

# **Breeden** COMMERCIAL

FOR LEASE

## **National Rd. Outlot**

3136 NORTH NATIONAL ROAD  
COLUMBUS, IN 47201

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# Property Overview

**.59**  
LOT SIZE

**039618210000200005**  
PARCEL ID

**CC: Commercial  
Community**  
ZONING

**Bartholomew**  
COUNTY

**113'**  
FRONTAGE

**On-Site**  
UTILITIES

## EXECUTIVE SUMMARY

Located along N. National Road in Columbus, Indiana, this 0.59-acre commercial outparcel offers an attractive development opportunity along an established commercial corridor. The site's size and configuration make it particularly well suited for a restaurant, quick-service, retail, or service-oriented concept seeking a visible standalone location.

The property is zoned CC – Commercial Community, providing flexibility for a broad range of commercial uses including restaurants, retail, personal services, office, recreation, and auto-oriented businesses.

Built-to-suit options are available, providing prospective tenants the opportunity to work with ownership on a facility designed around their specific operational needs. With flexible zoning, multiple development possibilities, and built-to-suit availability, 3136 N. National Road offers businesses an opportunity to establish a purpose-built location in the Columbus market.

## PROPERTY HIGHLIGHTS

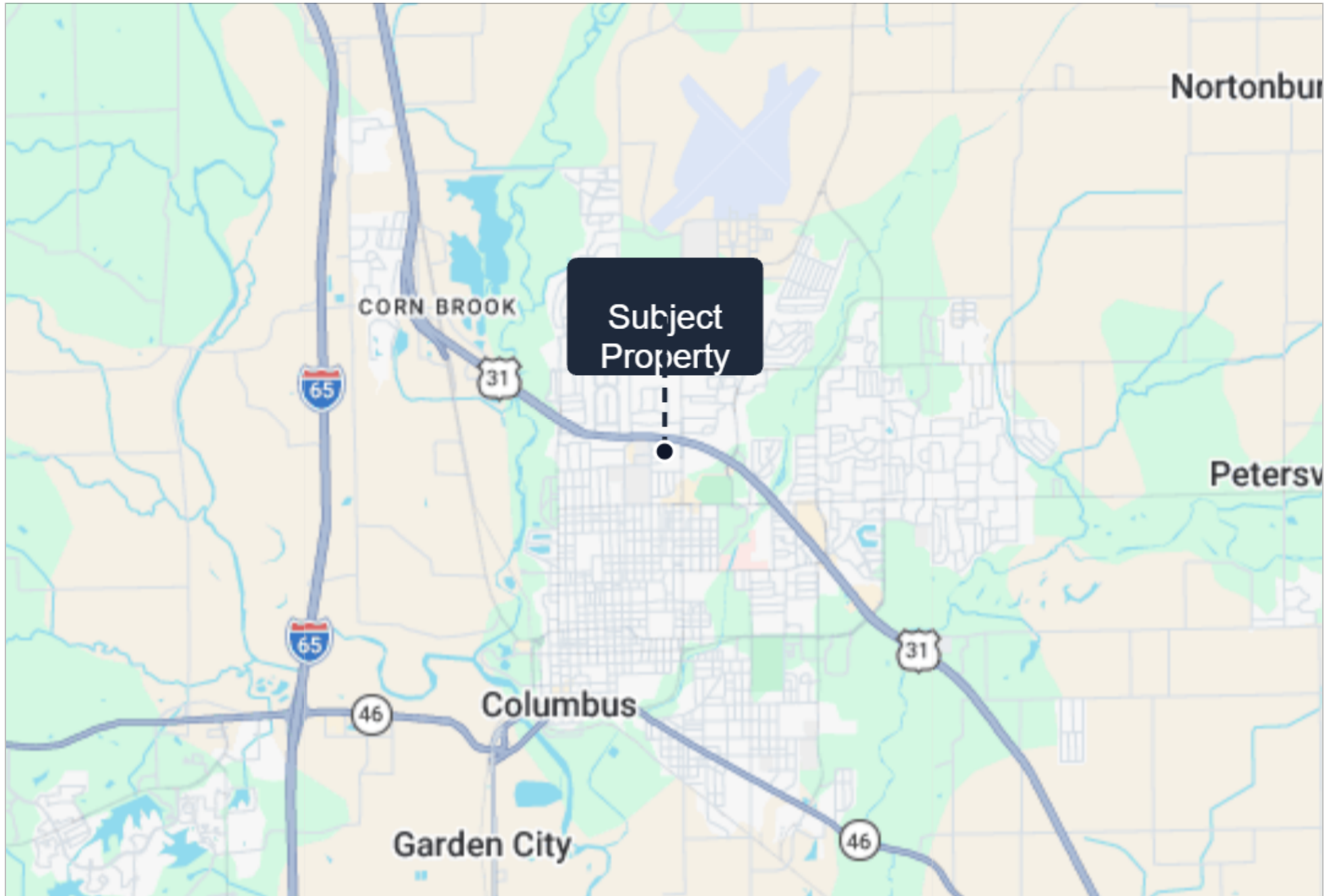
A flexible commercial development opportunity along N. National Road, offering a highly usable 0.59-acre site for retail, restaurant, or service-oriented development. With CC zoning and built-to-suit options available, the property provides flexibility for businesses seeking a location tailored to their needs.

