

DRIVE-THRU POTENTIAL

NATIONAL ROAD FRONTAGE

# FOR SALE

3065 N National Road

Columbus, IN 47203

Prime 1.13 Acre Retail Development Opportunity

**Breeden** COMMERCIAL



CORE AIR

TOP B CAR WASH

EXIT

OPENING 12/11  
15.000.000.000

## PROPERTY OVERVIEW

**High-visibility 1.13-acre commercial site located along the National Road (US-31) corridor in Columbus, Indiana.** Positioned along one of Columbus' primary regional arteries with over 21,000 vehicles per day, the property offers strong frontage, flexible CR zoning, and immediate redevelopment potential.

The site is ideally suited for QSR, drive-thru retail, bank, medical, or service-oriented users seeking exposure along one of Columbus' most traveled commercial corridors.

\$1,590,000

Asking Price

1.133 Ac

Total Acreage

6,390 SF

Building Size

\$10,948/yr

Annual Property Tax

±123 Feet

National Road Frontage

### Property

3065 N National Road, Columbus, IN 47203

Parcel: 03-96-18-120-000.400-005

Legal: Lot C - N/2 NE/4

### Zoning & Flood

CR (Commercial Regional)

Not located within a federally designated floodplain | Not within a Historic District

### Sale Terms

Sale includes all real estate, buildings, and permanent improvements and fixtures attached to the property.

# Location Context: Columbus, Indiana

## Strategic Location— National Road Corridor

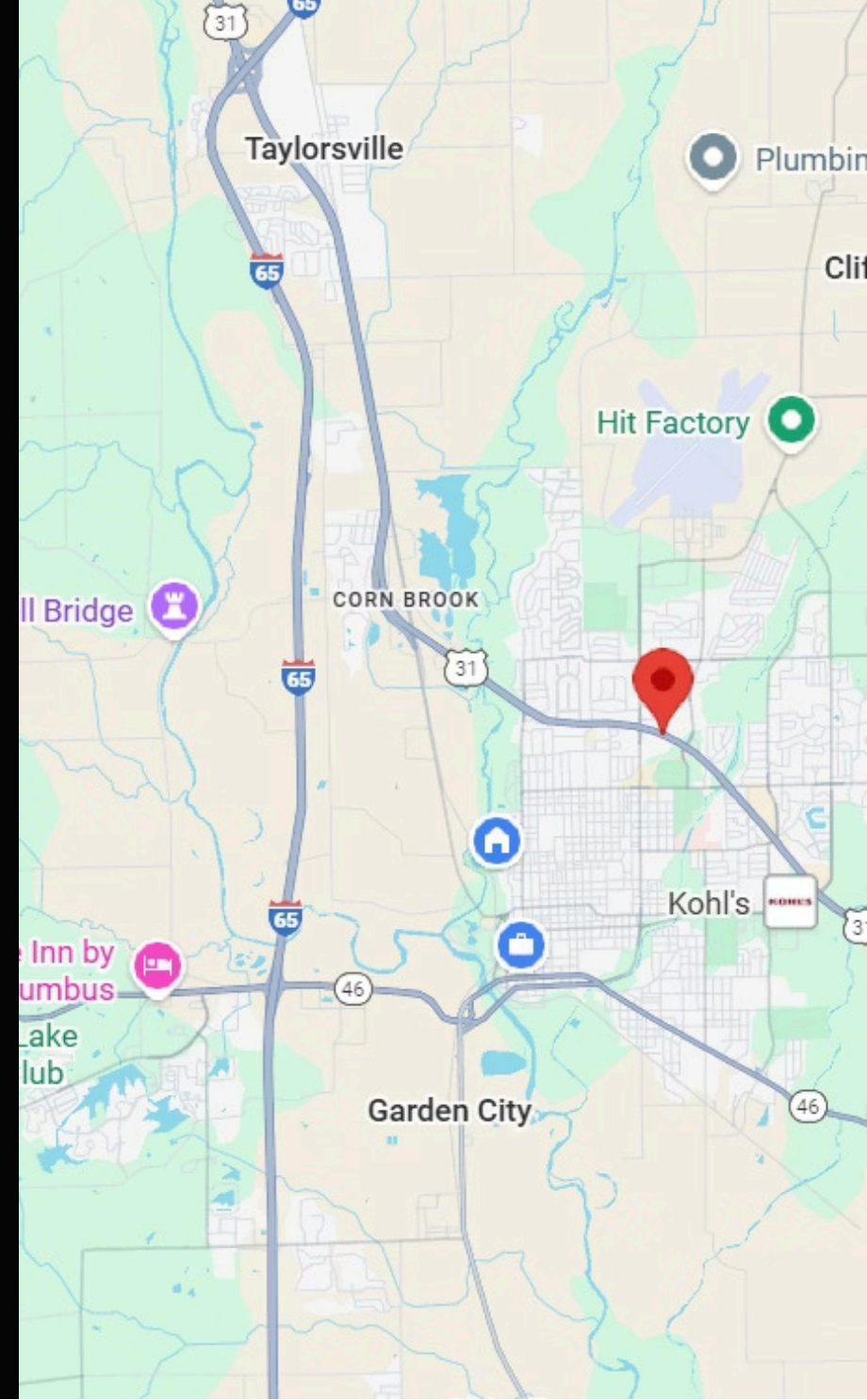
Situated on National Road (US-31), one of Columbus' primary commercial corridors, the property benefits from strong daily traffic counts, established retail adjacency, and convenient interstate access.

