



Prime Retail Space
Offering Style,
Function & Flexibility

For Lease

1201 WASHINGTON STREET
COLUMBUS, IN 47201

Price: \$16.00
NNN Lease

Breeden
COMMERCIAL

RYAN BRAND
Broker
(812) 350-2334
ryan@breedencommercial.com
RB20001474, Indiana

PROPERTY SUMMARY

1201 WASHINGTON STREET | COLUMBUS, IN 47201



Property Summary

Lease Rate:	\$16.00 plus NNN \$2.57
Lease Term:	3+
Available SF:	4,375
Frontage:	245'
Year Built:	1965
Parking:	10
Parking Ratio:	3.87
Zoning:	CN Commercial Neighborhood

Property Overview

Now available for lease: a vibrant, fully operational commercial space formerly home to the renowned Bicycle Station. This flexible, ±3,865 SF facility offers a unique blend of showroom, retail, workshop, and storage areas, making it ideal for a boutique retailer, bike/outdoor lifestyle store, specialty repair shop, or service-oriented business seeking high visibility and character-rich surroundings.

The interior features a polished concrete floor, modern industrial finishes, ample natural light, multiple service counters, integrated shelving, and high ceilings. A dedicated workshop area, and climate-controlled storage. The open floorplan supports adaptable layouts while maintaining clear customer flow from entry to point-of-sale to service.

Location Overview

Located just minutes from downtown Columbus, this property sits in a high-visibility, easily accessible spot along Washington Street—a well-traveled corridor with strong local traffic and great curb appeal. Surrounded by a mix of residential neighborhoods, schools, and local businesses, it offers the ideal setting for a community-oriented retail or service-based business.

Customers and employees will appreciate the walkable environment, nearby amenities, and convenient on-street and private parking options.

PROPERTY CARD

1201 WASHINGTON STREET | COLUMBUS, IN 47201

Bartholomew County, IN

1211 WASHINGTON ST, COLUMBUS, IN 47201
03-95-24-130-016.800-005



Parcel Information

Parcel Number: 03-95-24-130-016.800-005
Alt Parcel Number: 19-95-24.13-16800
Property Address: 1211 WASHINGTON ST
COLUMBUS, IN 47201
Neighborhood: Com Fringe AV 005
Property Class: Small Detached Retail of Less Than 10,000 Square Feet
Owner Name: BONESHAKER RENTALS LLC
Owner Address: 1211 WASHINGTON STREET
COLUMBUS, IN 47201
Legal Description: Lot 51A - T Hays Addition Replat of
Lots 51 & 52 (S/6A)

Taxing District

Township: COLUMBUS TOWNSHIP
Corporation: BARTHOLOMEW CONSOLIDATED

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
11	9000.0	

03-95-24-130-016.800-005

BONESHAKER RENTALS LLC

1211 WASHINGTON ST

420, Small Detached Retail of Less Than

Com Fringe AV 005/44030-

1/4

General Information

Parcel Number 03-95-24-130-016.800-005
Local Parcel Number 1995241316800
Tax ID:
Routing Number 095.0000174.0000
Property Class 420
Small Detached Retail of Less Than

Ownership

BONESHAKER RENTALS LLC
2207 NEWTON ST
COLUMBUS, IN 47201

Legal

Lot 51A - T Hays Addition Replat of Lots 51 & 52 (S/6A)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/14/2007 to 01/12/1977.

Notes

8/24/2022 CY 22: 23/24 CORRECTED DIMS OF PAVING & SKETCH OF DWLG. ADDED FENCE
10/26/2018 CY18: 19/20 CORRECTED LAND, SKETCH, WALL HT & DIMS OF PAVING. ADDITION & REMODEL 100% COMPLETE. GRADE TO C+1
9/10/2018 SPLT: 19P20: COMBINED W/03-95-24-130-016.900-005
8/16/2018 NC: REMODEL 60% COMPLETE.(85% OVERALL)
12/1/2014 CY14: CHGED WALL TYPE & PLUMBING



Commercial

Valuation Records (Work in Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows for years 2024, 2023, 2022, 2021, 2020.

Year: 2024

Location Information

County Bartholomew
Township COLUMBUS TOWNSHIP
District 005 (Local 005) COLUMBUS CITY-COLUMBUS TO
School Corp 0365 BARTHOLOMEW CONSOLIDATED
Neighborhood 44030-005 Com Fringe AV 005
Section/Plat 24 B/65
Location Address (1) 1211 WASHINGTON ST COLUMBUS, IN 47201

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.21), Actual Frontage (0), Developer Discount, Parcel Acreage (0.41), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.41), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$51,800), Total Value (\$51,800).

Zoning

Subdivision

Lot 51A

Market Model Mkt +55

Characteristics

Topography Flood Hazard Level
Public Utilities ERA
Streets or Roads TIF
Paved, Sidewalk
Neighborhood Life Cycle Stage Static
Printed Tuesday, April 9, 2024

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Row for Land Type 11, Soil S, Act Front 0, Size 9000, Factor 1.00, Rate \$5.75, Adj. Rate \$5.75, Ext. Value \$51,750, Infl. % 0%, Market Factor 1.0000, Cap 1 0.00, Cap 2 0.00, Cap 3 100.00, Value \$51,750.

Review Group 2022

Data Source Aerial

Collector 08/24/2022 Phil

Appraiser 08/17/2022 Evan

03-95-24-130-016.800-005 BONESHAKE RENTALS LLC 1211 WASHINGTON ST

420, Small Detached Retail of Less Than 1000 sqft Com Fringe AV 005/44030- 2/4

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB B 1 U

Wall Type	B: 1(98')	1: 1(144'),2(134')
Heating	510 sqft	3865 sqft
A/C		3865 sqft
Sprinkler		

Plumbing RES/CI

#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	2
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	0	0
Total	0	0	2

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

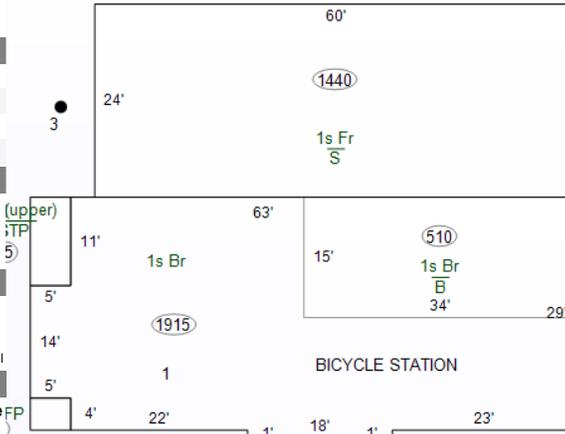
Description	Area	Value
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Special Features

