



COMMERCIAL REAL ESTATE

FOR SALE

FOR LEASE

COLUMBUS, IN

Prime Retail Space — For Sale or Lease

1201 Washington Street | Columbus, IN 47201 — A character-rich commercial property formerly home to the acclaimed Bicycle Station, now available as a flexible sale/lease opportunity. Purchase outright for **\$749,000** or lease at **\$16.00/SF NNN** to plant your brand in a vibrant, community-embedded location with outstanding street presence.



Offering ±4,375 SF of highly adaptable space along one of Columbus's most well-traveled corridors, this property delivers exceptional visibility, flexibility, and opportunity — whether you're looking to own or lease.

\$16.00

Lease Rate / SF

Plus NNN (\$2.57 estimated)

4,375

Available SF

Flexible open floorplan

\$749,000

Sale Price

Purchase outright

Property Overview & Interior Features

Now available for sale or lease, this vibrant, fully operational commercial space combines showroom appeal, workshop functionality, and flexible open-plan retail space. Originally built in 1965 and updated over time — including a significant 2018 remodel — the building blends authentic character with modern operational needs.

Space Breakdown

The ±3,865 SF primary retail and service area features polished concrete floors, 12-foot ceilings in the main retail zone, abundant natural light, multiple service counters, and integrated shelving. A dedicated ±510 SF utility/storage area adds support space without taking away from customer-facing square footage.

Interior Amenities

- Polished concrete floors with modern industrial finishes
- 12' main-floor ceilings for display and branding
- Dedicated workshop/service area with utility connections
- Climate-controlled 510 SF storage and utility room
- Multiple service counters and integrated shelving
- Full HVAC coverage throughout the 3,865 SF space

Sale & Lease Terms

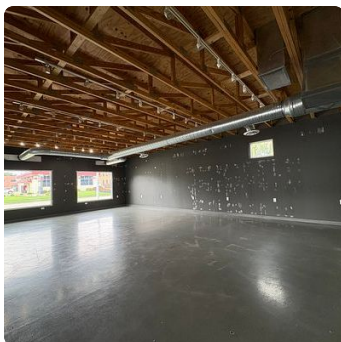
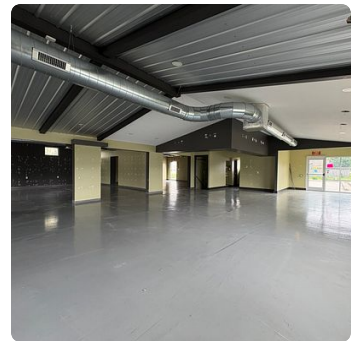
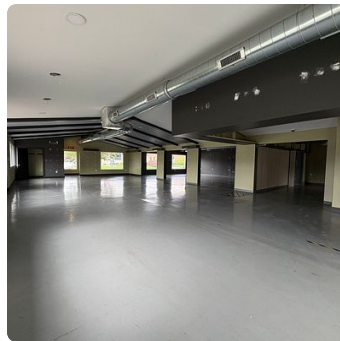
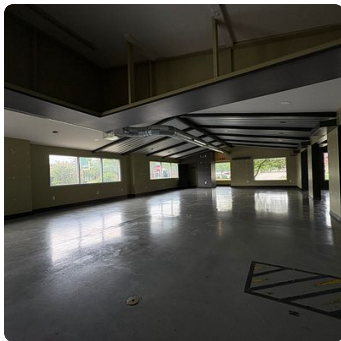
- Sale Price: \$749,000
- Rate: \$16.00/SF + NNN
- NNN Estimate: \$2.57/SF
- Minimum Lease Term: 3+ Years



Room to Get Started

Qualified tenants can receive two months of free base rent with a three-year lease. Property expenses remain payable throughout the lease, including the free-base-rent period. Subject to tenant qualification and mutually agreed lease terms.

Average effective base rent of approximately \$15.11/SF/year over a 36-month lease, assuming a flat annual base rate of \$16.00/SF. Property expenses are additional. Advertised contractual base rental rate remains \$16.00/SF/year.





