



220 Raymond Street For Sale

WAREHOUSE/OFFICE
OPPORTUNITY ON LARGE LOT

HOPE, IN 47246

Price: \$836,400

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BREEDEN COMMERCIAL
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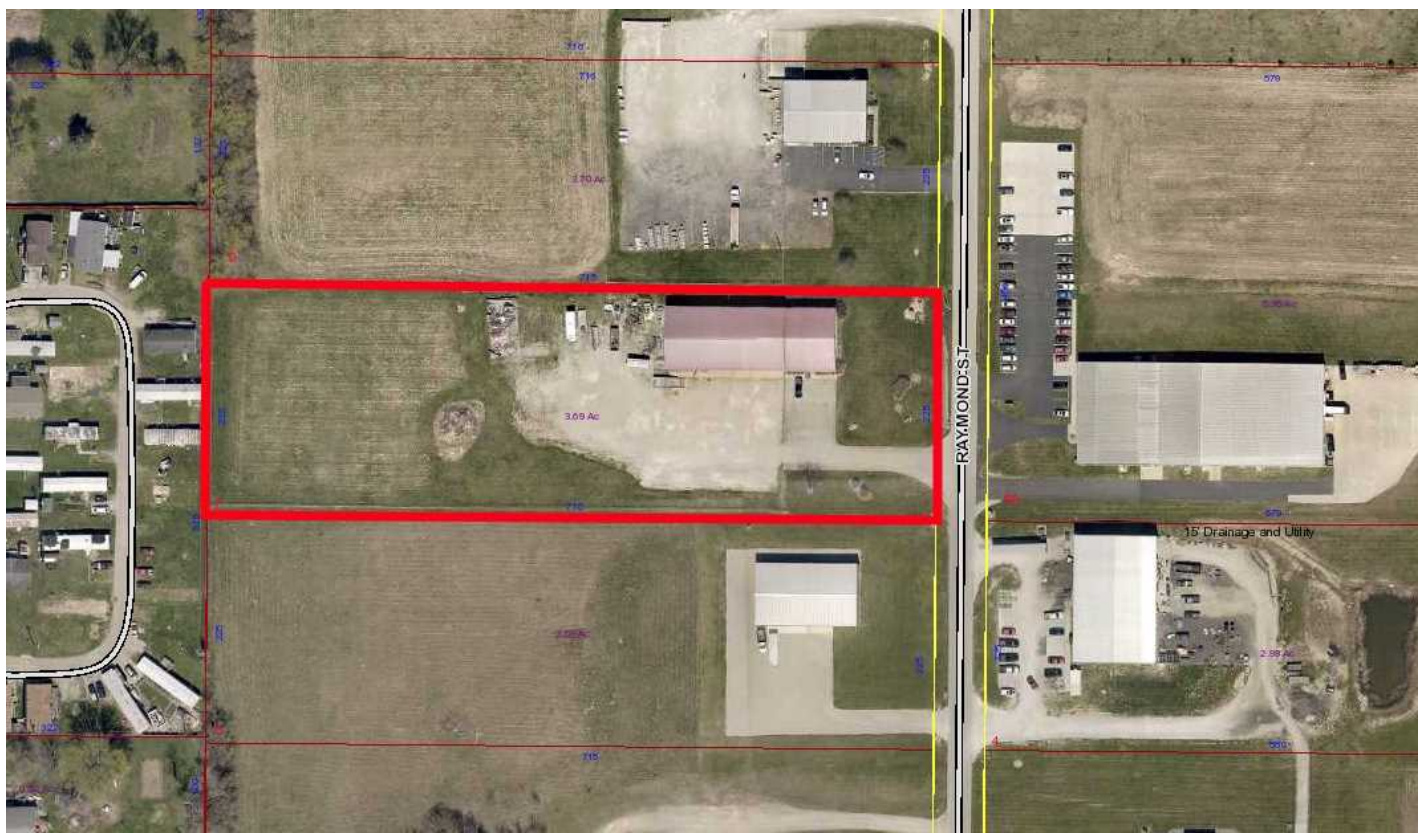
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PROPERTY SUMMARY

220 RAYMOND STREET



Property Summary

Price:	\$836,400
Building SF:	9,840
Price / SF:	85
Lot Size:	3.69 Acres
Warehouse SF:	6840
Grade Doors:	5
Clear Height:	16'
Year Built:	2000
Column Space:	None
Zoning:	Industrial

Property Overview

Welcome to 220 Raymond Street in Hope Indiana. This property has potential for various commercial or industrial endeavors within the vibrant community of Hope. An attractive opportunity for those seeking to establish or expand their business operations, this property is ready for your investment. Situated on 3.69 fenced acres, the nearly 10,000 sf could be divided for multiple tenants with room for expansion or additional buildings. Metal construction with 16' ceilings and radiant heat throughout the warehouse space makes this an efficient building to operate. Don't miss a chance to make this property your own.