Description	Value
Can, CT 55sqft	\$1,540
Can, CT 20sqft	\$560

Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCM	GCM
Use	UTLSTOR	GENRET
Use Area	510 sqft	3865 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	98'	278'
PAR	19	7
# of Units / AC	0	0
Avg Unit sz/dpth	-1	-1
Floor	B	1
Wall Height	9'	12'
Base Rate	\$101.52	\$97.53
Frame Adj	(\$9.52)	(\$11.74)
Wall Height Adj	\$0.00	(\$3.26)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$92.00	\$82.54
BPA Factor	1.00	1.00
Sub Total (rate)	\$92.00	\$82.54
Interior Finish	\$0.00	\$0.00
Partitions	(\$0.79)	(\$1.90)
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$91.21	\$80.63
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$46,517	\$311,640

Building Computations

Sub-Total (all floors)	\$358,157	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$366,657
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.94
Special Features	\$2,100	Repl. Cost New	\$361,890
Exterior Features	\$0		

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building C 01	1	4/6 Maso	C+1	1965	1987	37	A		0.94		4,375 sqft	\$361,890	77%	\$83,230	0%	100%	1.000	1.550	0.00	0.00	100.00	\$129,000
2: Fencing	1	Plank	C	2020	2020	4	A	\$16.70	0.94	\$15.70	30' x 6'	\$471	40%	\$280	0%	100%	1.000	1.550	0.00	0.00	100.00	\$400
3: Paving C 01	1	Asphalt	C	1965	2017	7	A	\$2.81	0.94	\$2.64	4,000 sqft	\$10,566	60%	\$4,230	0%	100%	1.000	1.550	0.00	0.00	100.00	\$6,600

Total all pages \$240,100

Total this page \$136,000

PROPERTY PHOTOS

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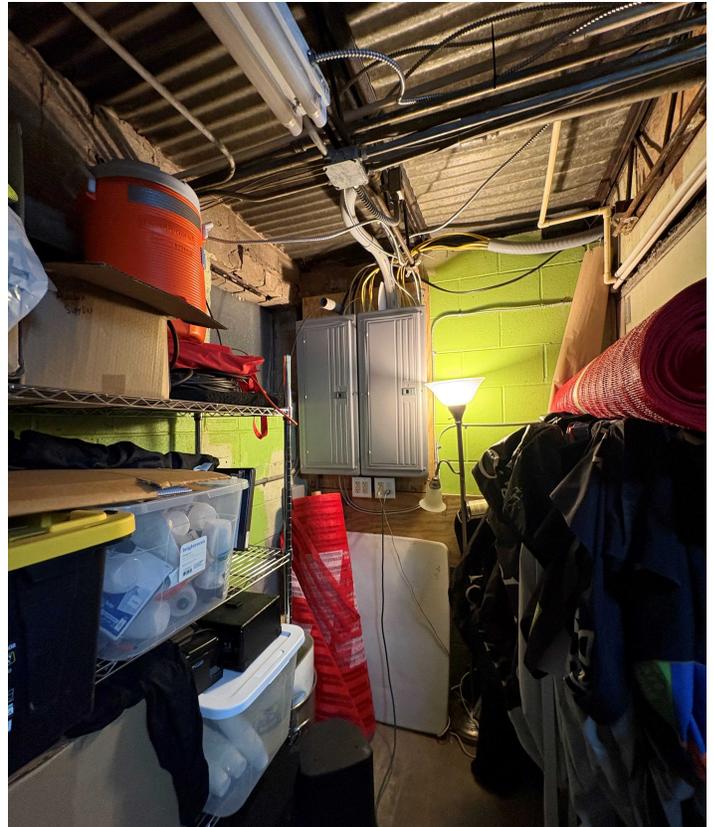
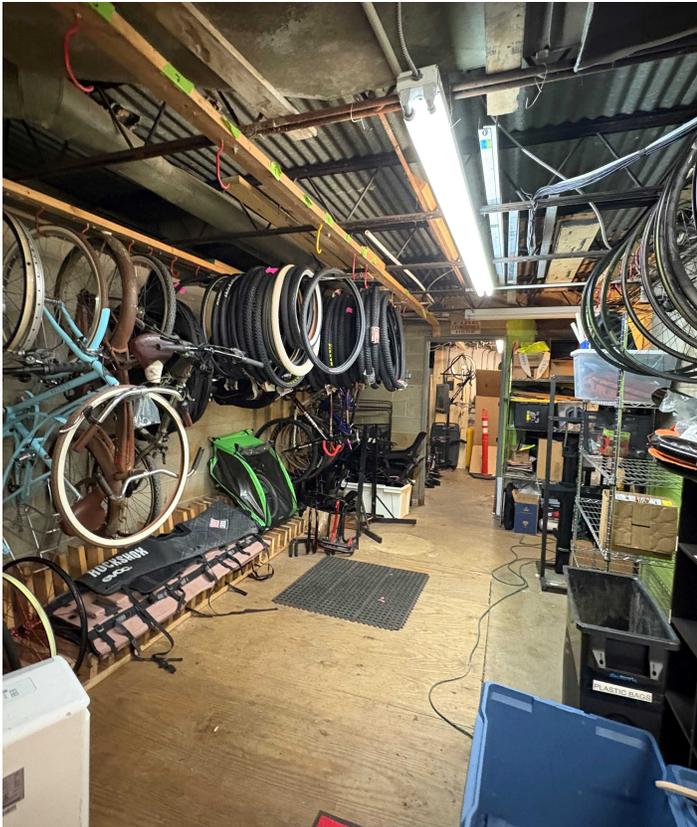
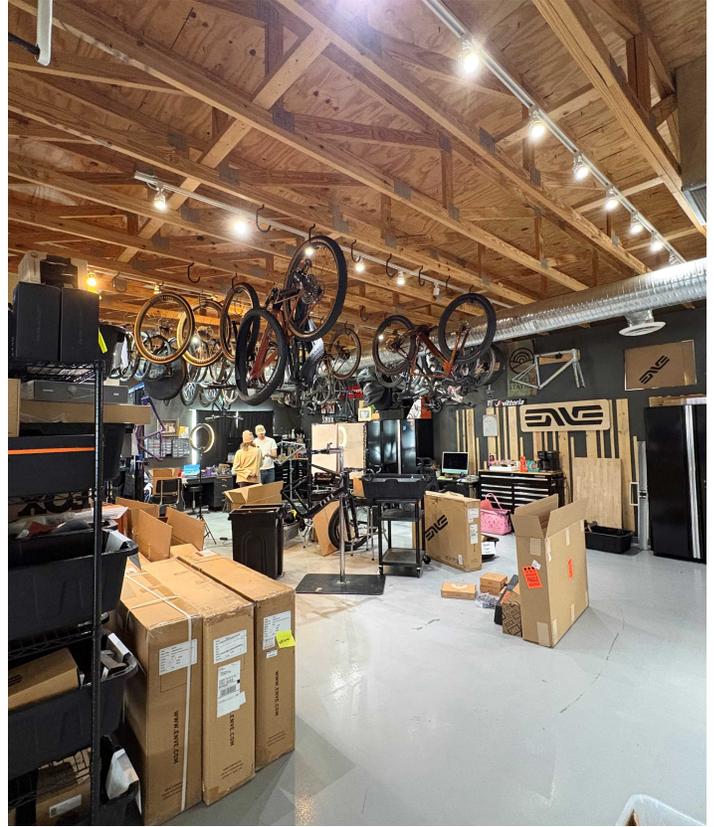
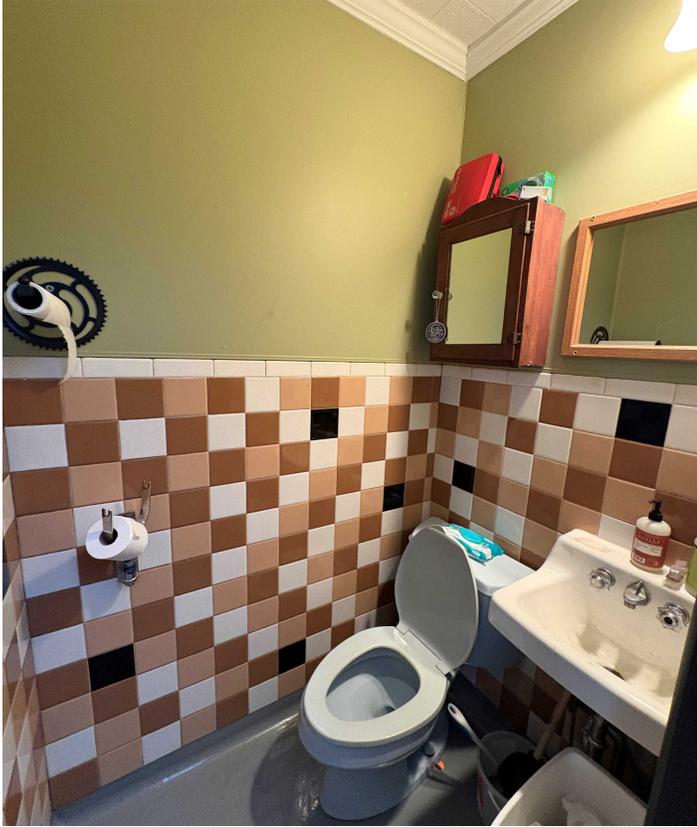