- 0.59-acre commercial development site
- N. National Road frontage in Columbus, Indiana
- CC – Commercial Community zoning with a broad range of permitted commercial uses
- Well suited for restaurant, quick-service, retail, or service commercial concepts
- Built-to-suit options available for qualified users
- Opportunity for a standalone commercial location
- Flexible zoning supports retail, restaurant, office, personal service, recreation, and auto-oriented uses
- Infill development opportunity within an established Columbus commercial area

## ACCESSIBILITY

|  TRANSIT |  AIRPORTS |  HIGHWAYS |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Kroger on Central Ave0.1 mi                                                                 | Columbus Municipal Airport1.9 mi                                                             | 3rd Street1.9 mi                                                                               |
| 27th & Maple0.2 mi                                                                          | North Vernon Municipal Airport20.5 mi                                                        | State Street2.0 mi                                                                             |
| 27th and Central Ave0.2 mi                                                                  |                                                                                              | 2nd Street2.0 mi                                                                               |
|                                                                                             |                                                                                              | SR 462.2 mi                                                                                    |

## National Rd. Outlot



## National Rd. Outlot



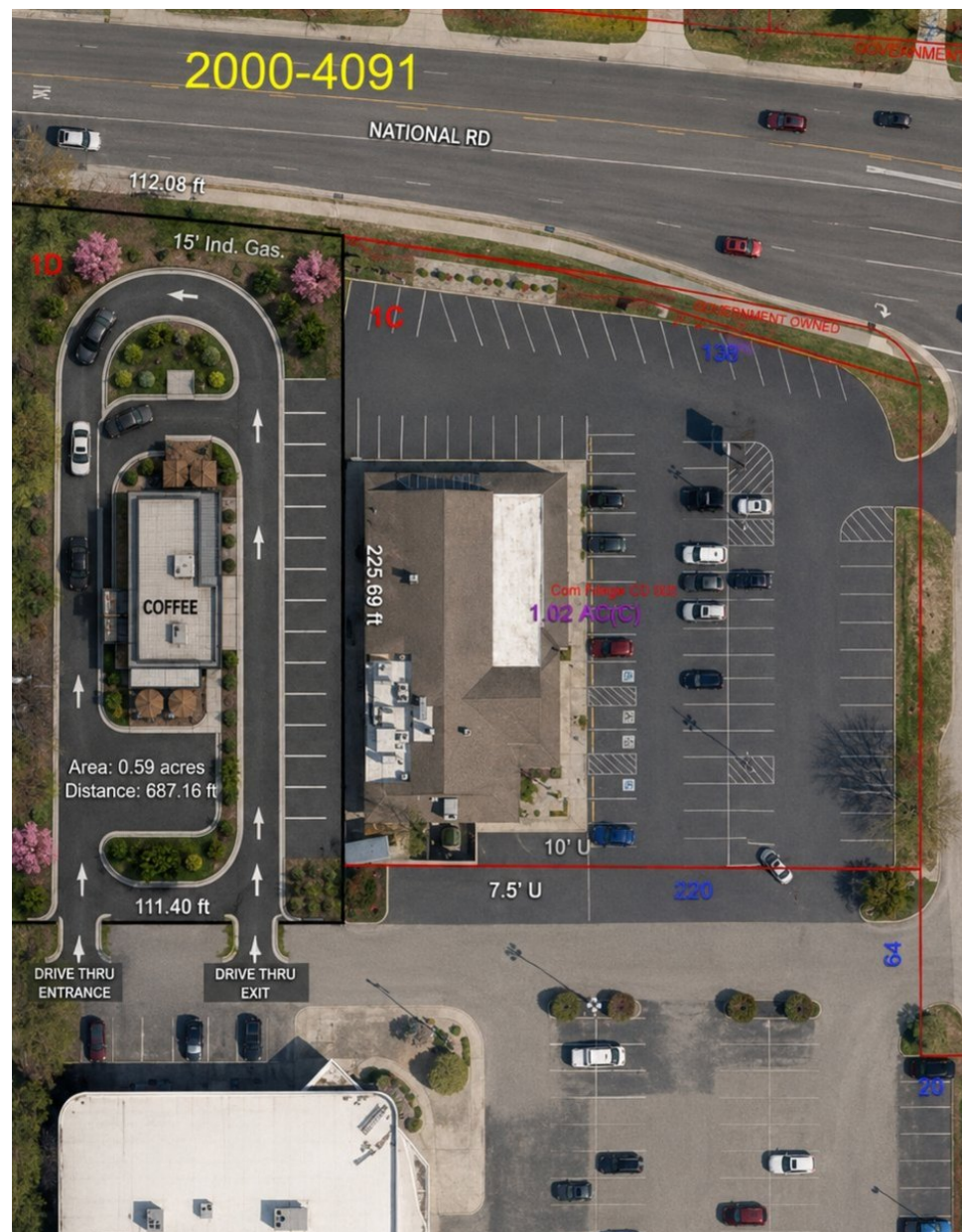
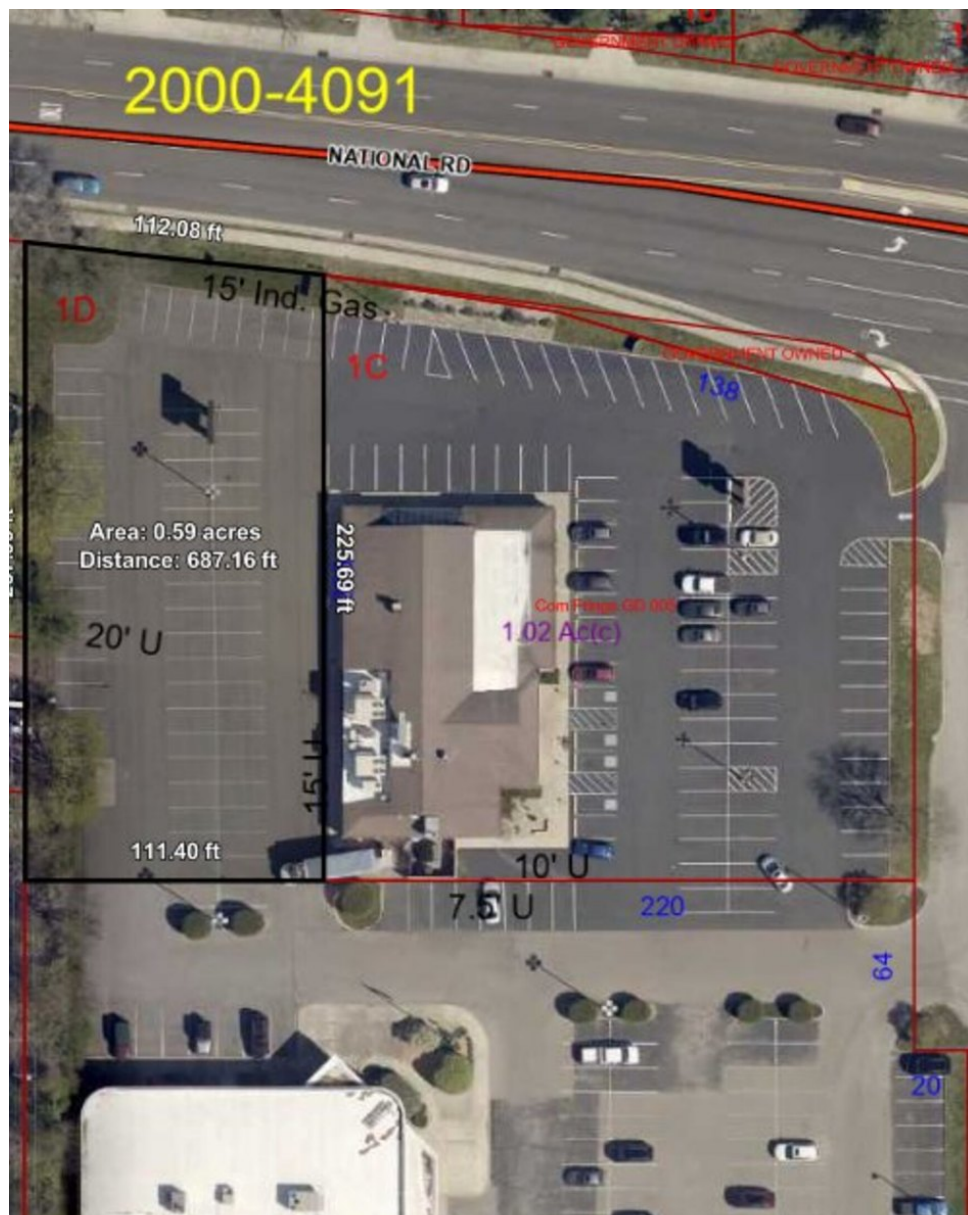


