

GATEWAY TO COLUMBUS, INDIANA

I-65 / SR 46 - 2840 West Jonathan Moore Pike Columbus, IN 47201



MIDLAND ATLANTIC
PROPERTIES



PROPERTY HIGHLIGHTS

- 1-20 Acres For Lease or Build To Suit
- Proposed Convenience Store / Fuel, Carwash, and Quick Serve Restaurant
- Site Accessible from First Stop Light off of I-65
- Located at the Gateway to Columbus, IN
- Close Proximity to Walmart, Sam's Club, Menards and More
- Columbus is Home to Fortune 500 Company - Cummins, Employing 8,000 Employees
- Exposure to Over 85,000 Vehicles Per Day
- Proposed New Campus for Columbus Regional Hospital Nearby

DEMOGRAPHICS 3 MILES 5 MILES

Total Population	22,339	52,957
Average HH Income	\$125,787	\$113,143
Businesses	996	2,319
Employees	10,813	29,147

TRAFFIC COUNTS

Interstate 65	52,830
SR 46 / Jonathan Moore Pike	33,026



MIDLAND ATLANTIC PROPERTIES

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

MIDLANDATLANTIC.COM

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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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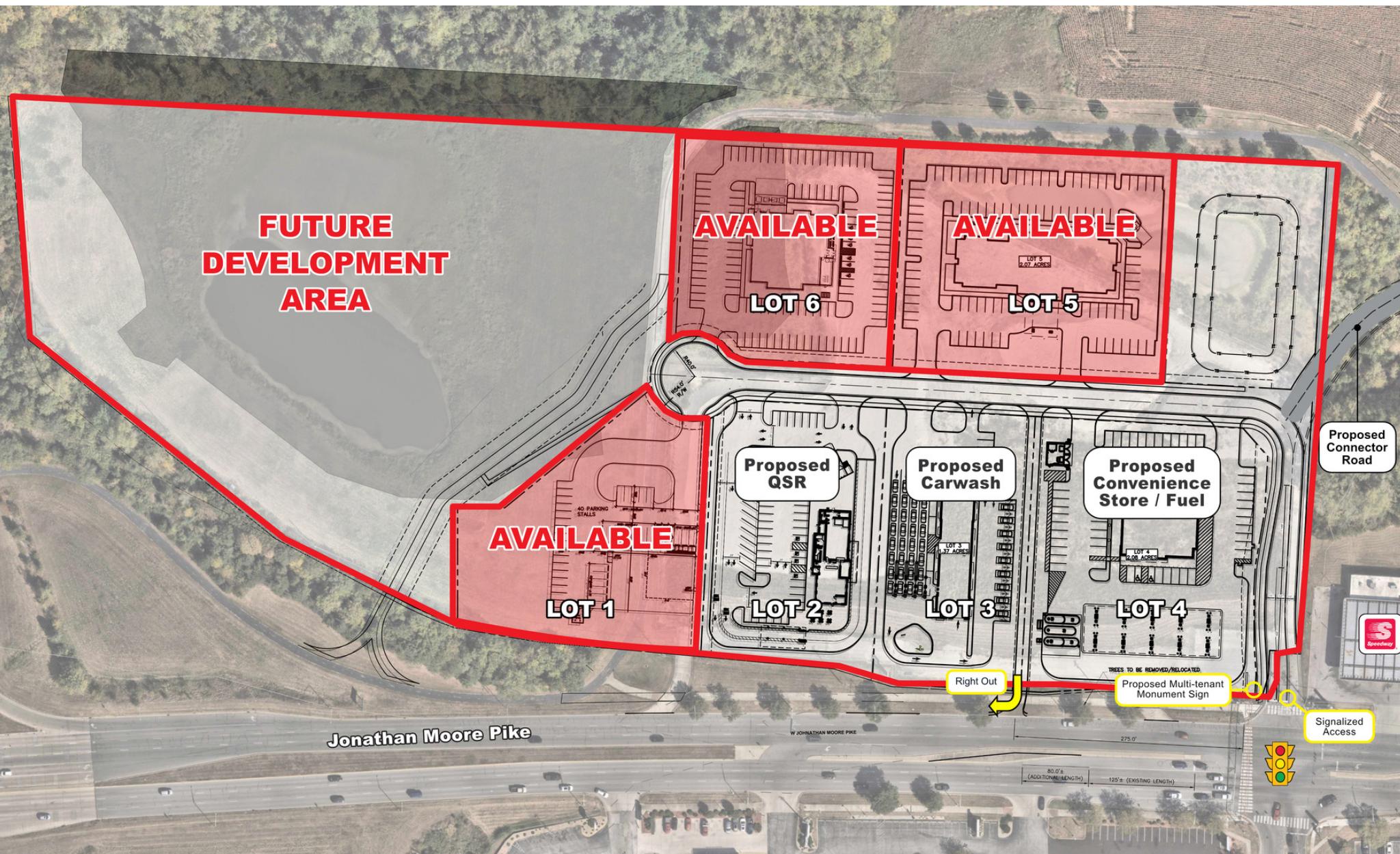


