

Amazing 3 Bay Garage

2177 STATE ST.

COLUMBUS, IN 47201

Price: \$2000 plus utilities

PROPERTY SUMMARY

2177 STATE STREET | COLUMBUS, IN 47201

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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

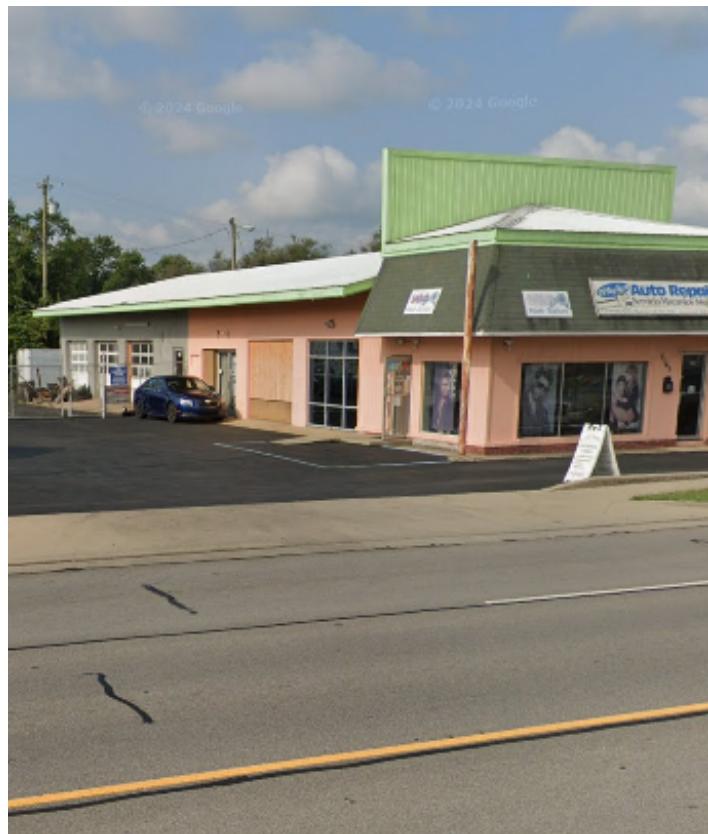
The property is located at 2177 State Street in Columbus, Indiana, positioned behind 2167 State Street. The location offers convenient connectivity to State Street, a well-traveled commercial corridor serving the Columbus market.

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

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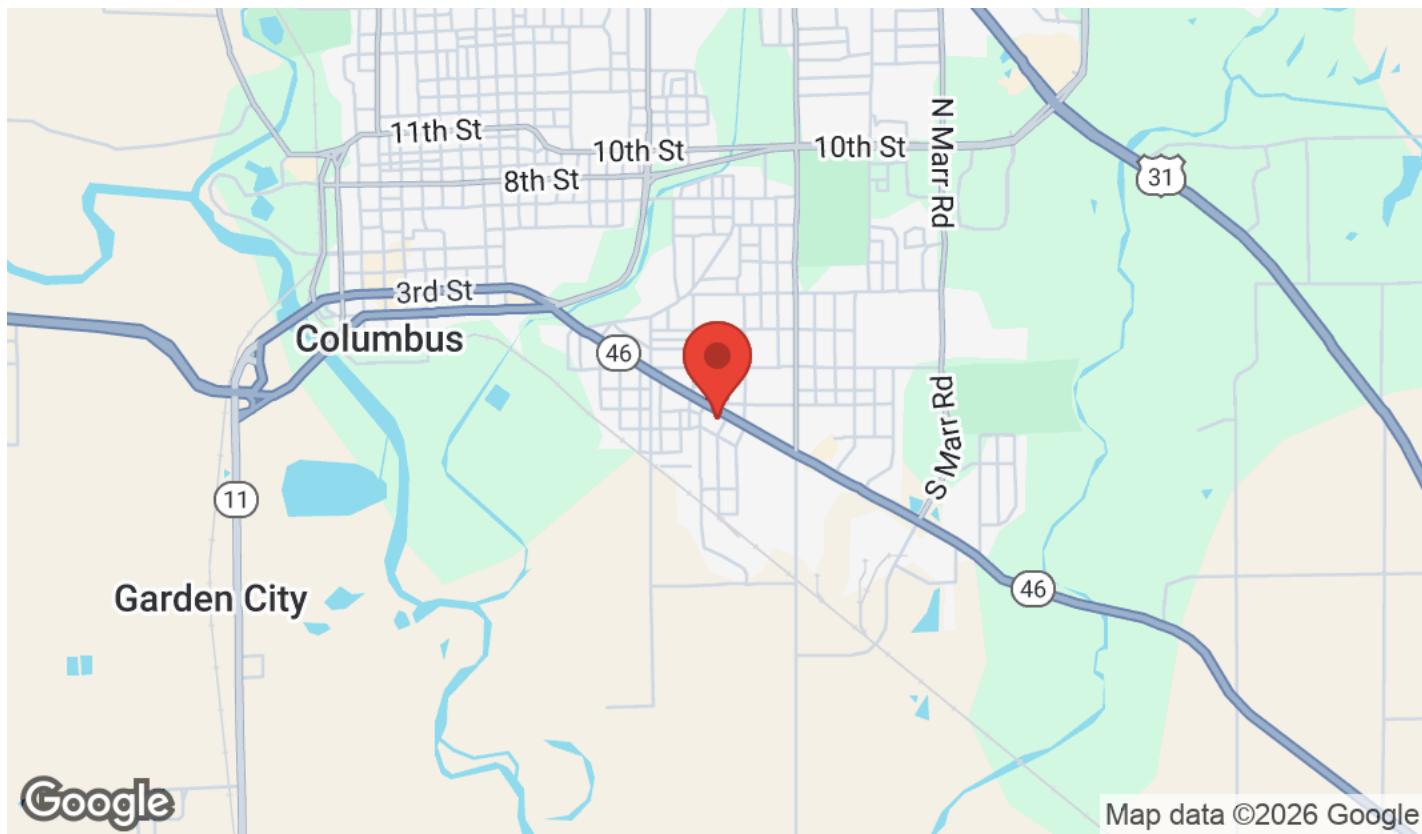
BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201