.59 Acre  
Outlet

This is an aerial photograph of a commercial property. A large rectangular area of the parking lot is highlighted in red. A white arrow points from a green text box to this red area. The property is situated next to a major road, and there are various commercial buildings and parking lots visible in the background.

National Rd./Hwy 31

# Photo Gallery



# Market Overview



POPULATION  
**50,474**

AREA  
**27.9 sq mi**

ELEVATION  
**630 ft**

COUNTY  
**Bartholomew County**

INCORPORATED  
**January 1, 1820**

STATE  
**Indiana**

## Market Overview: Columbus, IN

Columbus, Indiana combines a strong employment base, regional accessibility, and an established commercial market that draws consumers from throughout Bartholomew County and surrounding communities. Located along I-65 between Indianapolis and Louisville, Columbus benefits from excellent regional connectivity while serving as a major employment and commercial hub for South Central Indiana.

The local economy is anchored by a significant advanced manufacturing and engineering presence, led by major employers including Cummins, Toyota Material Handling, NTN Driveshaft, and Forvia. This concentration of employment brings a substantial daily workforce into the Columbus market and supports demand for retail, restaurant, service, and hospitality businesses.

Columbus also benefits from a strong quality of place, with nationally recognized architecture, established residential neighborhoods, parks and recreational amenities, and a vibrant downtown. Its combination of employment, regional draw, transportation access, and community amenities has helped Columbus maintain its position as one of Southern Indiana's most important commercial markets.

For retailers and restaurant operators, Columbus offers access to a customer base extending beyond the city's residential population, supported by commuters, regional shoppers, visitors, and a sizable daytime workforce.

