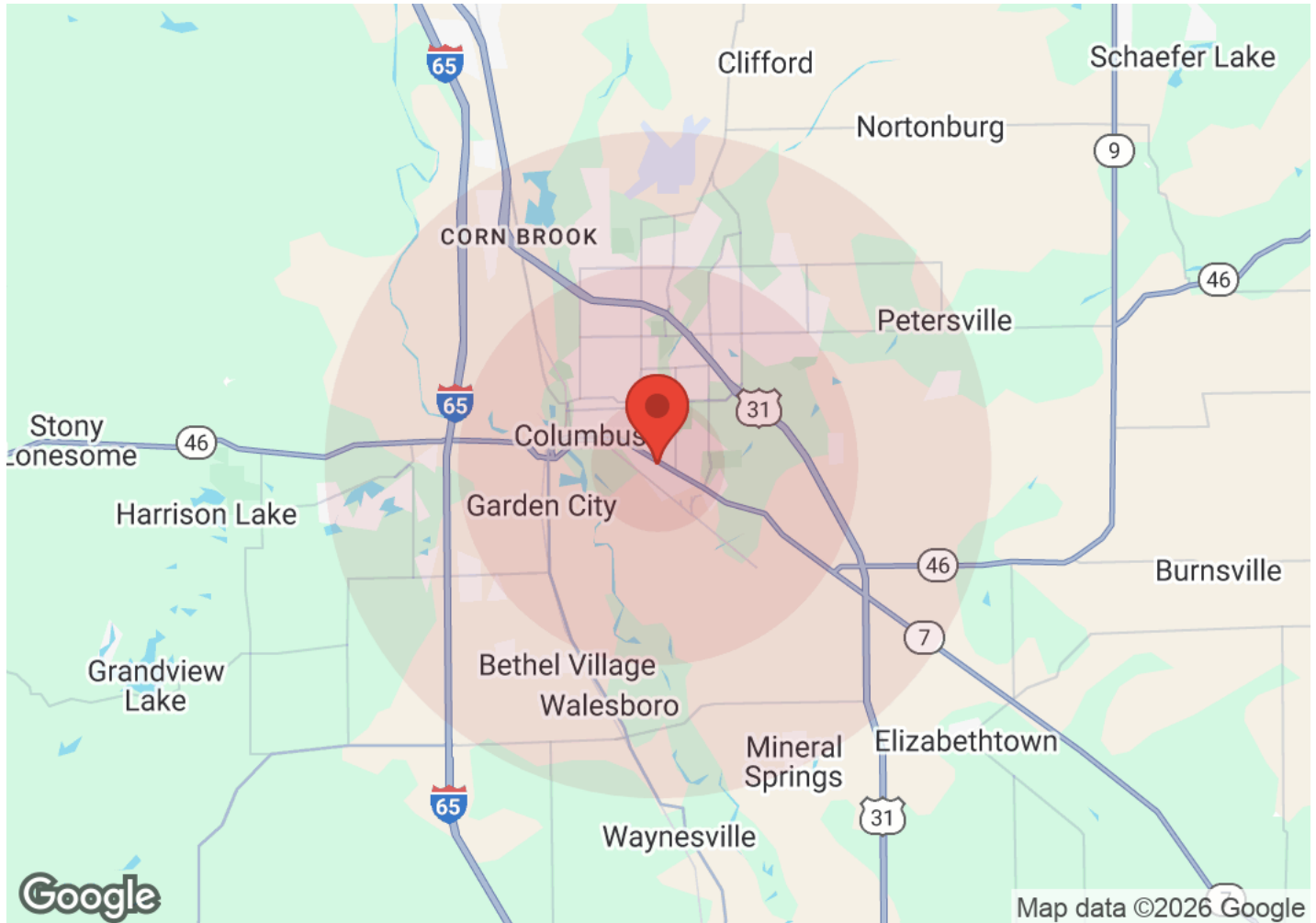


BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201

KIM ROCKER
C: (812) 343-4979
kim@breedencommercial.com

DEMOGRAPHICS

2177 STATE STREET | COLUMBUS, IN 47201



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,335	15,748	29,393	Median	\$56,001	\$63,973	\$79,059
Female	3,233	15,689	29,060	< \$15,000	377	1,883	2,409
Total Population	6,568	31,437	58,454	\$15,000-\$24,999	262	907	1,296
				\$25,000-\$34,999	240	1,029	1,469
				\$35,000-\$49,999	403	1,566	2,233
				\$50,000-\$74,999	559	2,505	3,985
				\$75,000-\$99,999	510	1,826	3,151
				\$100,000-\$149,999	231	2,092	4,276
				\$150,000-\$199,999	122	785	2,348
				> \$200,000	144	1,023	2,639
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,292	5,973	11,513	Total Units	3,032	14,472	25,220
Ages 15-24	838	4,167	7,586	Occupied	2,851	13,616	23,805
Ages 25-54	2,951	12,675	23,522	Owner Occupied	1,057	7,119	14,876
Ages 55-64	650	3,328	6,061	Renter Occupied	1,794	6,497	8,929
Ages 65+	836	5,294	9,772	Vacant	181	856	1,414
Race	1 Mile	3 Miles	5 Miles				
White	4,577	23,842	43,262				
Black	277	1,286	2,098				
Am In/AK Nat	10	38	58				
Hawaiian	2	9	23				
Hispanic	757	3,084	5,840				
Asian	788	2,446	5,863				
Multi-Racial	150	704	1,274				
Other	8	25	35				

PROFESSIONAL BIO

2177 STATE STREET | COLUMBUS, IN 47201

Breeden
COMMERCIAL

KIM ROCKER



Breeden Commercial
700 Washington Street
Columbus, IN 47201
C: (812) 343-4979
kim@breedencommercial.com

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



All materials and information received or derived from Breedden Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Breedden Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Breedden Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Breedden Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Breedden Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Breedden Commercial in compliance with all applicable fair housing and equal opportunity laws.

BREEDDEN COMMERCIAL

700 Washington Street
Columbus, IN 47201

PRESENTED BY:

KIM ROCKER

C: (812) 343-4979

kim@breedencommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.