

# CLOVER CENTER

2405 Beam Road - Columbus, IN 47203



MIDLAND ATLANTIC  
PROPERTIES



## PROPERTY OVERVIEW

Clover Center is Located in Columbus, Indiana Adjacent to the Columbus Center, a Power center anchored by Target, TJ Maxx, Ulta, Office Max, Five Below and Panera Bread.

## PROPERTY HIGHLIGHTS

- 35,400 SF Anchor Space Available with 18 Foot Ceiling Height
- 1,063, 1,161 & 1,368 Square Feet Available
- Office / Retail Space with Visibility from National Road and 25th Street
- Take Advantage of the High Foot Traffic Generated by Anchor Tenant, Planet Fitness
- Center Offers Direct Access from 25th Street and Beam Road with Secondary Access via Marr Road and US 31

## DEMOGRAPHICS 5 MILES 7 MILES

Total Population	42,134	53,610
Average HH Income	\$97,591	\$103,013
Businesses	1,935	2,277
Employees	22,419	25,247

## TRAFFIC COUNTS

25th Street	15,552
Marr Road	9,325
National Road	22,653



## MIDLAND ATLANTIC PROPERTIES

Indianapolis Office  
3801 East 82nd Street, Suite B  
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

## JEFF HUBLEY

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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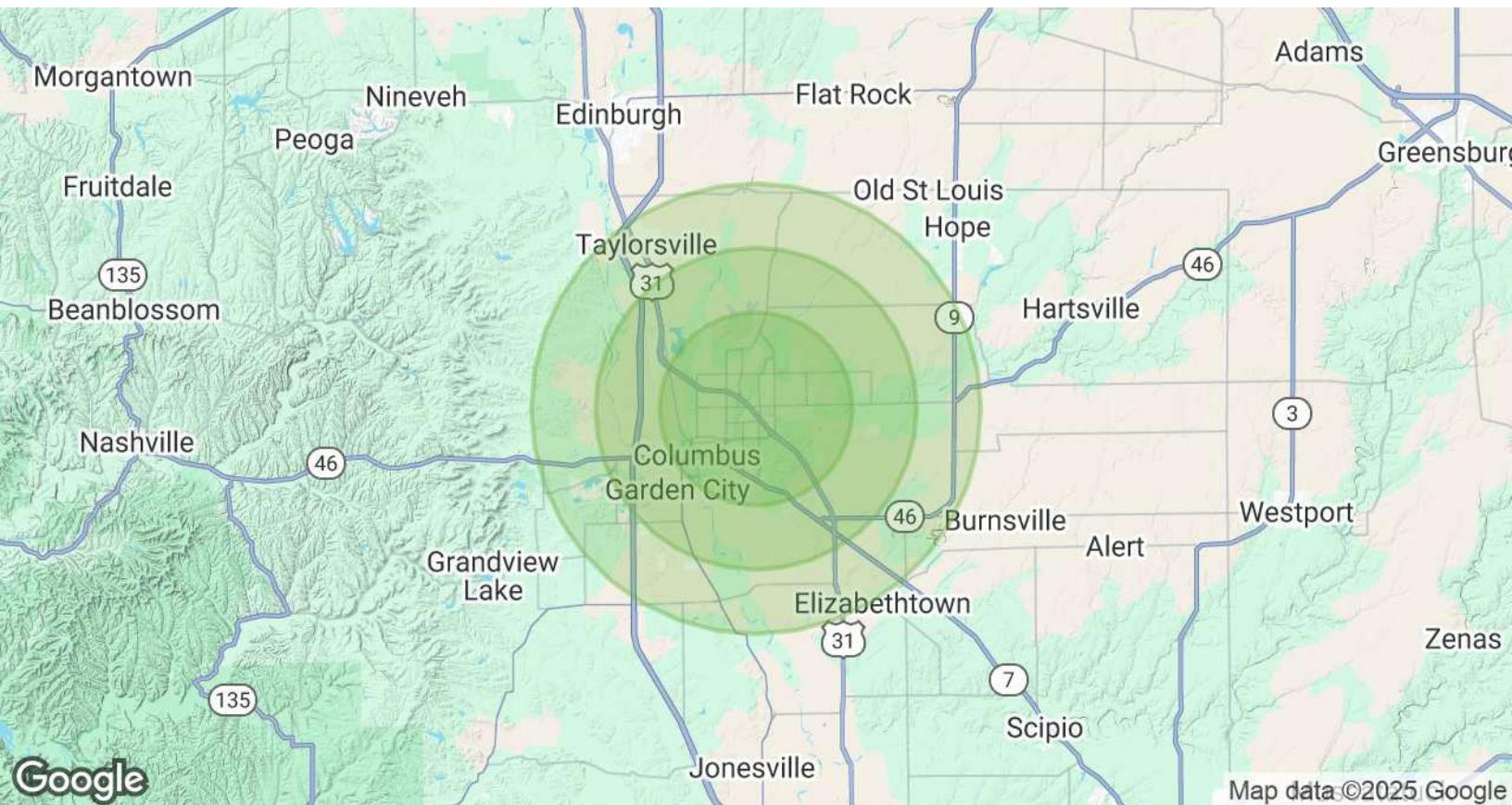


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## POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	42,134	53,610	68,987
Projected Annual Growth (2025-2030)	-0.4%	-0.3%	-0.3%
Total Households	17,655	21,954	27,719
Median Home Value	\$244,455	\$257,594	\$263,926

## INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$97,591	\$103,013	\$107,592
Daytime Population (16+ years)	37,554	43,665	53,680
Total Businesses	1,935	2,277	2,622
Total Employees	22,419	25,247	30,284

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