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Zoning Districts

District Intent:

In the jurisdiction of the City of Columbus the "CN", Commercial, Neighborhood zoning district is a Site Development Plan district consistent with the IC 36-7-4-1400 series and Chapter 12.8 of this Ordinance.

The "CN", Commercial, Neighborhood zoning district is intended to provide convenience goods, services, and amenities within close proximity to residential areas. This district is also intended to enable the development of small-scale, mixed-use neighborhood centers. The commercial centers are generally to be located at major intersections, should be pedestrian oriented in the City of Columbus jurisdiction, and should provide ample buffering from adjacent residential uses. Further, this district should be protected from non-neighborhood serving land uses and businesses.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits. In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

3.18 Commercial: Neighborhood (CN)

A. Permitted



Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- dwellings, secondary (on upper floors of other uses)

Park Uses

- nature preserve / conservation area

Commercial Uses

- personal service uses
- restaurant
- retail uses (small scale)

B. Conditional



Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Public / Semi-Public Uses

- clinic
- community center
- community garden
- daycare center (adult or child)
- library
- school (grades pre-school through 12)
- worship facility

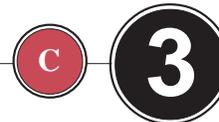
Park Uses

- park / playground

Commercial Uses

- farmer's market
- instructional center
- office uses
- recreation use (small scale)
- retail uses (medium scale)

3.18 Commercial: Neighborhood (CN)



C. Lot Standards

Minimum Lot Area
• 5,000 sq. ft.

Maximum Lot Area
• 5 acres (217,800 sq. ft.)

Minimum Lot Width
• 50 feet

Minimum Lot Frontage
• 50 feet

Maximum Lot Coverage
• 75%

Maximum Front Setback Applies to Columbus Jurisdiction
• Arterial Street or Road: 10 feet*
• Collector Street or Road: 10 feet*
• Local Street or Road: 10 feet*

* the maximum front setback shall not apply to primary structures on properties which include outdoor dining, assembly, or similar space which conforms to the maximum 10 foot setback when that outdoor space is immediately adjacent to the primary structure

Minimum Front Setback Applies to Bartholomew County & Joint District Jurisdictions
• Arterial Road: 50 feet
• Arterial Street: 10 feet*
• Collector Road: 35 feet
• Collector Street: 10 feet*

• Local Road: 25 feet
• Local Street: 10 feet*

*25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures

Minimum Side Setback
• Primary Structure: 5 feet
• Accessory Structure: 5 feet

Minimum Rear Setback
• Primary Structure: 5 feet
• Accessory Structure: 5 feet

Minimum Living Area per Dwelling
• 500 square feet

Minimum Ground Floor Living Area
• not applicable

Maximum Primary Structures per Lot
• 1*

*shopping centers, office complexes and multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height
• Primary Structure: 35 feet
• Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

- Utility Requirements:** Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
- Subdivision Limitations:** All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