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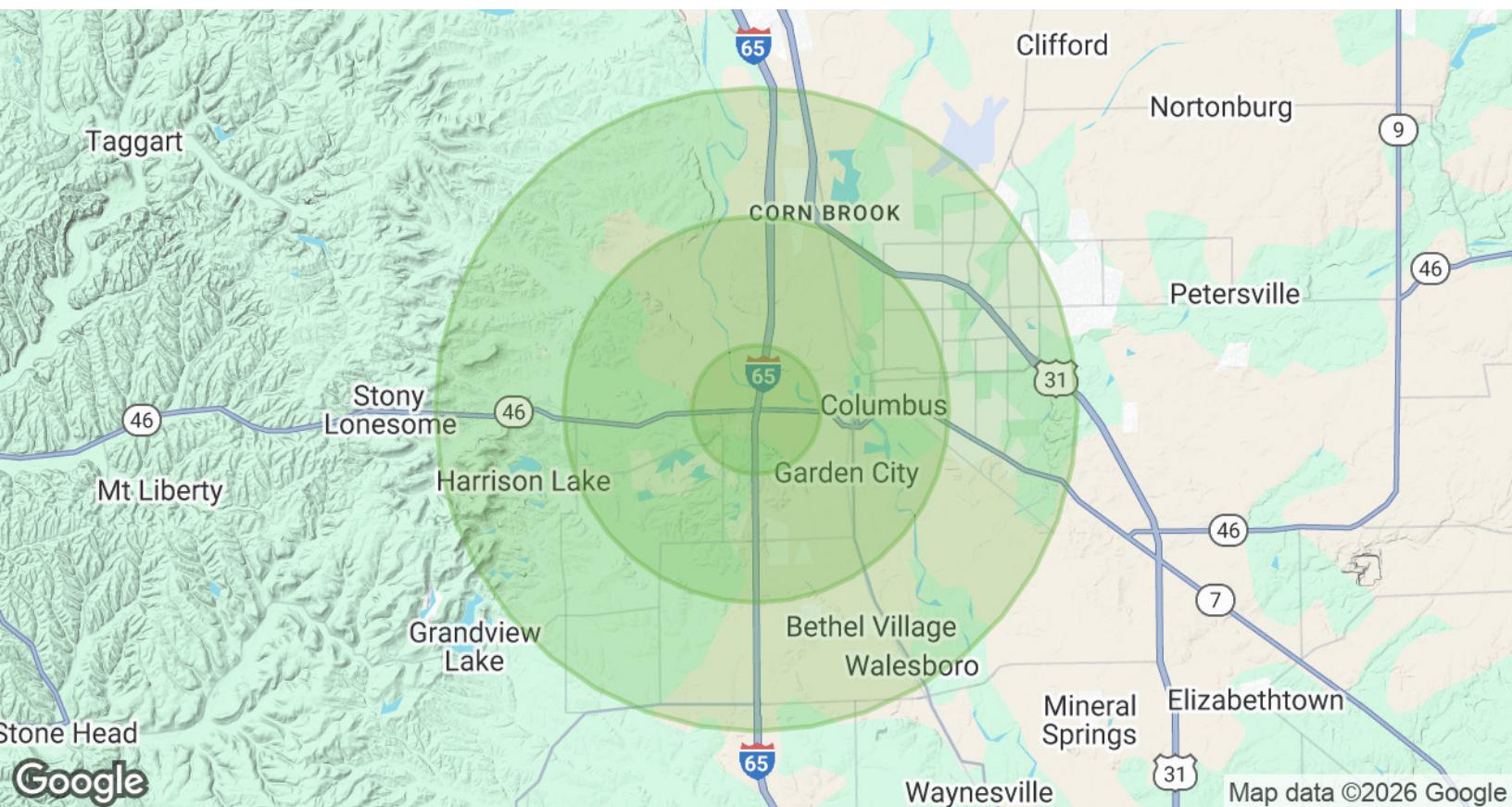


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POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	3,134	22,339	52,957
Projected Annual Growth (2025-2030)	0.5%	0.4%	0.0%
Total Households	1,239	9,046	21,302
Median Home Value	\$441,386	\$323,413	\$283,397

INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$159,557	\$125,787	\$113,143
Daytime Population (16+ years)	2,387	17,724	46,743
Total Businesses	174	996	2,319
Total Employees	1,527	10,813	29,147

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