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

LOCATION MAPS

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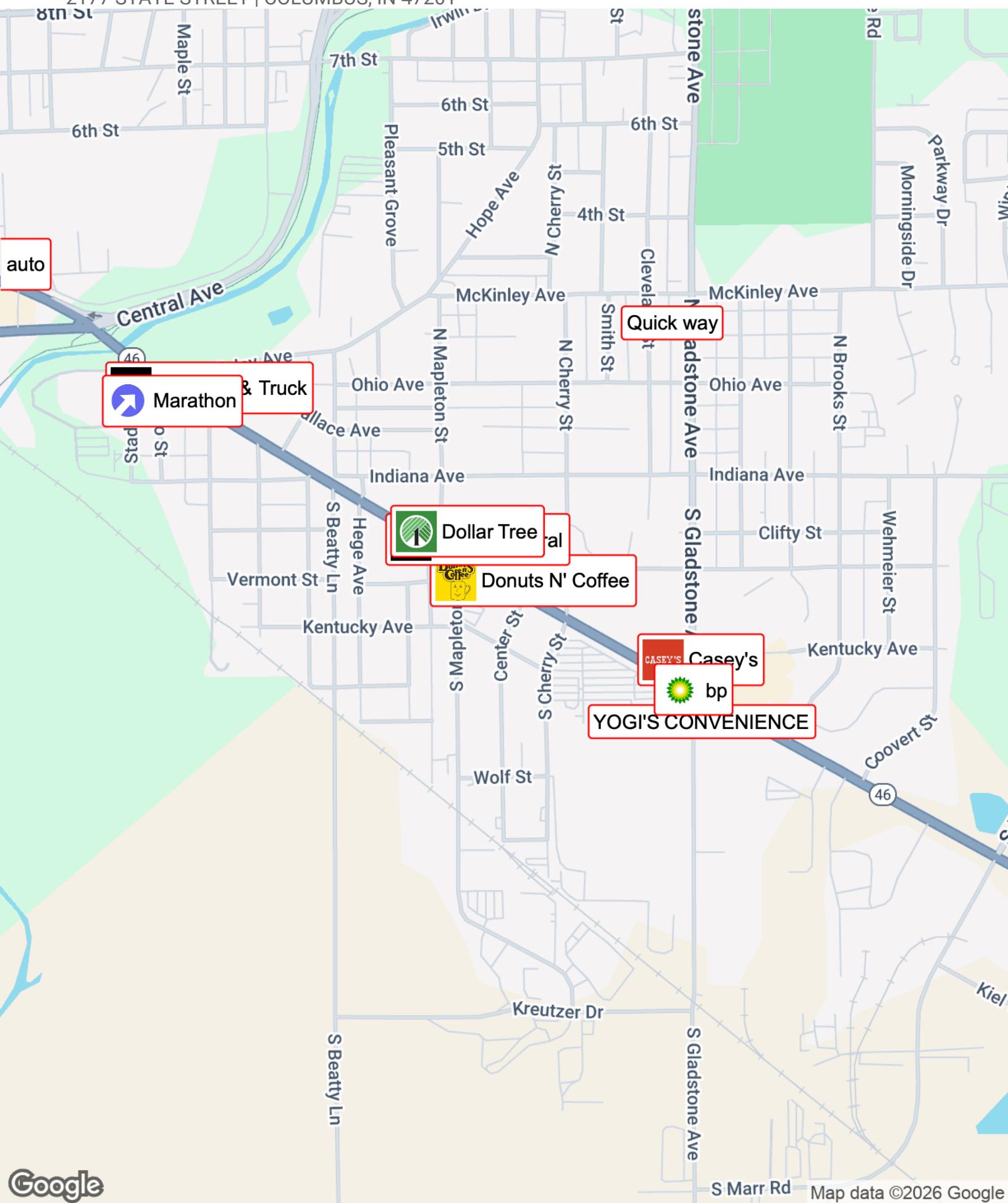