Title	Art./Page #
Overlay Districts	Art. 4
Use Standards	Art. 6
6.1 Acc. Use & Struct.	6-2
6.2 Temp. Use & Struct	6-12
6.5 Res. Group Home	6-22
6.6 Home-Based Business	
<i>Part 1</i>	6-23
6.8 Telecomm. Facility	6-31
6.9 Mineral Extraction	6-37
Parking & Cir. Req.	Art. 7
7.1 General	
<i>Part 1</i>	7-2
<i>Part 2</i>	7-9
7.2 Design	
<i>Part 1</i>	7-13
<i>Part 4</i>	7-16
7.3 Circulation	
<i>Part 1</i>	7-21
<i>Part 2</i>	7-26
Landscaping Req.	Art. 8
8.1 Landscaping	8-2
8.2 Buffering	8-10
General Dev. Req.	Art. 9
9.1 Height.	9-2
9.2 Environmental	9-4
9.3 Fence & Wall	9-7
9.4 Exterior Lighting	9-10
Sign Standards.. ..	Art. 10

Cross-References

3 C

Zoning Districts

Interpretation Note: *The images included in this Section 3.18(E) are intended to portray examples of a building or other feature that is consistent with the design guideline with which they are associated in the text. They are not intended to represent the only options for complying with that guideline. Further, the applicability of each image is limited to the subject matter of the design guideline with which each is associated; other development features shown in the image shall not be deemed to be representative of these guidelines. For example, an image associated with a building materials design guideline, that also happens to secondarily portray landscaping, shall only be considered as guidance for building materials.*

The provisions of this Section 3.18(E) are based on the recommendations of the City of Columbus Neighborhood Commercial Access & Design Study, completed by the City of Columbus - Bartholomew County Planning Department in 2017.

3.18 Commercial: Neighborhood (CN) (cont.)

E. Design Guidelines:

The following design guidelines shall apply to all property in the CN zoning district in the jurisdiction of the City of Columbus. They shall be interpreted and applied as describing the conditions necessary for a site development plan to comply with the criteria provided by Section 12.8(E)(2)(c, d, and e) of this Ordinance.

1. **Building Facade Materials:** Building facades, including the front, side, and rear facades, should be composed of a mix of high-quality building materials, such as brick, stone, and glass, and should incorporate variety in texture and color. *This guideline is intended to encourage high-quality investment in neighborhood commercial areas that will add long-term value to the neighborhood and maintain and/or improve the visual appeal of the area.*



2. **Building Facade Features:** Building facades should have horizontal and vertical variations, such as bays, recesses, banding, and similar features. *This guideline is intended to promote visual interest in neighborhood commercial buildings and to enhance the pedestrian environment in the neighborhood.*



3.18 Commercial: Neighborhood (CN) (Cont.)



Zoning Districts

- Building Facade Composition:** Buildings should avoid long, homogenous or bare facades. This guideline is intended to result in buildings that respond to a pedestrian scale and have a mass consistent with a neighborhood location. Large, monolithic building facades do not contribute to the pedestrian-friendly environment desired in a primarily residential setting.



- Windows:** A minimum of 40% of building front walls should be dedicated to transparent windows. This guideline is intended to enhance the pedestrian environment by revealing activity inside the building and creating a welcoming, pedestrian-friendly neighborhood atmosphere.



- Rooftop Mechanical Equipment:** Rooftop mechanical equipment should be fully screened from view of adjacent streets and properties. The screening should be part of the building composition and fully integrated architecturally. This guideline is intended to minimize or eliminate views of rooftop mechanical equipment, which, if visible, could detract from the residential character of the surrounding neighborhood.

Chapter 3.18 Amendment(s):

Former Section 3.17(C) revised per City Ord. 5, 2009 (2.17.09) & County Ord. 2, 2009 (3.2.09).

Section 3.18(B) revised per City Ord. 22, 2011 & County Ord. 6, 2011 (9.6.11).

Chapter 3.18 revised per City Ord. 21, 2020 (8.18.20) & County Ord. 4, 2020 (9.14.20, effective 11.5.20).



Zoning Districts

3.18 Commercial: Neighborhood (CN) (cont.)

6. **Building Entrance:** Each business should orient at least one customer entrance toward a public street. *This guideline is intended to promote a pedestrian-friendly and inviting environment along the streets and sidewalks in the larger neighborhood.*



7. **Building Lighting:** Accent lighting for significant architectural features and building entrances is encouraged. *Lighting of an entire building or a significant portion of the building is discouraged. This guideline is intended to encourage illumination that is complementary of residential areas while promoting comfortable and safe pedestrian activity at night.*



8. **Number of Parking Spaces:** The number of on-site parking spaces provided above the minimum required by Article 7 of this Ordinance should be limited. *This guideline is intended to prevent excessive parking lot pavement that could detract from the character of the surrounding neighborhood.*

3.18 Commercial: Neighborhood (CN) (Cont.)

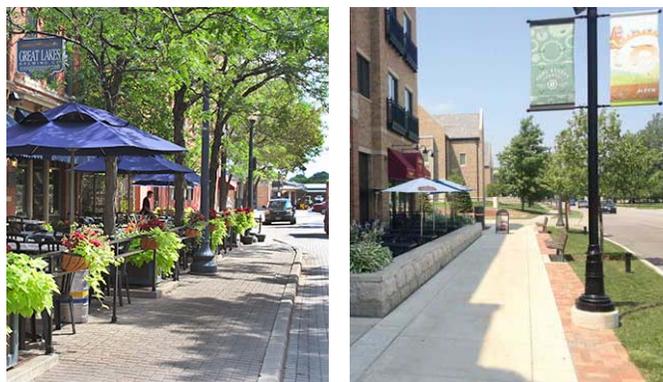


Zoning Districts

9. **Parking Lot Location:** Off-street parking lots should be located to the side or rear of buildings, with buildings placed along the street. *This guideline is intended to reduce the visibility of parking lots in a neighborhood setting, to separate parking areas from pedestrian circulation along public streets, and to promote walkable, pedestrian-friendly neighborhood-serving developments.*