## Interstate Connectivity

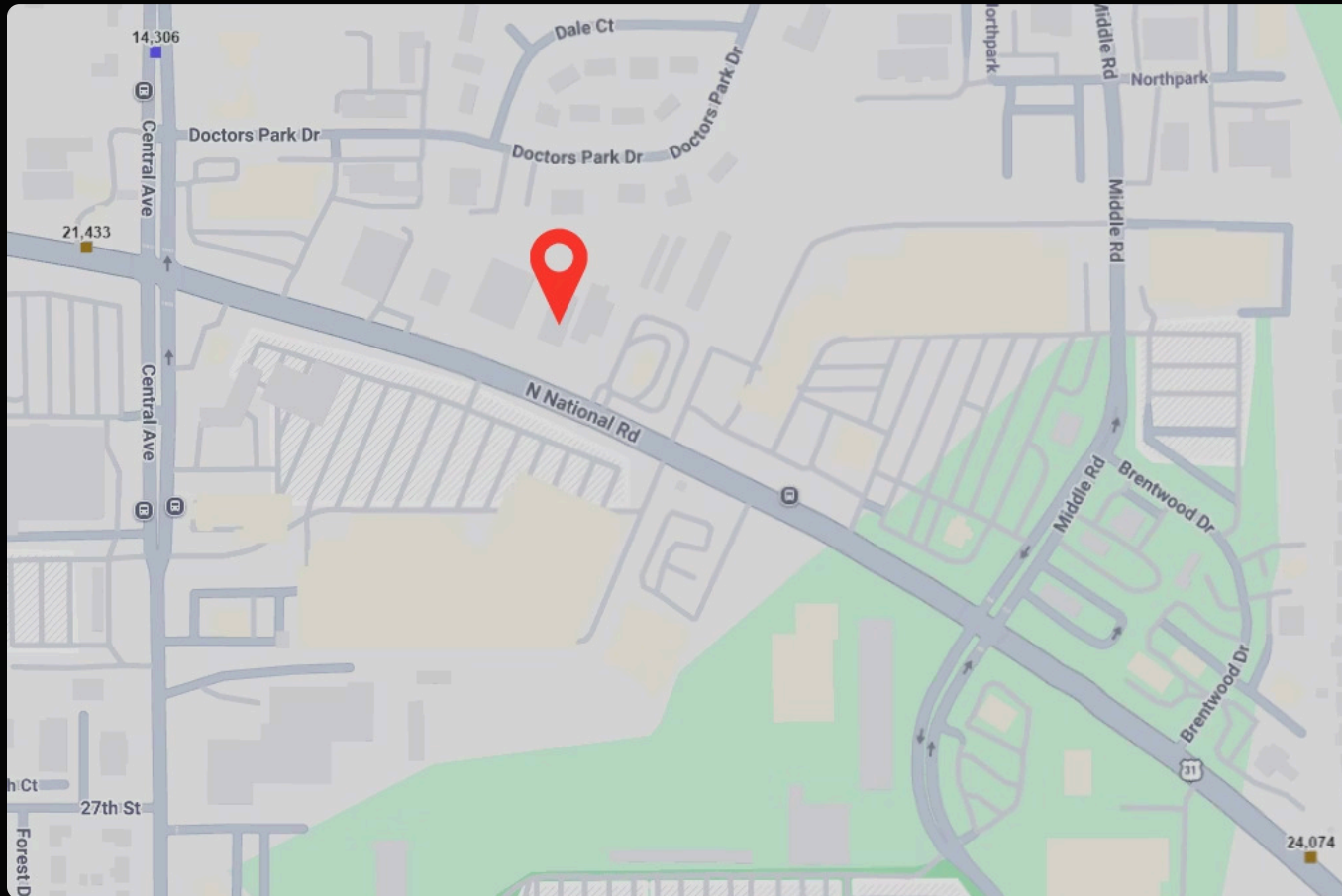
Less than 5 miles to I-65 providing direct regional access to Indianapolis, Louisville, and major Midwest distribution routes.