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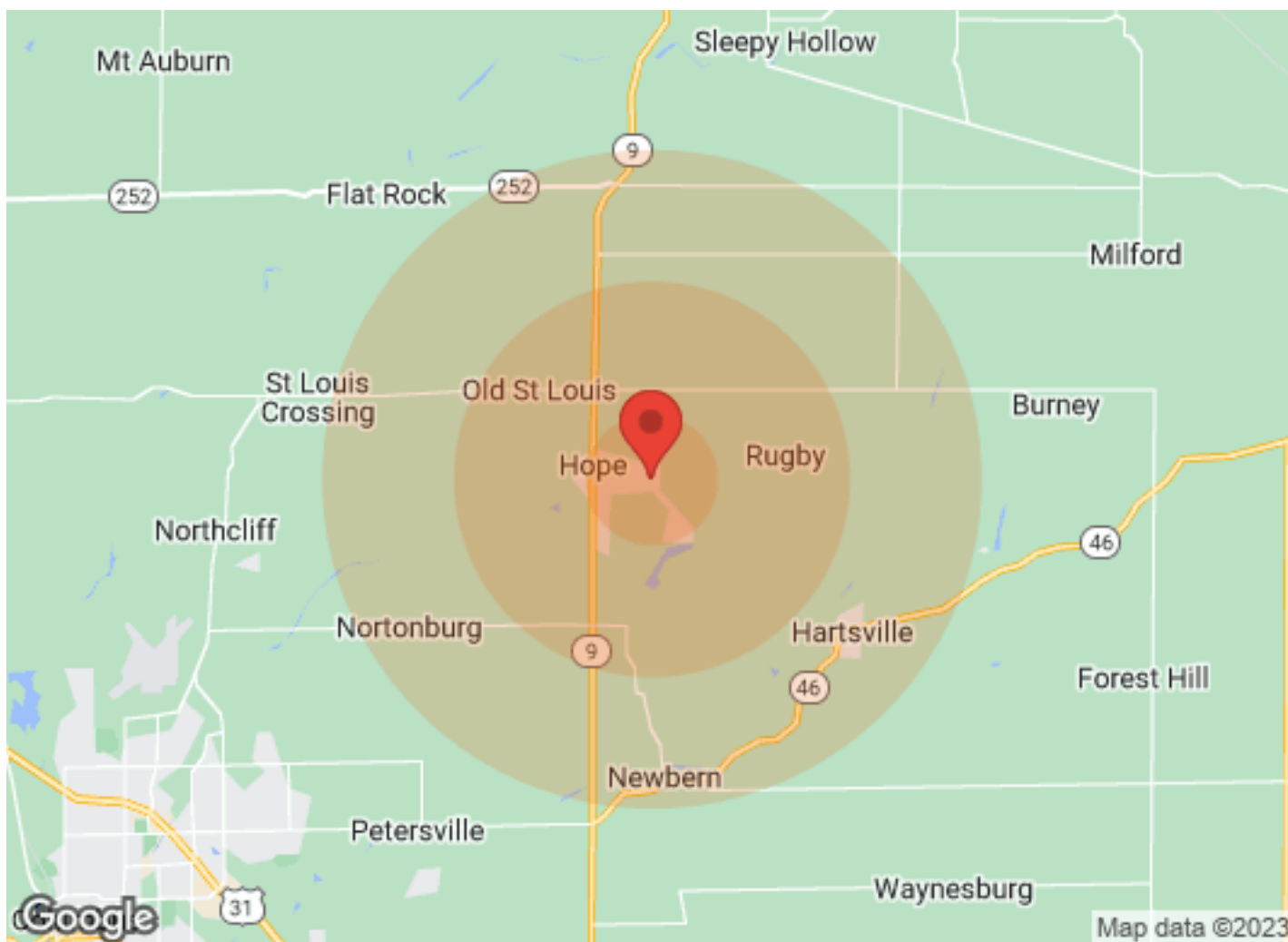


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	1,844	2,657	Median	N/A	\$52,425	\$52,425
Female	N/A	1,760	2,519	< \$15,000	N/A	126	160
Total Population	N/A	3,604	5,176	\$15,000-\$24,999	N/A	133	207
				\$25,000-\$34,999	N/A	133	146
				\$35,000-\$49,999	N/A	202	363
				\$50,000-\$74,999	N/A	356	490
				\$75,000-\$99,999	N/A	202	319
				\$100,000-\$149,999	N/A	142	164
				\$150,000-\$199,999	N/A	N/A	N/A
				> \$200,000	N/A	8	22
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	761	1,083	Total Units	N/A	1,540	2,150
Ages 15-24	N/A	553	793	Occupied	N/A	1,409	1,978
Ages 25-54	N/A	1,480	2,069	Owner Occupied	N/A	1,106	1,578
Ages 55-64	N/A	435	645	Renter Occupied	N/A	303	400
Ages 65+	N/A	375	586	Vacant	N/A	131	172
Race	1 Mile	3 Miles	5 Miles				
White	N/A	3,560	5,117				
Black	N/A	4	4				
Am In/AK Nat	N/A	N/A	N/A				
Hawaiian	N/A	1	1				
Hispanic	N/A	43	56				
Multi-Racial	N/A	78	108				

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PROFESSIONAL BIO

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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

220 RAYMOND STREET

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