Location, Site & Zoning

1201 Washington Street sits on a major Columbus corridor with strong accessibility, nearby neighborhood support, and a highly visible commercial setting. The site offers excellent frontage, convenient parking, and quick access to downtown and regional routes.

Location Highlights

- High-visibility Washington Street corridor
- Minutes from downtown Columbus
- Surrounded by homes, schools, and parks
- Walkable with on-street and private parking
- Near Viewpoint Books, Lucabe Coffee Co., and ZwanzigZ Pizza
- Easy access to I-65, US-31, and US-46

Site Details

- Year Built: 1965 | Effective Year: 1987
- Total Improved Value (2024): \$291,900
- Paved lot with 10 parking spaces
- Parking ratio: 3.87/1,000 SF
- Public water, sewer, and sidewalk access

CN Zoning — Permitted Uses Include

The Commercial Neighborhood (CN) district supports convenience-oriented uses for the surrounding residential area.

- Retail uses
- Personal service uses
- Restaurant

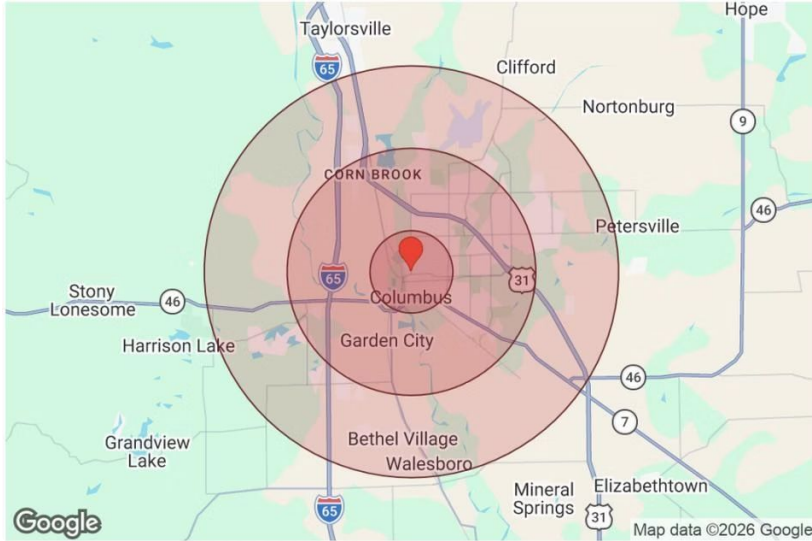
Conditional uses include instructional centers, office uses, community centers, daycare facilities, medium-scale retail, and recreation uses.



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Market Demographics & Trade Area Analysis

Understanding the trade area around 1201 Washington Street reveals a strong and growing consumer base with solid household incomes and density sufficient to support a wide range of retail and service concepts. The following data highlights population, income, and housing characteristics across 1-, 3-, and 5-mile radii — giving brokers and prospective tenants a clear picture of the commercial opportunity this location represents.



1-Mile Radius

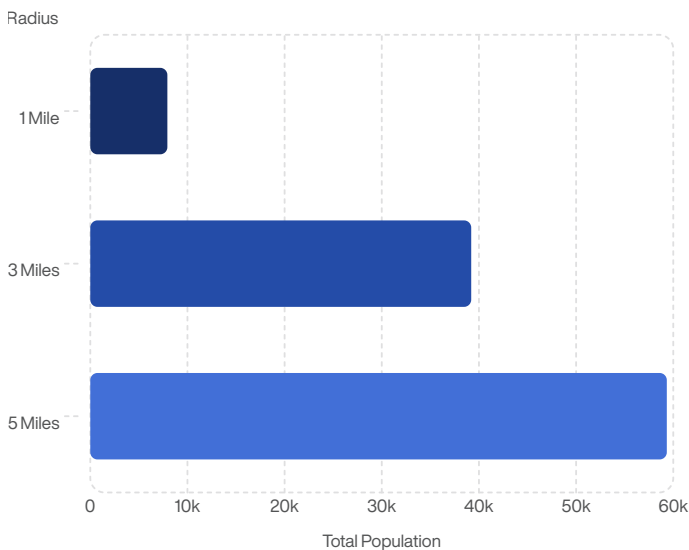
- Total Population: **7,934**
- Median HH Income: **\$69,873**
- Total Housing Units: 3,909
- Owner Occupied: 1,402
- Renter Occupied: 2,248
- Ages 25-54: 3,434