## Established Commercial Environment

Surrounded by retail, service, and industrial operators supporting consistent daily traffic and long-term corridor stability.



# Traffic Counts — National Road Corridor



## Traffic Data

21,433

N National Rd (at Central Ave)

14,306

N National Rd (west segment)

24,074

US-31 / Lucas Way intersection

4,506

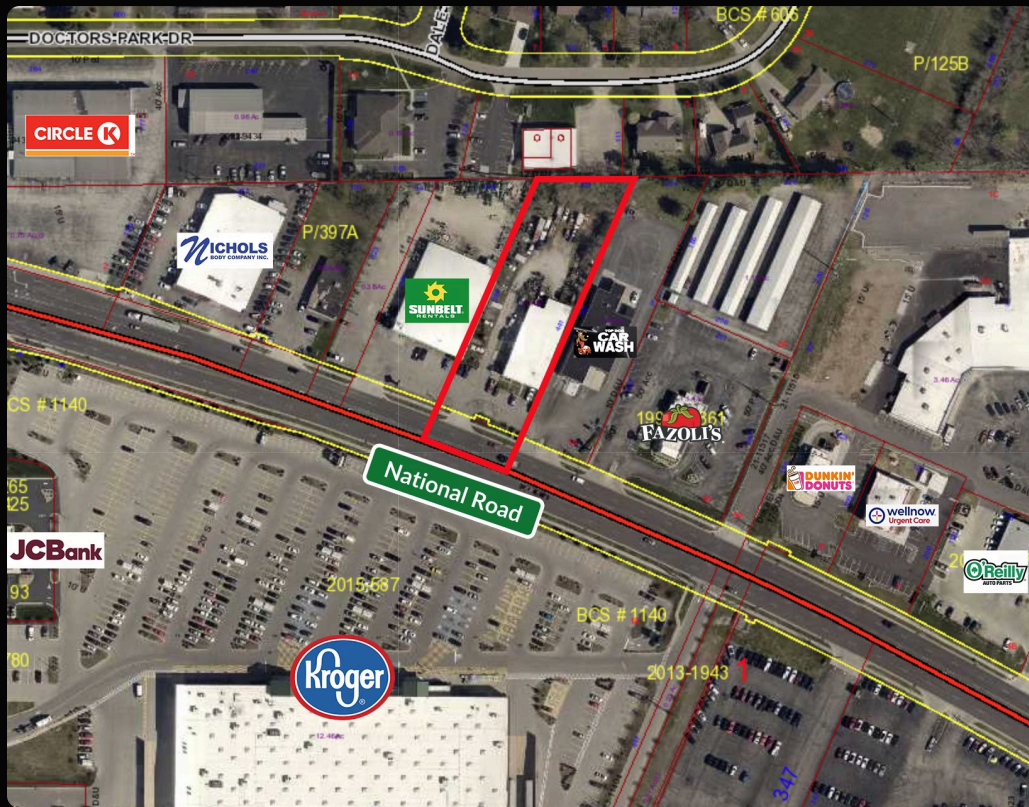
Middle Rd / Hwy junction

**Over 21,000 vehicles per day directly along the property frontage.**

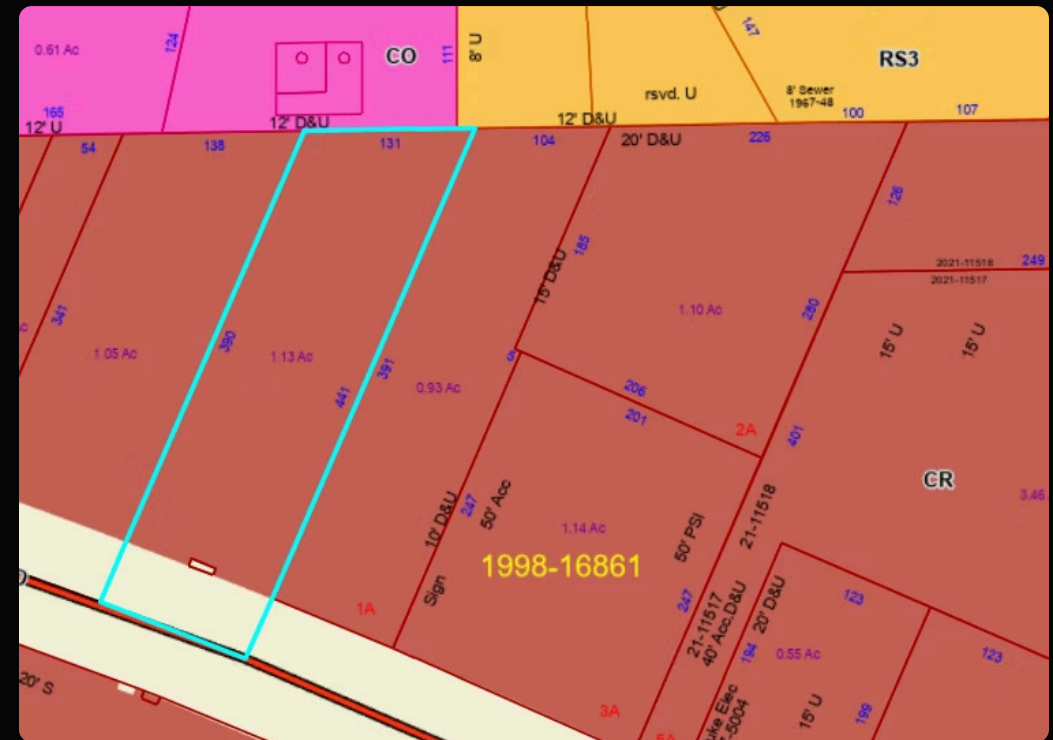
Strong traffic patterns support drive-thru, quick-service, medical, and high-visibility retail users.

Source: Indiana DOT traffic count data. Counts reflect average daily traffic (ADT) volumes near 3065 National Road, Columbus, IN.

# Site Layout & Zoning



Aerial view – property with surrounding retailers (Kroger, Circle K, Fazoli's, Dunkin')



Zoning map – CR (Commercial Regional)

## Zoning Classification

CR (Commercial Regional) – No Flood designation. Adjacent zones include CO (Commercial Office) and RS3 (Residential).  
Legal description: Lot C - N/2 NE/4.