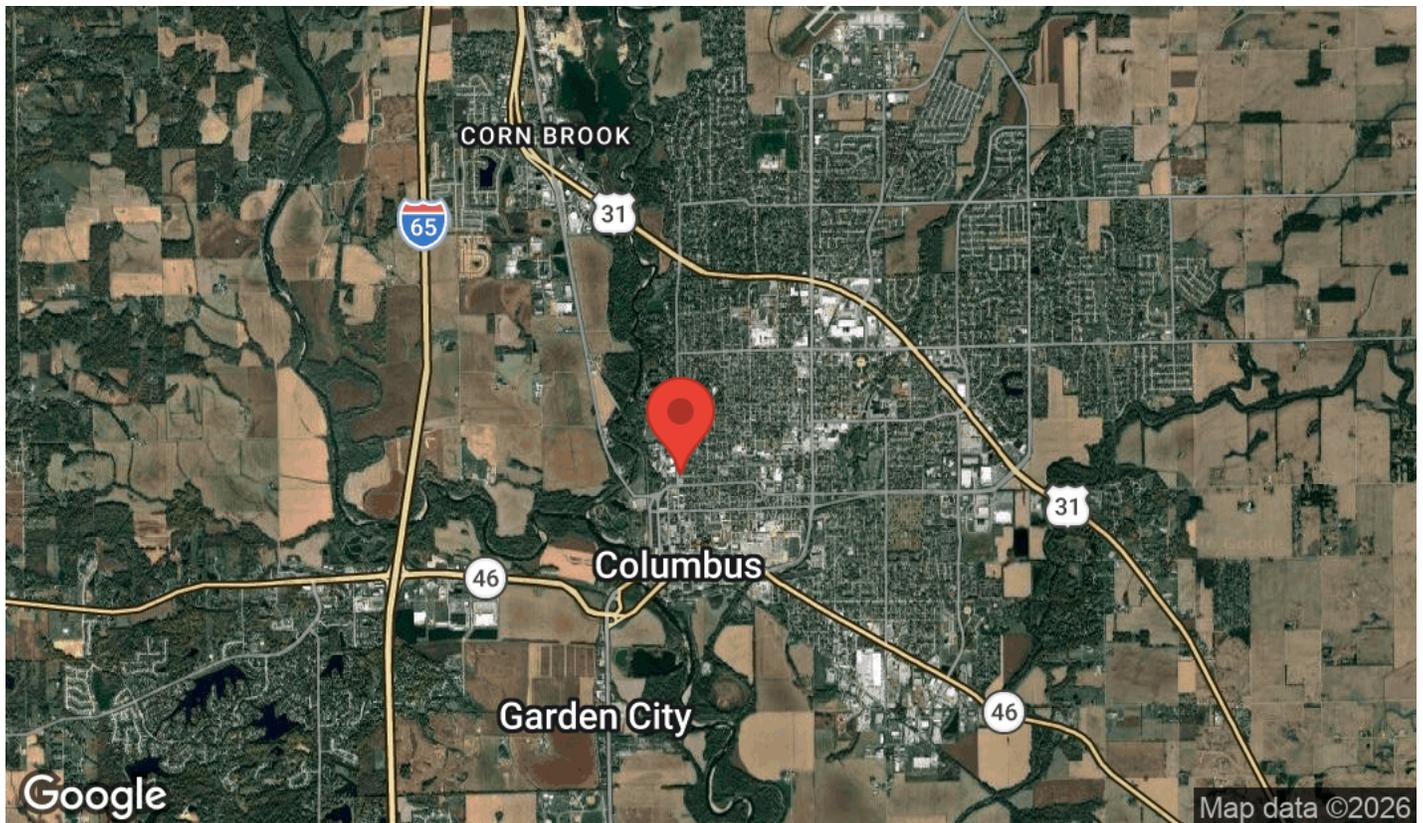
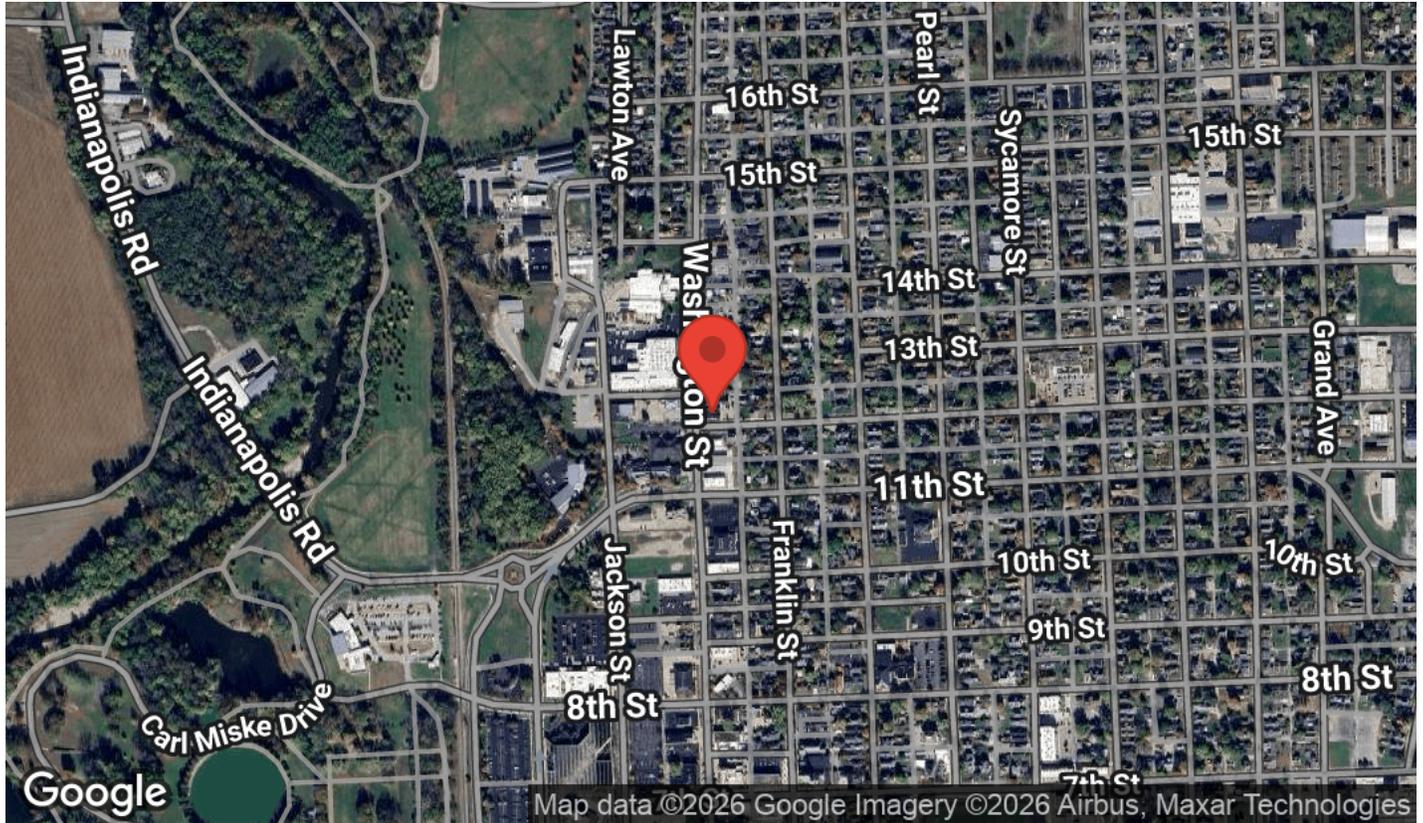
10. **Streetscape:** Streetscape improvements, such as sidewalk repair/upgrade, street tree plantings, and on-street parking, should be supported when such improvements are needed to improve neighborhood pedestrian connections and character. *This guideline is intended to improve pedestrian safety and enhance the pedestrian experience of neighborhood residents.*