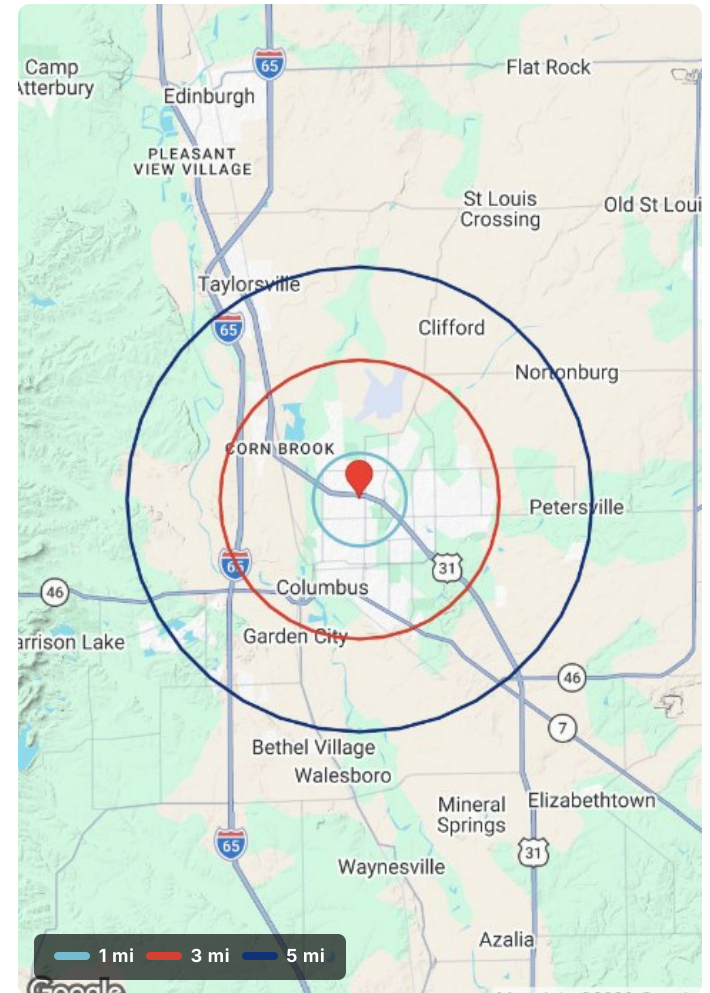
## DEMOGRAPHIC SNAPSHOT

| 1-MILE RADIUS    |                 | 3-MILE RADIUS    |                 | 5-MILE RADIUS    |                 |
|------------------|-----------------|------------------|-----------------|------------------|-----------------|
| Population       | <b>8,600</b>    | Population       | <b>43,586</b>   | Population       | <b>58,727</b>   |
| Median HH Income | <b>\$91,917</b> | Median HH Income | <b>\$74,647</b> | Median HH Income | <b>\$79,299</b> |
| Households       | <b>3,462</b>    | Households       | <b>18,418</b>   | Households       | <b>24,298</b>   |

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

| POPULATION                   | 1 MILE    | 3 MILE   | 5 MILE    |
|------------------------------|-----------|----------|-----------|
| 2000 Population              | 7,836     | 36,865   | 47,407    |
| 2010 Population              | 8,478     | 38,948   | 51,062    |
| 2026 Population              | 8,600     | 43,586   | 58,727    |
| 2031 Population              | 8,631     | 44,316   | 59,719    |
| 2026-2031 Growth Rate        | 0.07 %    | 0.33 %   | 0.34 %    |
| 2026 Daytime Population      | 10,159    | 56,552   | 68,380    |
| HOUSEHOLDS                   | 1 MILE    | 3 MILE   | 5 MILE    |
| 2000 Total Households        | 3,191     | 15,042   | 19,162    |
| 2010 Total Households        | 3,367     | 15,846   | 20,432    |
| 2026 Total Households        | 3,462     | 18,418   | 24,298    |
| 2031 Total Households        | 3,513     | 18,947   | 25,001    |
| 2026 Avg. Household Size     | 2.45      | 2.32     | 2.37      |
| 2026 Owner Occupied Housing  | 2,693     | 11,214   | 15,683    |
| 2031 Owner Occupied Housing  | 2,756     | 11,607   | 16,250    |
| 2026 Renter Occupied Housing | 769       | 7,204    | 8,615     |
| 2031 Renter Occupied Housing | 758       | 7,339    | 8,751     |
| 2026 Vacant Housing          | 135       | 1,126    | 1,608     |
| 2026 Total Housing           | 3,597     | 19,544   | 25,906    |
| 2026 HOUSEHOLD INCOME        | 1 MILE    | 3 MILE   | 5 MILE    |
| less than \$15,000           | 94        | 1,253    | 1,516     |
| \$15,000-\$24,999            | 99        | 1,088    | 1,255     |
| \$25,000-\$34,999            | 226       | 1,579    | 1,878     |
| \$35,000-\$49,999            | 435       | 2,242    | 2,715     |
| \$50,000-\$74,999            | 497       | 3,089    | 3,838     |
| \$75,000-\$99,999            | 516       | 3,090    | 4,208     |
| \$100,000-\$149,999          | 735       | 3,271    | 4,634     |
| \$150,000-\$199,999          | 434       | 1,456    | 2,159     |
| \$200,000 or greater         | 426       | 1,351    | 2,095     |
| Median HH Income             | \$91,917  | \$74,647 | \$79,299  |
| Average HH Income            | \$117,979 | \$94,268 | \$101,008 |



**\$91,917**  
MEDIAN HH INCOME (1-MI)

**\$117,979**  
AVG HH INCOME (1-MI)

**77.8%**  
OWNER OCCUPIED (1-MI)

**22.2%**  
RENTER OCCUPIED (1-MI)

**3.8%**  
VACANCY RATE (1-MI)

**0.07 %**  
2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

# National Rd. Outlot

3136 North National Road, Columbus, IN, 47201

# Breeden COMMERCIAL

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