3-Mile Radius

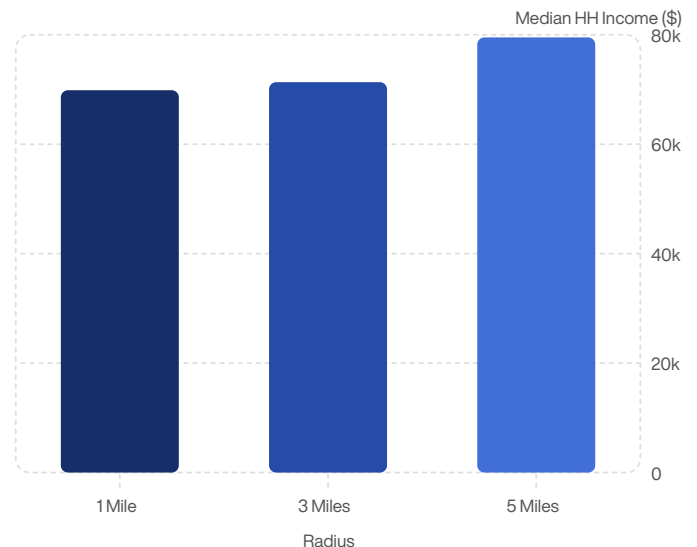
- Total Population: **39,205**
- Median HH Income: **\$71,343**
- Total Housing Units: 17,295
- Owner Occupied: 9,066
- Renter Occupied: 7,231
- Ages 25-54: 15,814

5-Mile Radius

- Total Population: **59,335**
- Median HH Income: **\$79,522**
- Total Housing Units: 25,597
- Owner Occupied: 15,101
- Renter Occupied: 9,056
- Ages 25-54: 23,913



The Columbus trade area is anchored by a substantial and growing population base — nearly 60,000 residents within 5 miles — providing retailers with robust and consistent consumer demand.



Median household incomes are strong across all radii, with the 5-mile trade area exceeding \$79,500 — reflecting the spending power of Columbus's established professional and family demographic base.



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Meet Your Broker — Ryan Brand

Ryan Brand brings deep roots, genuine community investment, and proven commercial expertise to every transaction. A Columbus, Indiana native, Ryan understands this market not just as a professional, but as a neighbor, civic leader, and longtime advocate for the city's unique character and potential. Whether you are a seasoned broker evaluating options for a client or a business owner ready to secure your next location, Ryan will bring clarity, strategy, and results to the table.

Background & Expertise

Following the sale of his family-owned building materials business, Ryan spent five years developing new markets regionally and nationally for one of the country's largest contingent staffing agencies — building a sharp understanding of business development, relationship management, and strategic negotiation. Drawn back to Columbus and driven by a desire to serve his hometown, Ryan completed his real estate coursework and licensing before joining RDC Commercial Real Estate, where he has built a reputation for honest communication, thorough market knowledge, and a client-first approach.

Community Leadership

Ryan served on the Columbus City Council from 2012 through 2015, during which time he held positions on the Columbus Plan Commission, Columbus Area Arts Council, and the Columbus Parks Board. This civic background gives Ryan a nuanced understanding of zoning, land use, and the economic development priorities that shape opportunities in the Columbus market — a perspective that is invaluable when advising clients on properties like 1201 Washington Street.



Contact Ryan Brand

Principal Broker

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