

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.

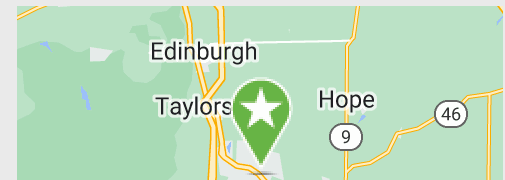
PROPERTY HIGHLIGHTS

- 1,063 to 2,431 Square Feet Available
- Big Lots Now Open
- Office / Retail Space with Visibility from National Road
- 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	3 MILES	5 MILES
Total Population	41,138	51,211
Average HH Income	\$95,326	\$100,379
Businesses	1,871	2,182
Employees	21,444	24,132

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

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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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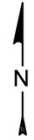


AVAILABLE FOR LEASE

- ① 2,000 SF
- ② 1,279 SF
- ③ 1,063 SF
- ④ 1,368 SF
- ⑥ Future (7,268 SF)

CLOVER CENTER SUMMARY		
PHASE	DESCRIPTION	G.L.A
I	ANCHOR I	35,401 S.F.
II	ANCHOR II	19,351 S.F.
II B	RENTAL SHOPS	13,455 S.F.
III	RENTAL SHOPS	7,513 S.F.
IV	RENTAL SHOPS	8,321 S.F.
V	RENTAL SHOPS	5,797 S.F.
VI	RENTAL SHOPS	8,499 S.F.
VII	FUTURE RENTAL SHOPS	
TOTAL LEASABLE		98,337 S.F.

SITE PLAN



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AVAILABLE

CLOVER CENTER

- BIG LOTS!
- SUBWAY
- PHOSHUKI
- GNC LIVE WELL
- COLUMBUS REGIONAL HEALTH
- planet fitness
- planet fitness
- Tropical Cafe Smoothies
- The UPS Store

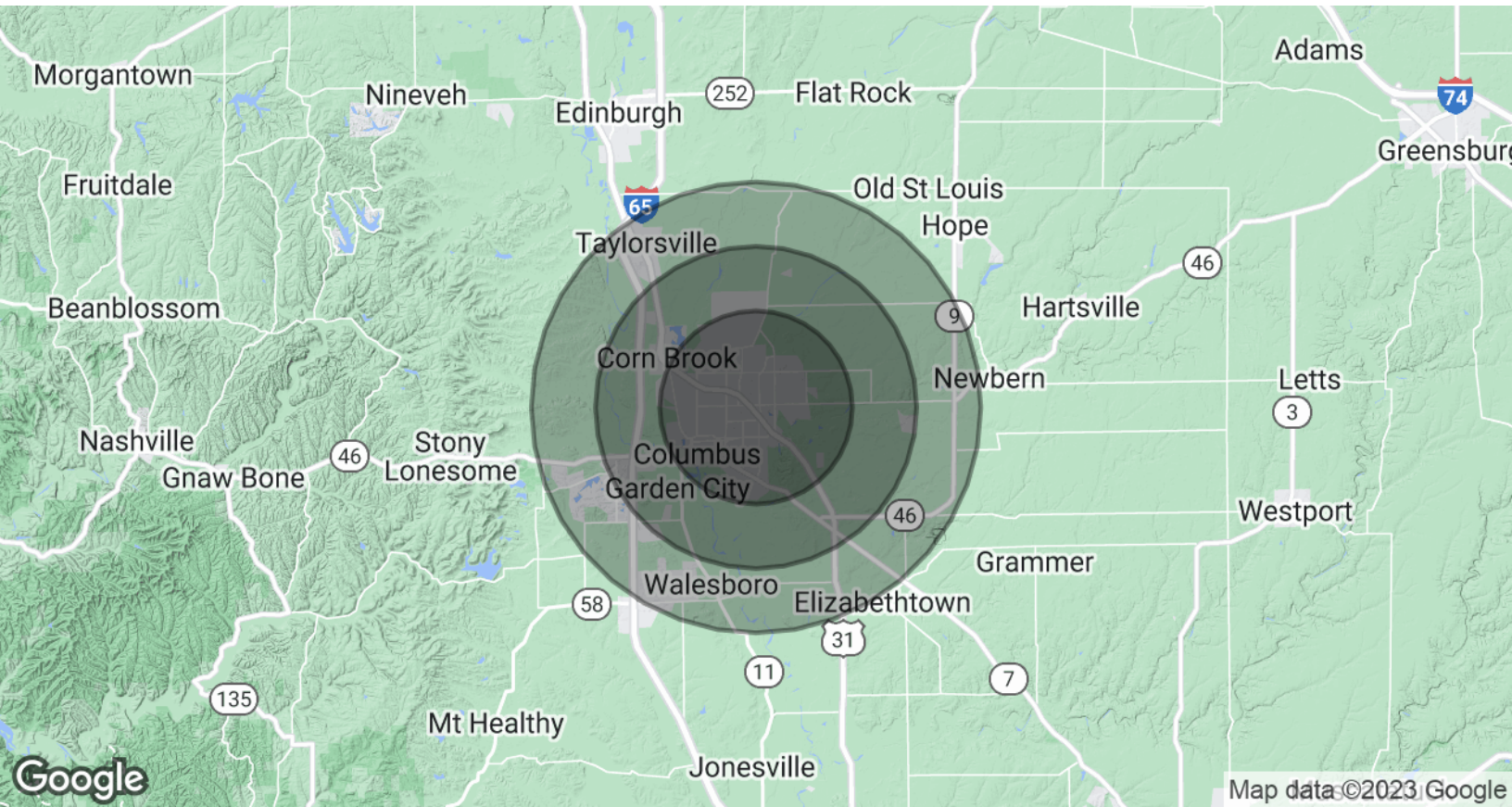
- TARGET
- TJ-maxx
- ULTA BEAUTY
- OfficeMax
- five BELOW
- PET SUPPLIES PLUS
- DOLLAR TREE
- Panera BREAD
- noodles & company

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POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	41,138	51,211	66,565
Projected Annual Growth (2023-2028)	0.7%	0.8%	0.9%
Total Households	17,357	21,125	26,907
Median Home Value	\$204,316	\$207,172	\$209,230

INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$95,326	\$100,379	\$106,294
Daytime Population (16+ years)	33,438	38,493	47,332
Total Businesses	1,871	2,182	2,519
Total Employees	21,444	24,132	29,270

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