

GATEWAY TO COLUMBUS, INDIANA

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



MIDLAND ATLANTIC
PROPERTIES

DOWNTOWN COLUMBUS

SITE



PROPERTY OVERVIEW

20 Acre Project Zoned for Retail, Restaurant, Hotel, Entertainment and Office Uses

PROPERTY HIGHLIGHTS

- 1-20 Acres For Lease or Build To Suit
- 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 in Columbus
- Exposure to Over 85,000 Vehicles Per Day
- Proposed Columbus Regional Hospital Nearby

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	21,735	52,436
Average HH Income	\$120,618	\$108,906
Businesses	962	2,259
Employees	10,091	28,291

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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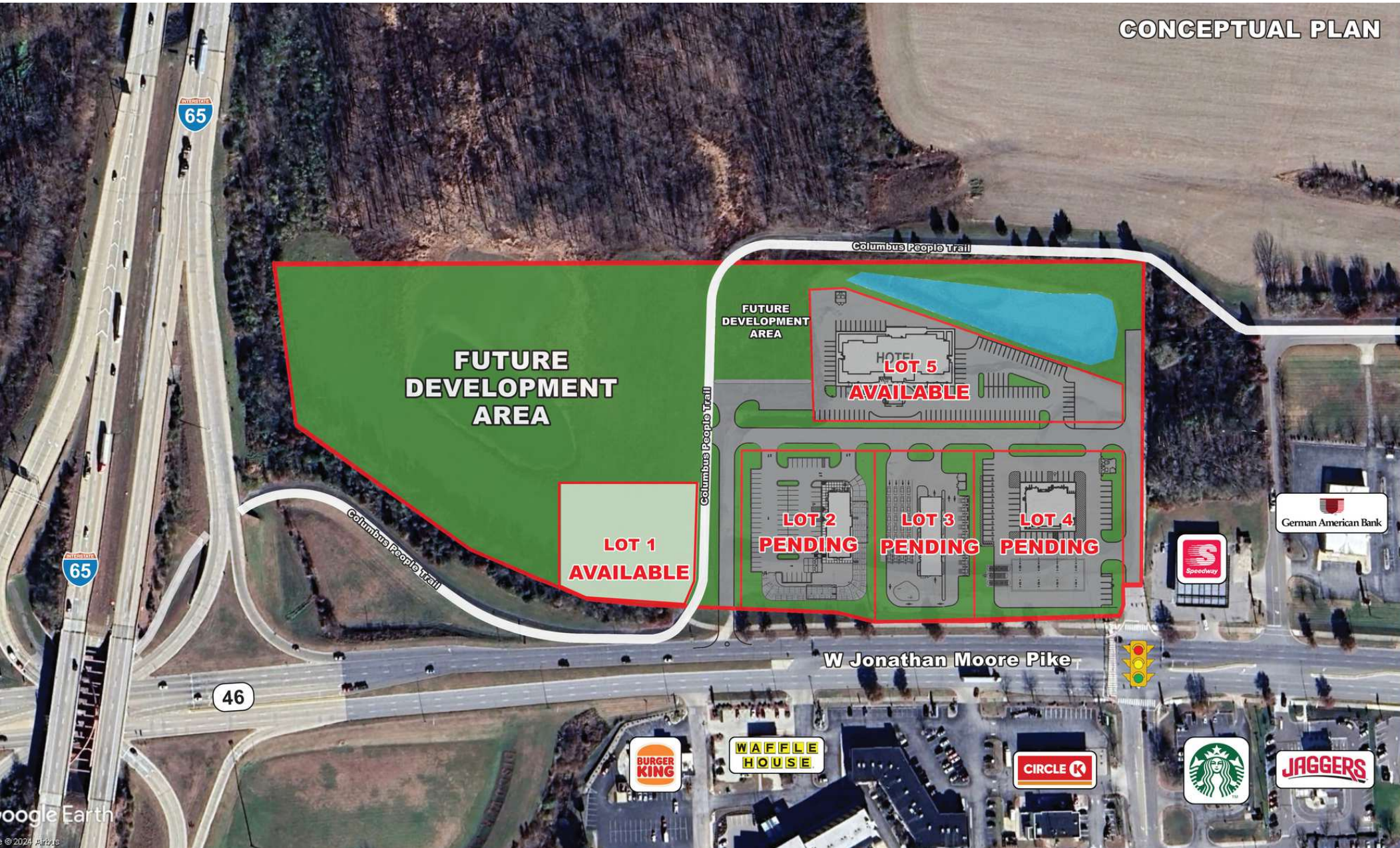
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CONCEPTUAL PLAN

