

# Retail or Self-Storage Commercial Community Zoned Development Opportunity



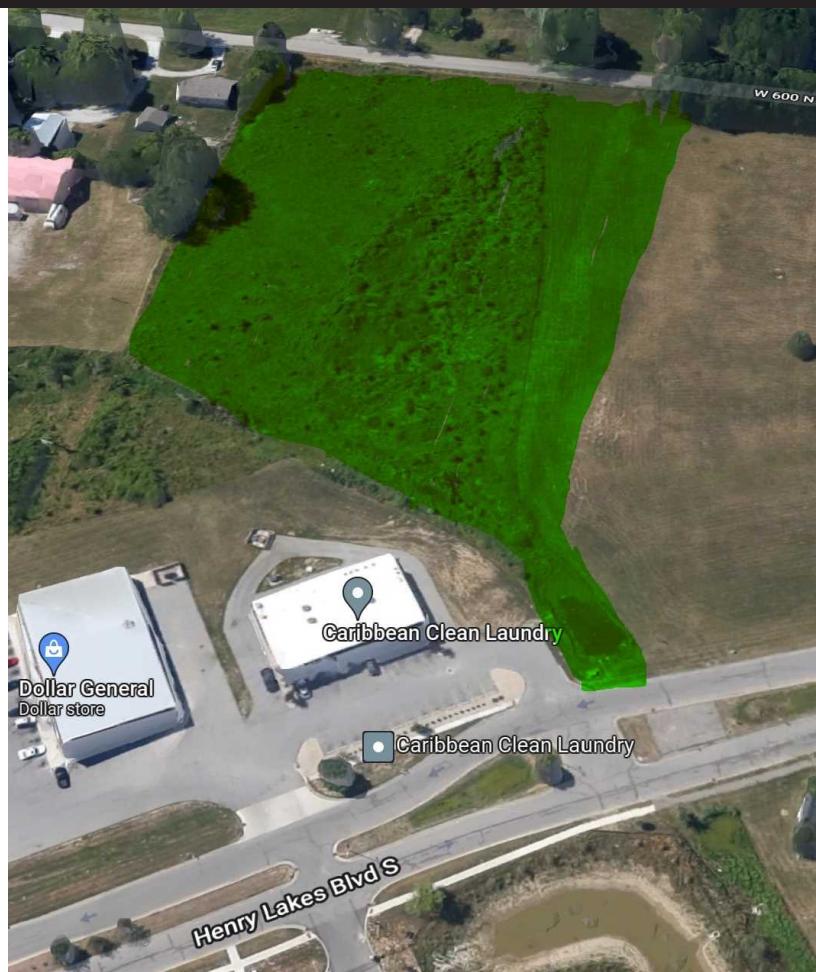
COLUMBUS, IN 47201

**Breeden**  
COMMERCIAL

PRICE: \$399,000

# PROPERTY PHOTOS

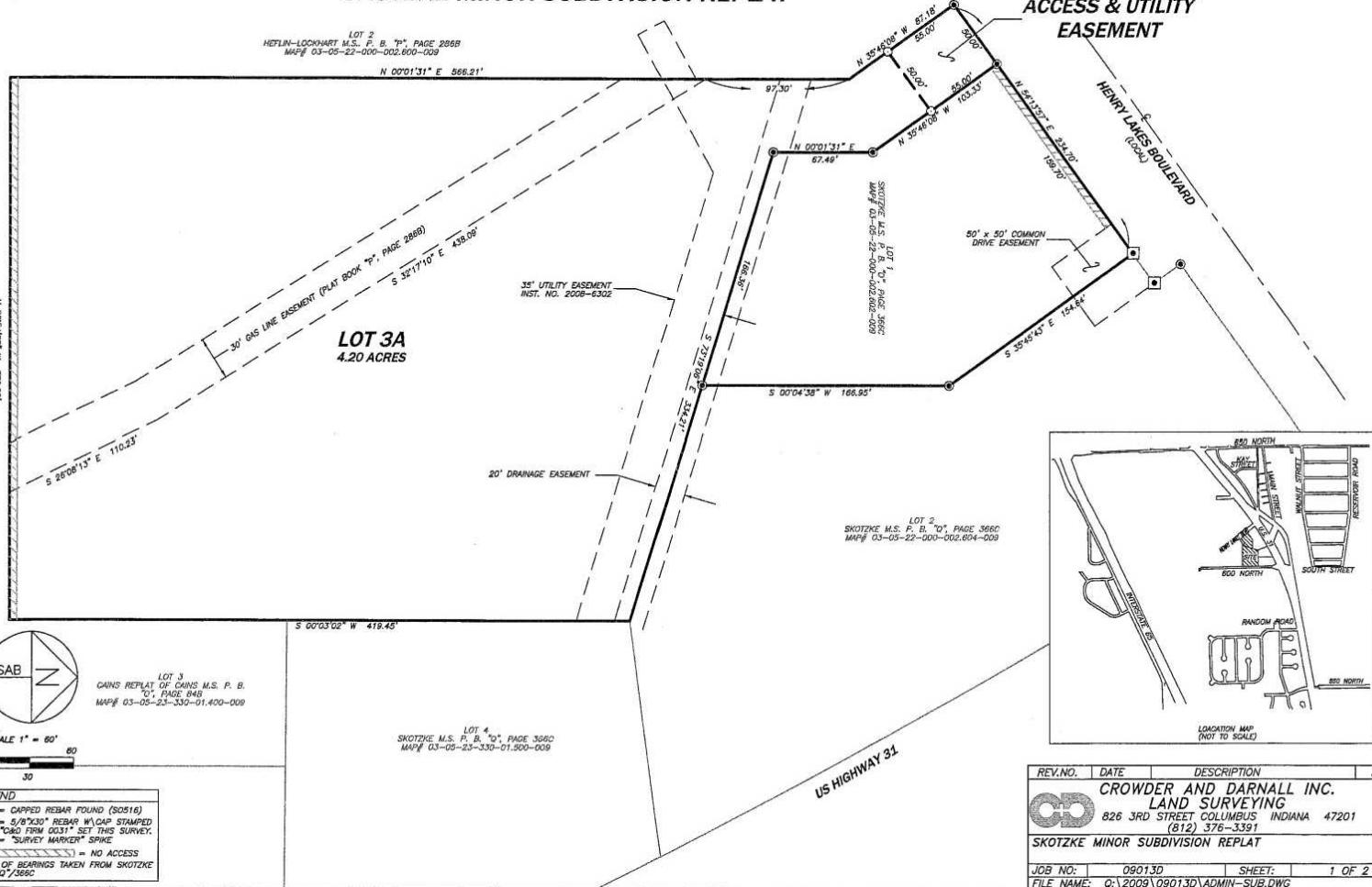
2401 Henry Lakes Boulevard South | Columbus, IN 47201



## SKOTZKE MINOR SUBDIVISION REPLAT

HEFLIN-LOCKHART M.S. P. B. "P" PAGE 286B  
MAP# 03-05-22-000-002-600-009

N 0001'31" E 866.21"