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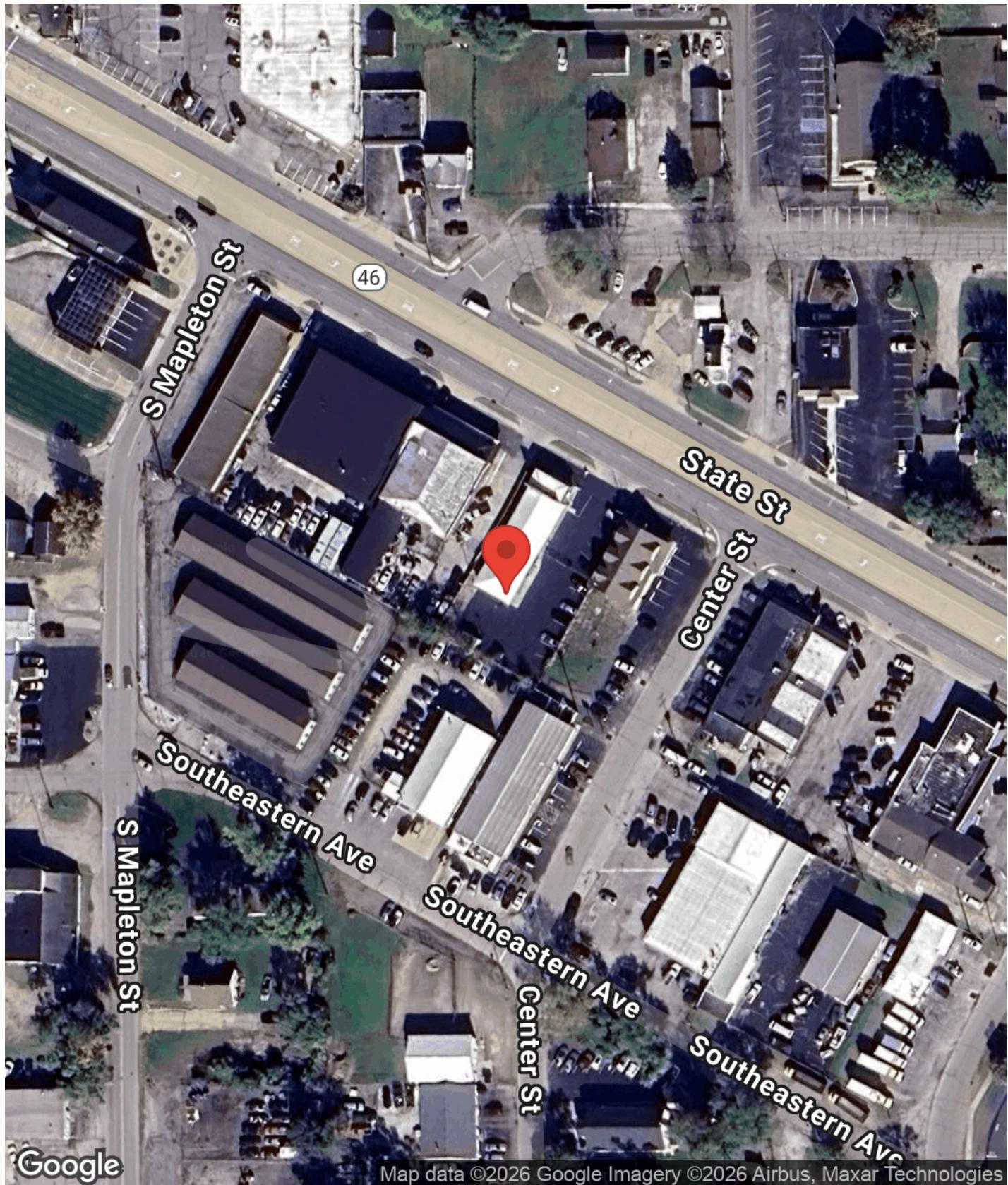
BUSINESS MAP