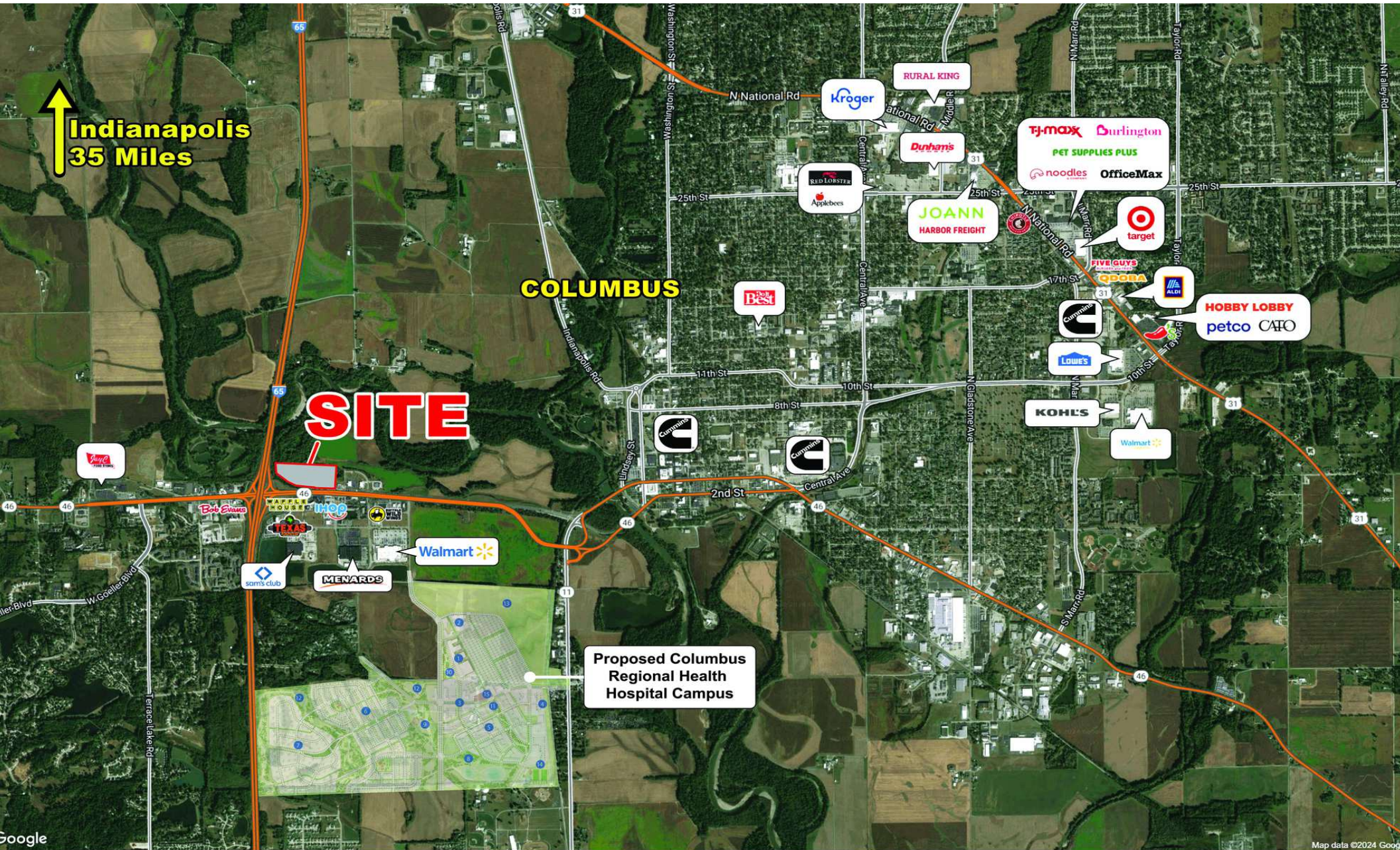


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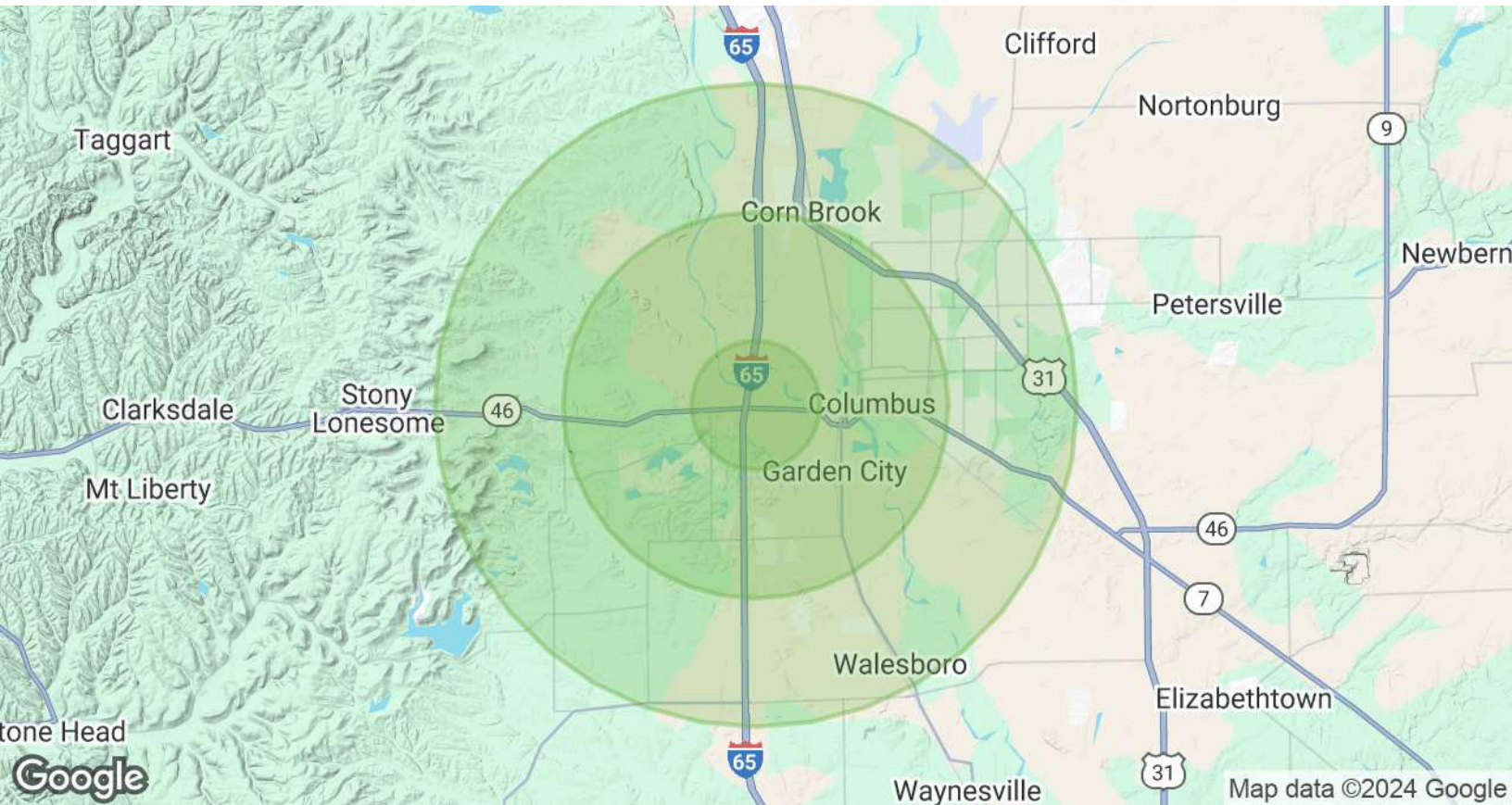


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POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	3,029	21,735	52,436
Projected Annual Growth (2024-2029)	2.4%	1.7%	1.3%
Total Households	1,243	8,877	21,338
Median Home Value	\$421,434	\$289,527	\$251,720

INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$157,945	\$120,618	\$108,906
Daytime Population (16+ years)	2,254	16,363	44,525
Total Businesses	161	962	2,259
Total Employees	1,408	10,091	28,291

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