## PROPERTY SUMMARY

2401 Henry Lakes Blvd

2401 Henry Lakes Boulevard South | Columbus, IN 47201



### Property Overview

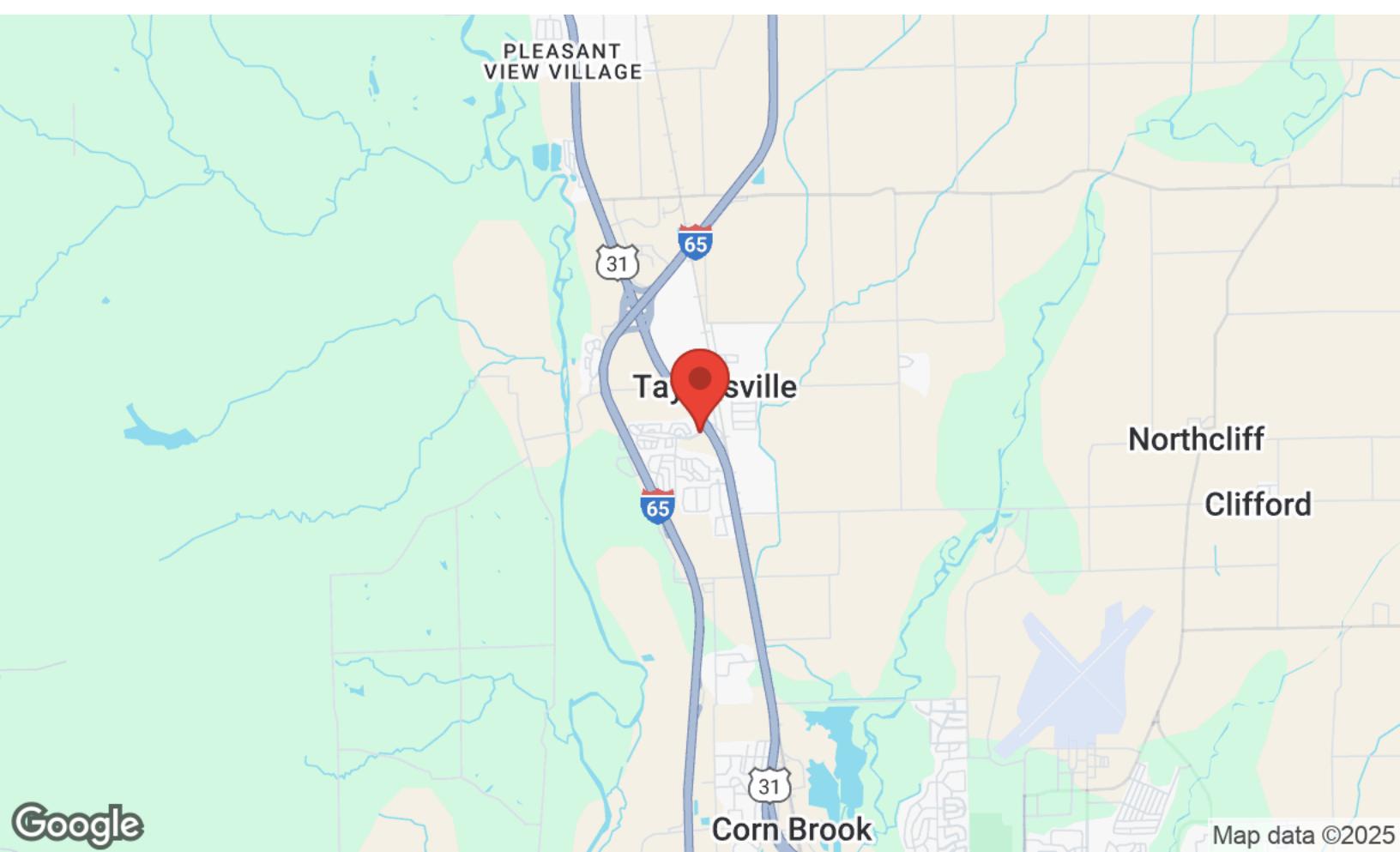
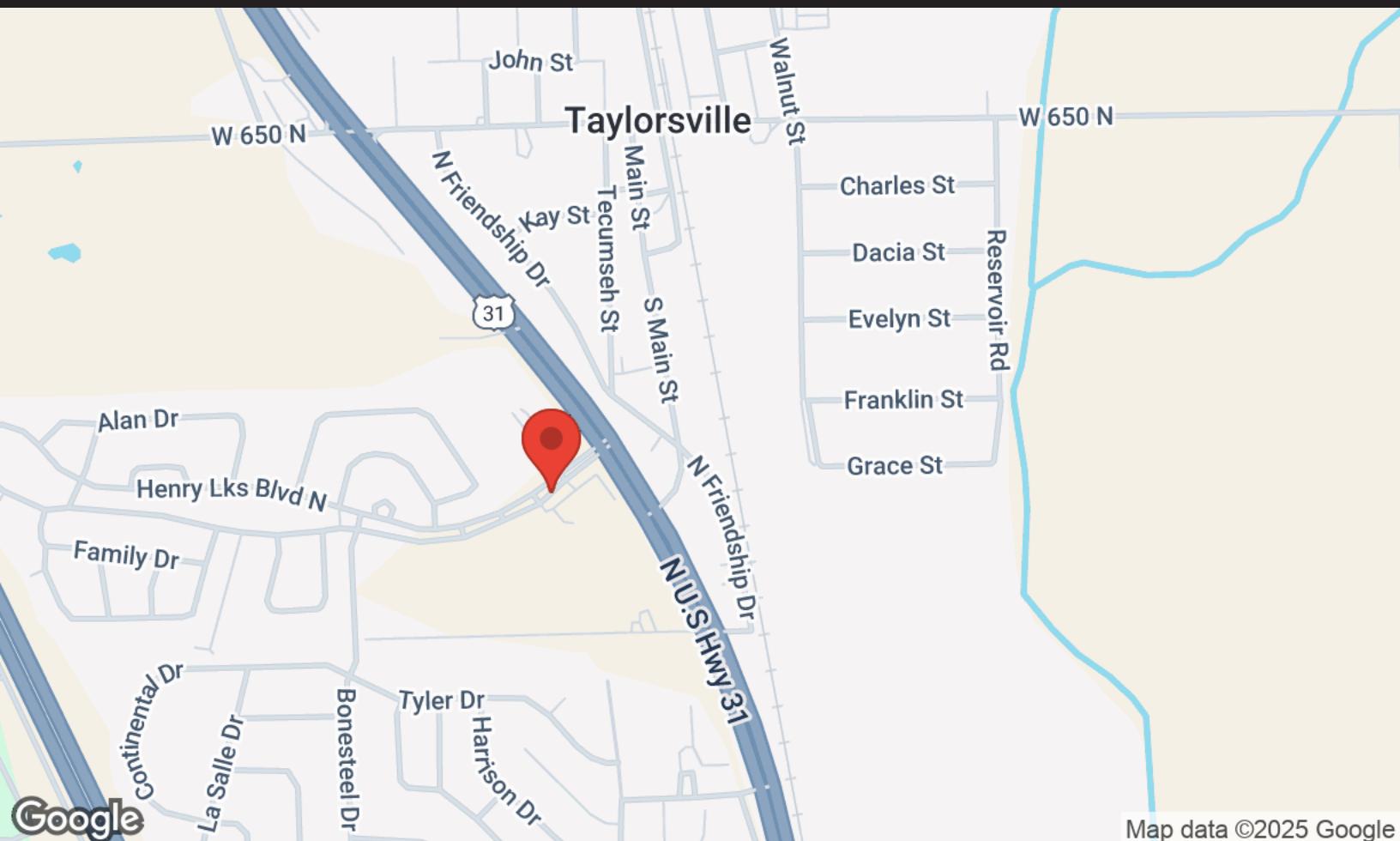
This 4.2-acre parcel, zoned Community Commercial, presents an outstanding development opportunity in a high-growth corridor. Strategically positioned just 2 miles south of Indiana Premium Outlets and I-65 and 5 miles north of Columbus, IN, the site offers excellent access and visibility.