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AERIAL MAP

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Google

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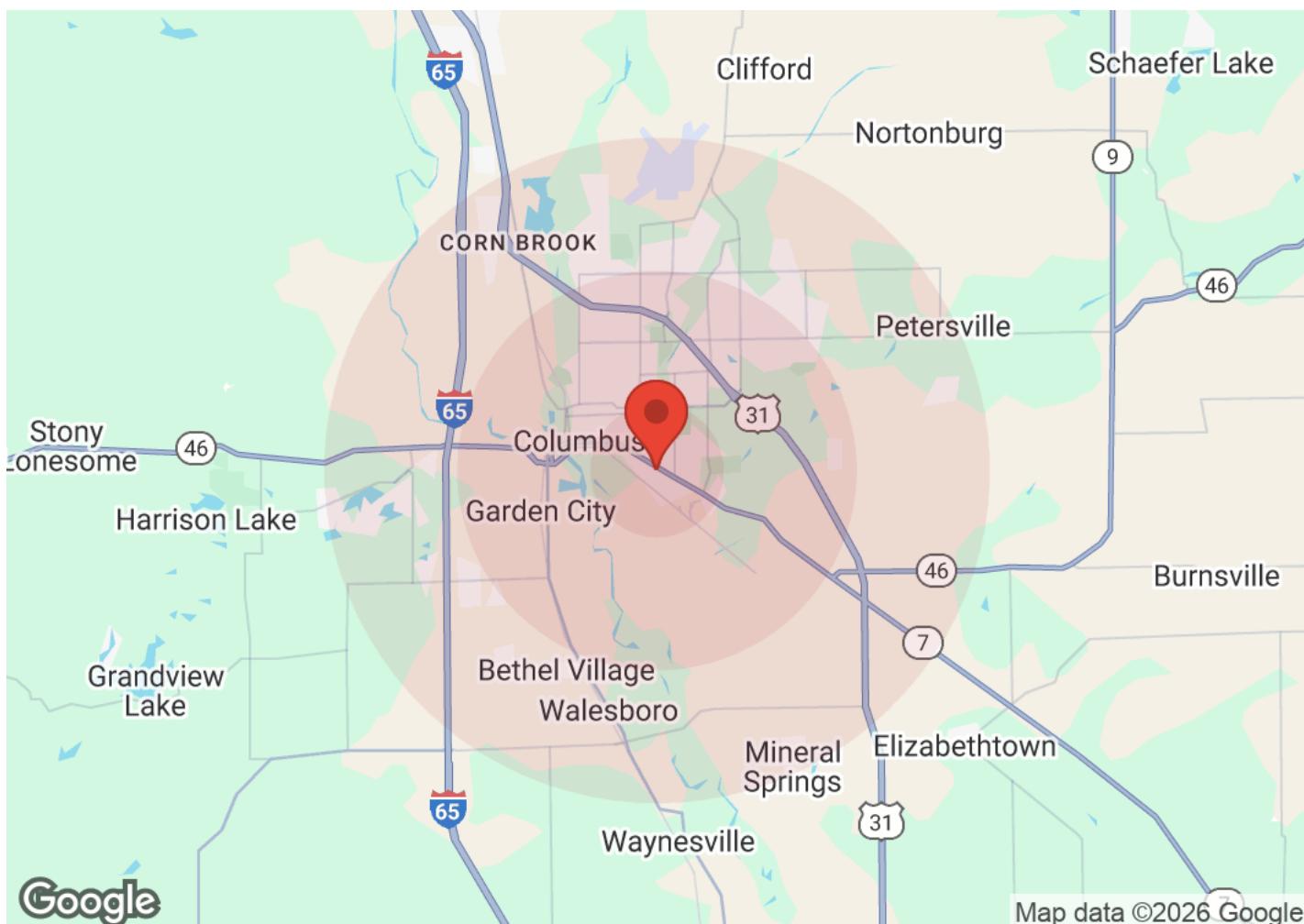
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DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,335	15,748	29,393
Female	3,233	15,689	29,060
Total Population	6,568	31,437	58,454

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,292	5,973	11,513
Ages 15-24	838	4,167	7,586
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	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

Income	1 Mile	3 Miles	5 Miles
Median	\$56,001	\$63,973	\$79,059
< \$15,000	377	1,883	2,409
\$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

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,032	14,472	25,220
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 ROCKER



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.

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kim@breedencolmercial.com

DISCLAIMER

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PRESENTED BY:

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