## Site Characteristics

- ±123 Feet of National Road Frontage
- 6,390 SF Existing Structure
- Flat Topography
- Direct Access from National Road
- Not Located in a Federally Designated Floodplain
- 1.13 Acres

REDEVELOPMENT OPPORTUNITY

# Redevelopment Potential



Ideal for :

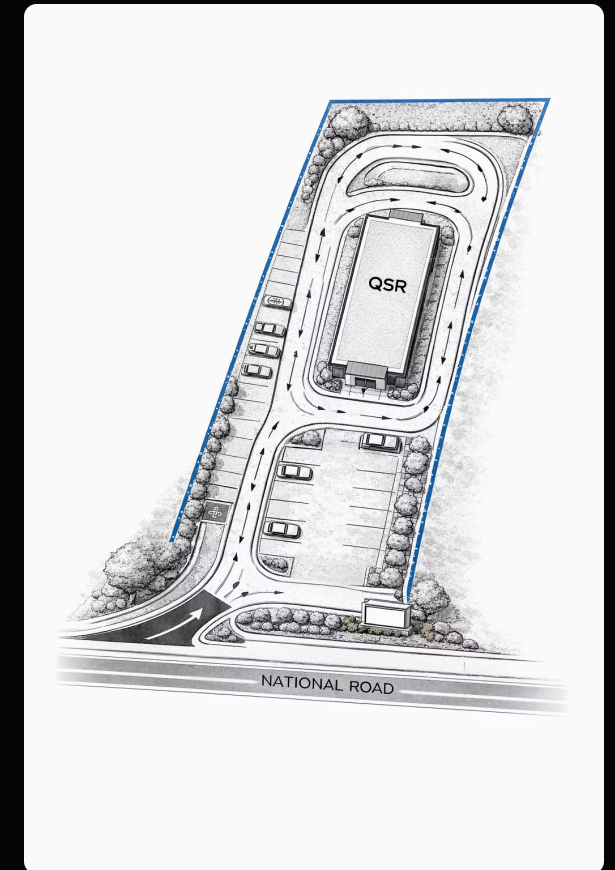
Quick Service Restaurant  
(QSR)