Surrounded by residential developments, including apartments and mobile home communities, the property is ideally suited for retail, self-storage, or other commercial uses that cater to the growing local demand. Its location along a well-traveled route enhances customer traffic potential, making it a prime investment opportunity.

## LOCATION MAPS

2401 Henry Lakes Blvd

2401 Henry Lakes Boulevard South | Columbus, IN 47201



## PROFESSIONAL BIO

2401 Henry Lakes Blvd  
2401 Henry Lakes Boulevard South | Columbus, IN 47201



### RYAN BRAND

Broker

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Breeden Commercial

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Ryan is a native to Columbus Indiana and its wonderful culture and architecture. After the sale of their family owned building material business, Ryan spent the next 5 years developing new markets both regionally and nationally for one of the largest contingent staffing agencies in the country. Looking for a fresh start and a return to serve clients in his home of Columbus, Ryan completed his real estate course work, licensing and joined the Breeden Commercial team.

Ryan has a long history of commitment to his community and giving back. Ryan served on the Columbus City Council from 2012 through 2015. During this time Ryan held positions on the Columbus Plan Commission, Columbus Area Arts Council, and the Columbus Parks Board. Ryan understands the importance of clear communication, transparency and negotiating. He applies these principles to every transaction.

Believing that every client and property is unique, Ryan spends time building relationships and learning the details of each piece of real estate. Ryan utilizes a wide variety of marketing and research tools for his clients to build a strategy for success. His understanding of the Columbus market and strong network of community leaders and business owners positions him to make great connections for his clients.

# DISCLAIMER

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