

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

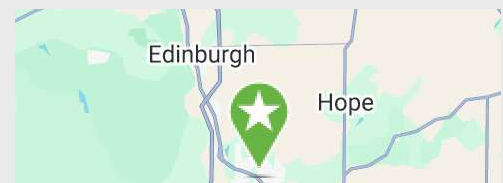
- 35,400 SF Anchor Space Available with 18 Foot Ceiling Height
- 1,063, 1,161 & 1,368 Square Feet Available
- Office / Retail Space with Visibility from National Road and 25th Street
- Take Advantage of the High Foot Traffic Generated by Anchor Tenant, Planet Fitness
- Center Offers Direct Access from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

Direct: 317.597.1713
Cell: 317.590.7588
jhublej@midlandatlantic.us

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.

CLOVER CENTER

2405 Beam Road Columbus, IN 47203



MIDLAND ATLANTIC
PROPERTIES



CLOVER CENTER

2405 Beam Road Columbus, IN 47203



MIDLAND ATLANTIC
PROPERTIES



AVAILABLE

CLOVER CENTER

SUBWAY

AQUA
SYSTEMS

PHOSHIKI
VIETNAMESE JAPANESE CUISINE
Sushi Bar

COLUMBUS
REGIONAL
HEALTH

EAGLE
FINANCIAL SERVICES, INC.

Tropical
Cafe
Smoothie

STARRY TONIC
PIZZA

planet
fitness

ups
The UPS Store

TARGET

TJ-maxx

ULTA
BEAUTY

OfficeMax

five
BELW

PET SUPPLIES PLUS

DOLLAR TREE

Panera
BREAD

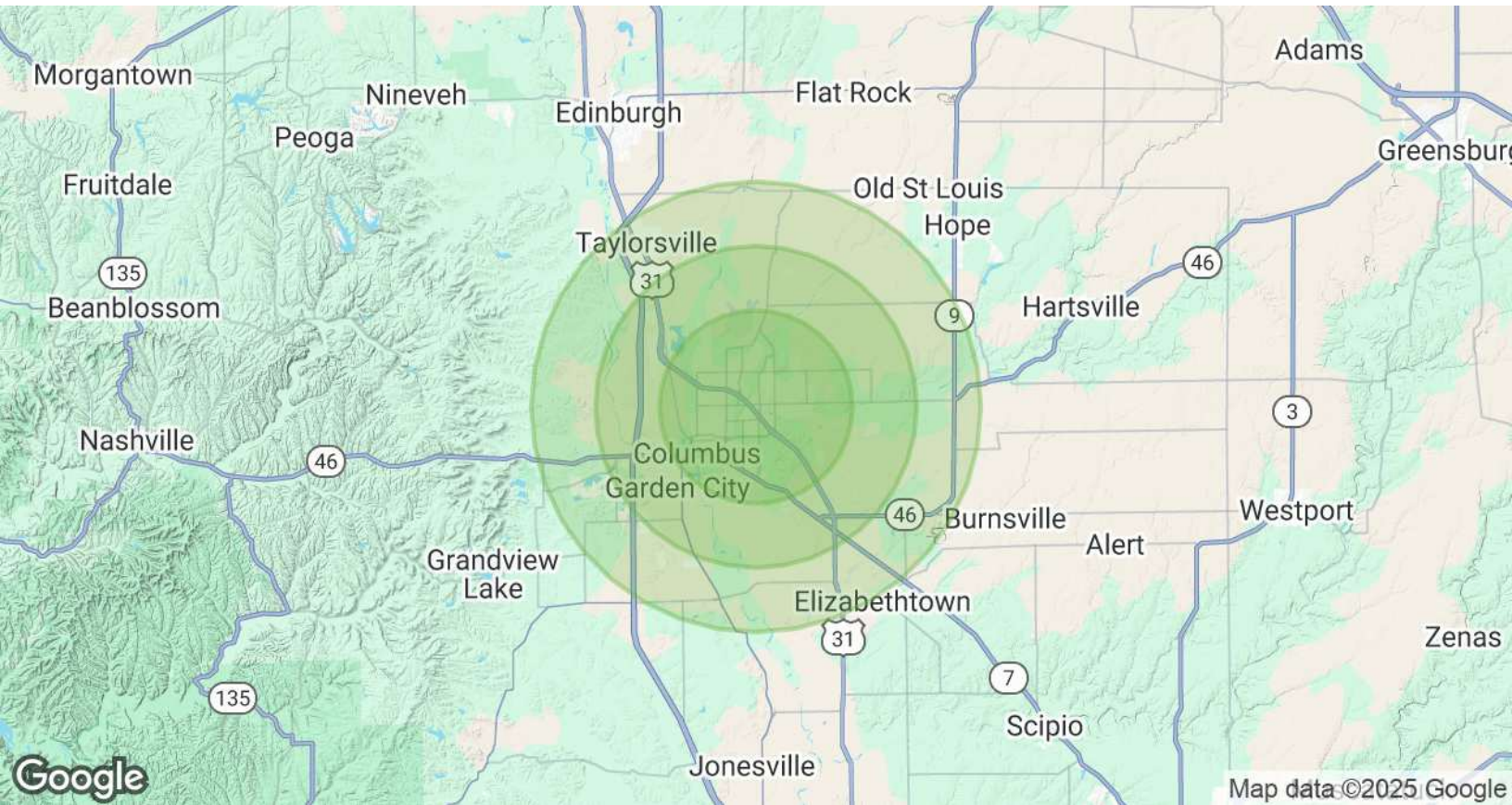
noodles
& company

CLOVER CENTER

2405 Beam Road Columbus, IN 47203



MIDLAND ATLANTIC
PROPERTIES



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

MIDLAND ATLANTIC PROPERTIES

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

MIDLANDATLANTIC.COM

JEFF HUBLEY

Direct: 317.597.1713
Cell: 317.590.7588
jhublej@midlandatlantic.us

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.