Interpretation Note: *The guideline provided by Section 3.18(E)(10) is primarily intended to inform City of Columbus policy regarding the development and character of public infrastructure in neighborhood commercial settings. It is not intended to compel a developer or adjacent property owner to make improvements in adjacent public right-of-way. Columbus Board of Public Works & Safety approval is required for any construction or other change in a public right-of-way.*

LOCATION MAPS

1201 WASHINGTON STREET | COLUMBUS, IN 47201

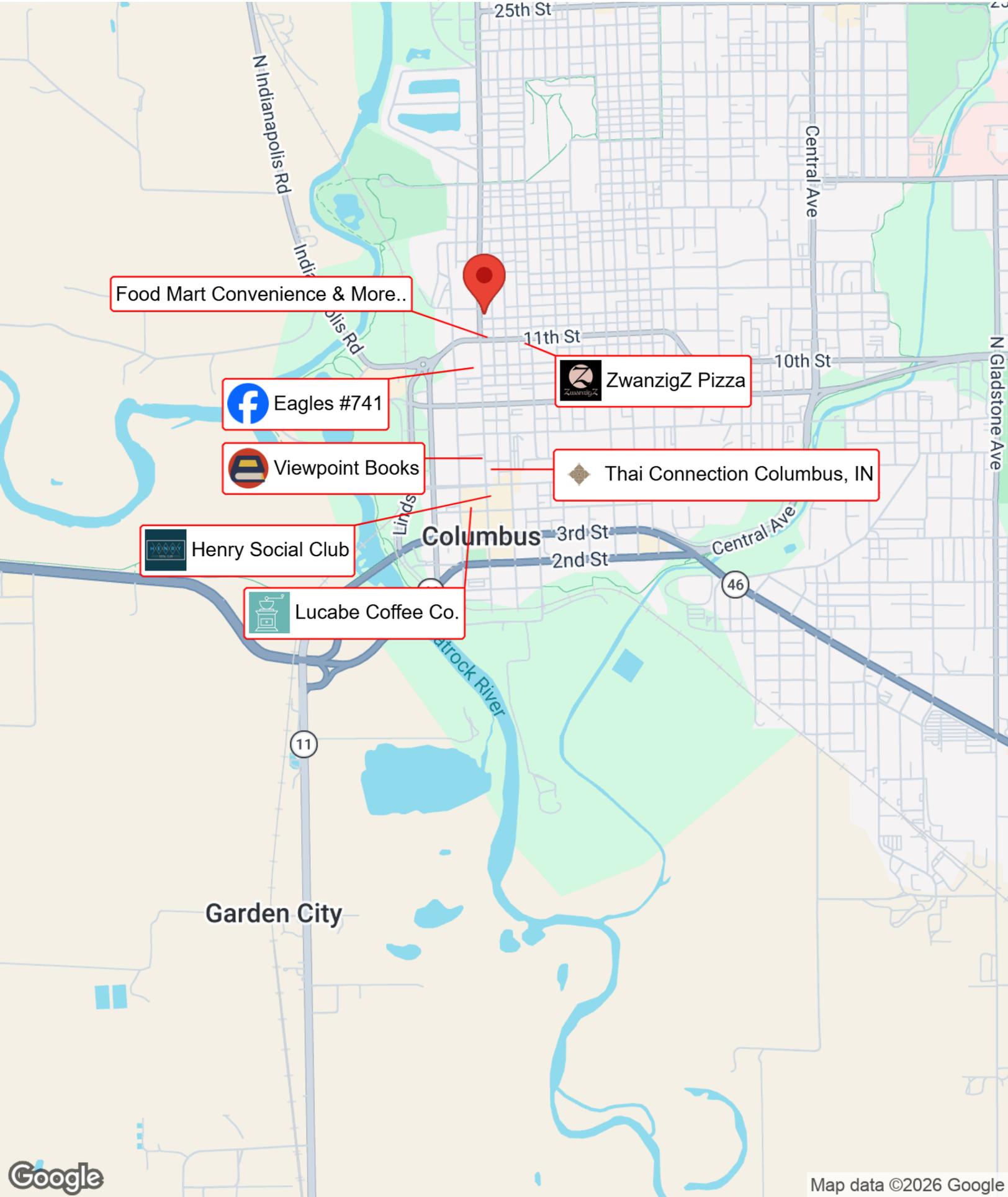


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BUSINESS MAP

1201 WASHINGTON STREET | COLUMBUS, IN 47201



Food Mart Convenience & More..

 Eagles #741

 Viewpoint Books

 Henry Social Club

 Lucabe Coffee Co.