Bank Branch

Drive through Retail

Service Retail

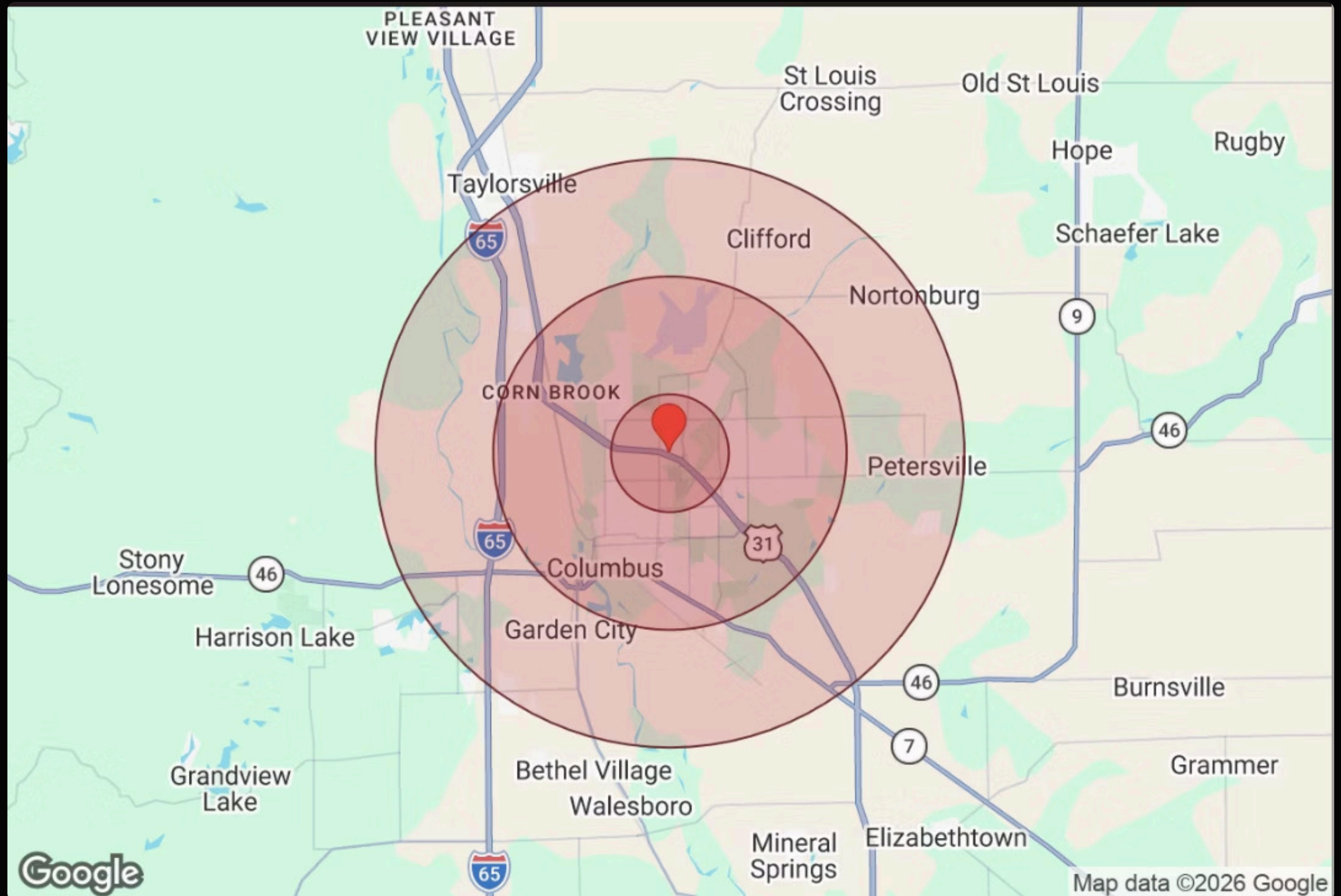
Conceptual Site Plan



Illustrative site plan — QSR with  
drive-thru on National Road frontage

# Trade Area Overview

The property is centrally positioned within Columbus' primary retail and commuter corridor, drawing from a dense and stable residential base. Columbus serves as a regional employment hub for Bartholomew County, anchored by major manufacturing and healthcare employers.



## Population Base

- 42,970 residents within 3 miles
- 56,274 residents within 5 miles
- 8,735 residents within 1 mile

*Strong surrounding residential density supports daily retail and service demand.*

## Income Profile

- \$69,286 median household income within 3 miles
- \$74,728 median household income within 5 miles

*A balanced income distribution supports quick-service restaurant, drive-thru, medical, and service-oriented retail users.*

## Housing Stability

- 17,971 occupied housing units within 3 miles
- 22,983 occupied housing units within 5 miles
- Strong owner-occupied base supporting long-term trade area stability

## Age Distribution

Well-balanced age demographics with strong working-age population:

- 16,608 residents ages 25–54 within 3 miles
- 22,333 residents ages 25–54 within 5 miles

*This core consumer demographic supports food service, financial services, and healthcare users.*

NEXT STEPS

# Schedule Your Showing Today

## **Breeden**COMMERCIAL

### Property Information

Address: 3065 N National Road, Columbus, IN 47203

Parcel Number: 03-96-18-120-000.400-005

Zoning: CR (Commercial Regional)

Building Size: 6,390 SF

Lot Size: 1.13 acres

Year Built: 1951

### Contact Information

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Breeden Commercial

**[www.breedencommercial.com](http://www.breedencommercial.com)**

 Property available for immediate showing. Contact listing broker to schedule your tour.