 ZwanzigZ Pizza

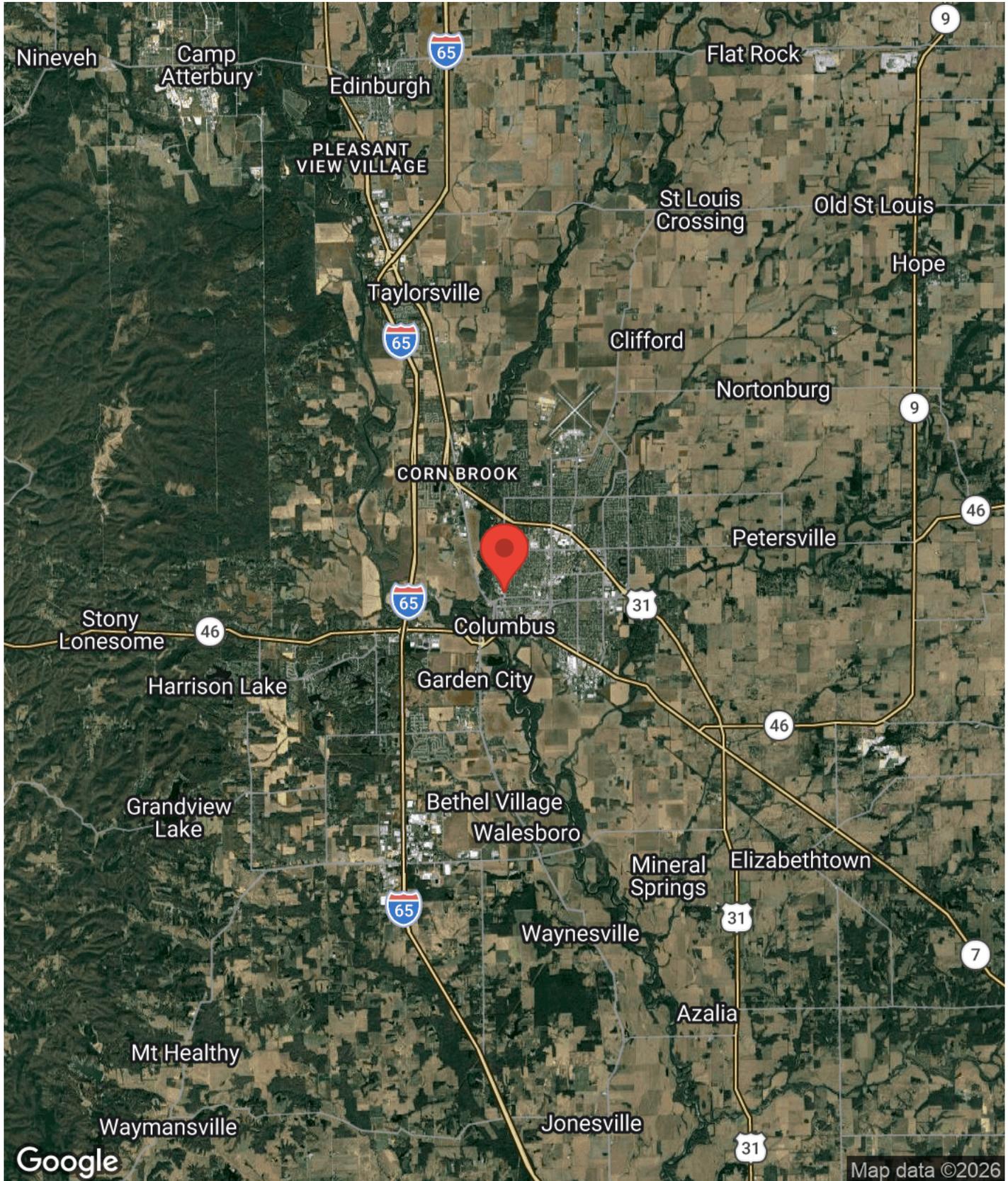
 Thai Connection Columbus, IN

Columbus

Garden City

REGIONAL MAP

1201 WASHINGTON STREET | COLUMBUS, IN 47201

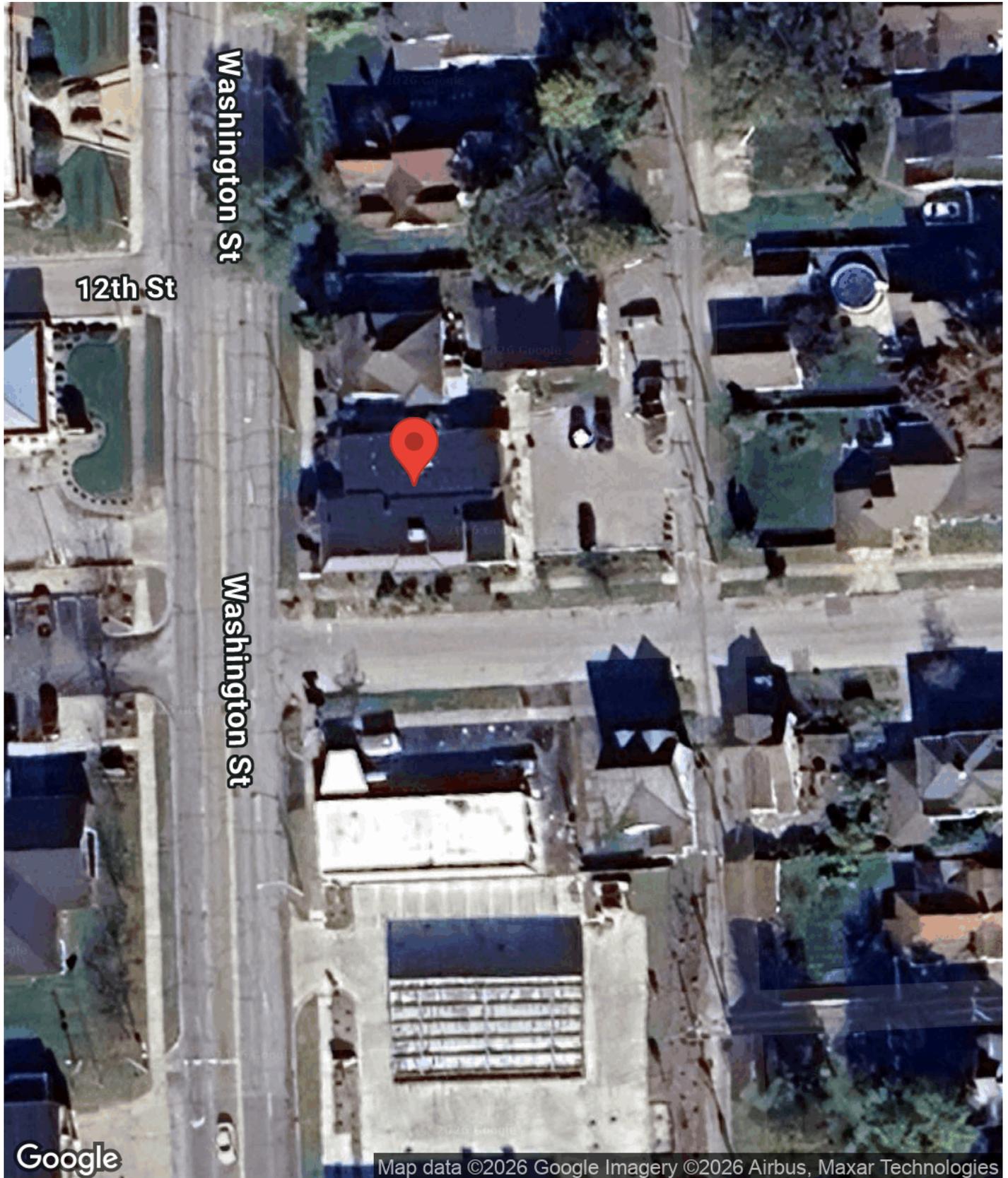


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AERIAL MAP

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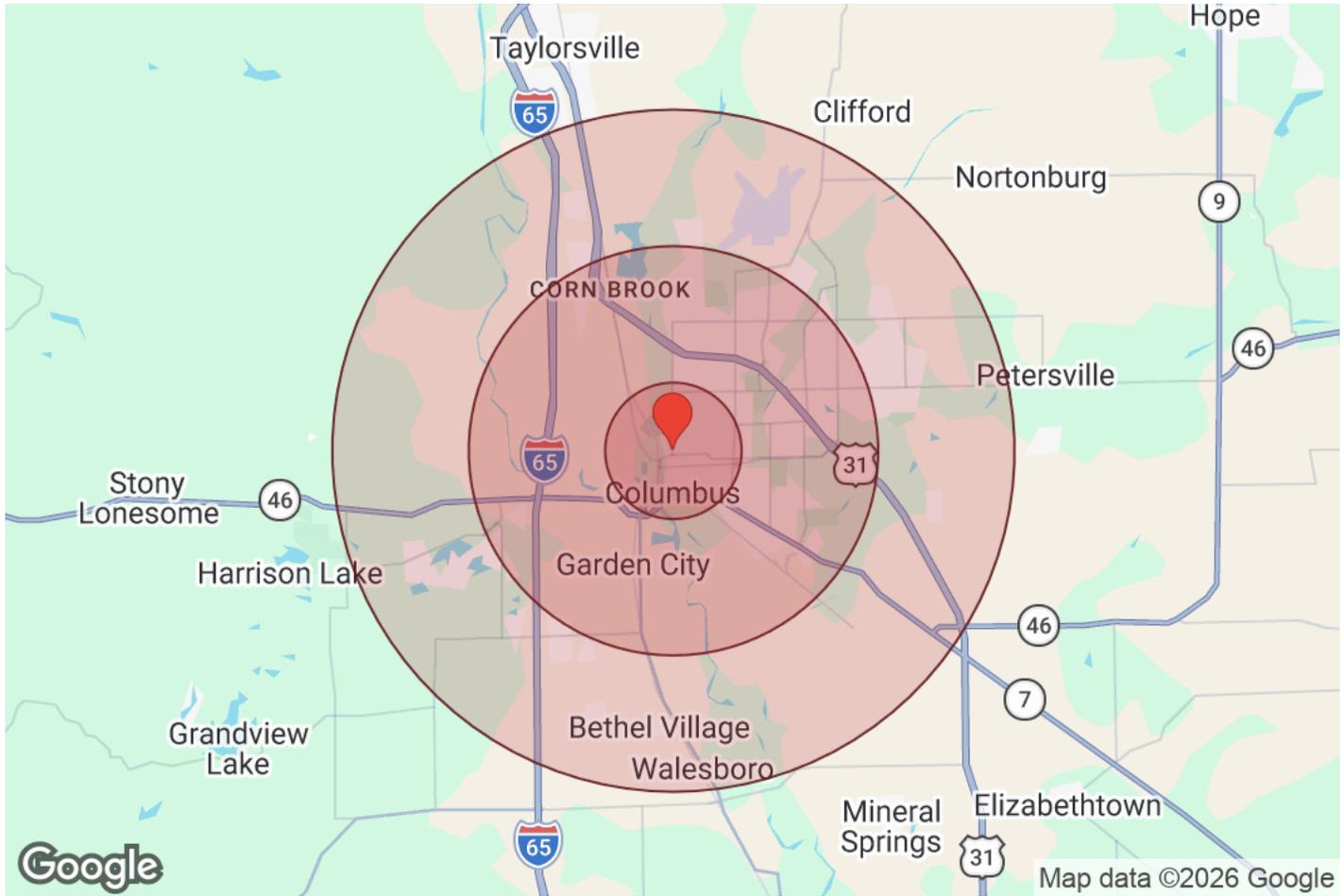


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DEMOGRAPHICS

1201 WASHINGTON STREET | COLUMBUS, IN 47201



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles	Age	1 Mile	3 Miles	5 Miles
Male	4,010	19,749	29,851	Ages 0 - 14	1,433	7,606	11,696
Female	3,924	19,456	29,484	Ages 15 - 24	1,121	5,327	7,683
Total Population	7,934	39,205	59,335	Ages 25 - 54	3,434	15,814	23,913
				Ages 55 - 64	859	4,110	6,133
				Ages 65+	1,085	6,347	9,910
Race / Ethnicity	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
White	6,294	29,074	43,760	Median	\$69,873	\$71,343	\$79,522
Black	432	1,525	2,142	Under \$15k	553	2,074	2,464
Am In/AK Nat	10	43	59	\$15k - \$25k	226	1,036	1,296
Hawaiian	6	12	24	\$25k - \$35k	263	1,099	1,476
Hispanic	753	3,979	5,922	\$35k - \$50k	266	1,672	2,260
Asian	226	3,674	6,112	\$50k - \$75k	684	2,669	4,004
Multiracial	204	870	1,294	\$75k - \$100k	500	2,003	3,206
Other	10	27	36	\$100k - \$150k	681	2,743	4,328
Housing	1 Mile	3 Miles	5 Miles	\$150k - \$200k	171	1,322	2,388
Total Units	3,909	17,295	25,597	Over \$200k	304	1,680	2,737
Occupied	3,650	16,297	24,157				
Owner Occupied	1,402	9,066	15,101				
Renter Occupied	2,248	7,231	9,056				
Vacant	259	998	1,439				

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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

1201 WASHINGTON STREET



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