An aerial photograph of a vacant lot in Columbus, Indiana. The lot is a large, open area with some grass and bare trees. It is surrounded by residential buildings, including houses and a larger brick building. A parking lot with several cars is visible to the right. A road with a crosswalk is in the foreground. The sky is clear and blue.

Vacant Land Columbus, IN



INVESTMENT CONTACTS

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Marcus & Millichap

INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale, the fee simple interest in this vacant property, in Columbus, IN.

The property is located at 3211 Washington St, Columbus, Indiana. The property consists of a 1.70 acre lot or about 74,052 SF. The property is near major national tenants including Walmart, Target, Chick Fil A, Kroger, Best Buy, Harbor Freight, Lowe's, Hobby Lobby and more.

The property is right off National Rd, the main thoroughfare of the area on the corner of National and Washington St benefiting from over 19,000 vehicles per day. It is also within 2 miles of the Fair Oaks Mall, expected to be a community sport, recreation, and wellness space that would bring about economic opportunities for the region. Located just off N National Road, the \$92 million project will include shopping, retail, sports, fieldhouse, Columbus Regional Health offices and city parks and department offices. It opened in April 2024 and is expected to have 1,000 visitors per day and 10,000 visitors every weekend.



OVERVIEW

COLUMBUS, IN

| | |
|--------------------|--|
| PRICE: | Unpriced |
| ADDRESS: | 3211 Washington St Columbus, IN 47203 |
| LAND AREA: | 1.74 AC |
| ZONING: | CO |
| POPULATION GROWTH: | + 3.13% (3 Mile) |
| HOUSEHOLD GROWTH: | + 3.12% (3 Mile) |
| TOPOGRAPHY: | Level |
| FRONTAGE: | 188' on Washington |
| APN: | 03-95-12-430-003.200-005 |
| TYPE OF OWNERSHIP: | Fee Simple |

INVESTMENT HIGHLIGHTS

- Large corner Lot | ~74k sqft
- Affluent Community | Average Household Income Exceeds \$124,687 in a 1-Mile Radius
- At entrance of main thoroughfare National Rd | ~19k VPD
- Positive population growth expected to be + 3% in the next five years
- Within 2 miles of Fair Oaks Mall | 1,000 daily visitors and 10,000 visitors every weekend
- Near major retailers | Kroger, Target, Hobby Lobby, Lowe's, Chick Fil A and more



AERIAL - NORTH

PARKSIDE
ELEMENTARY SCHOOL

CUMMINS CORPORATE
AVIATION HANGAR

IVY TECH COMMUNITY
COLLEGE COLUMBUS

SUBJECT
PROPERTY

WHITE RIVER
BROADCASTING COMPANY
WCST • WKMG • WIN 104.9 • 106.7 THE RIVER

N NATIONAL RD

 19,000+

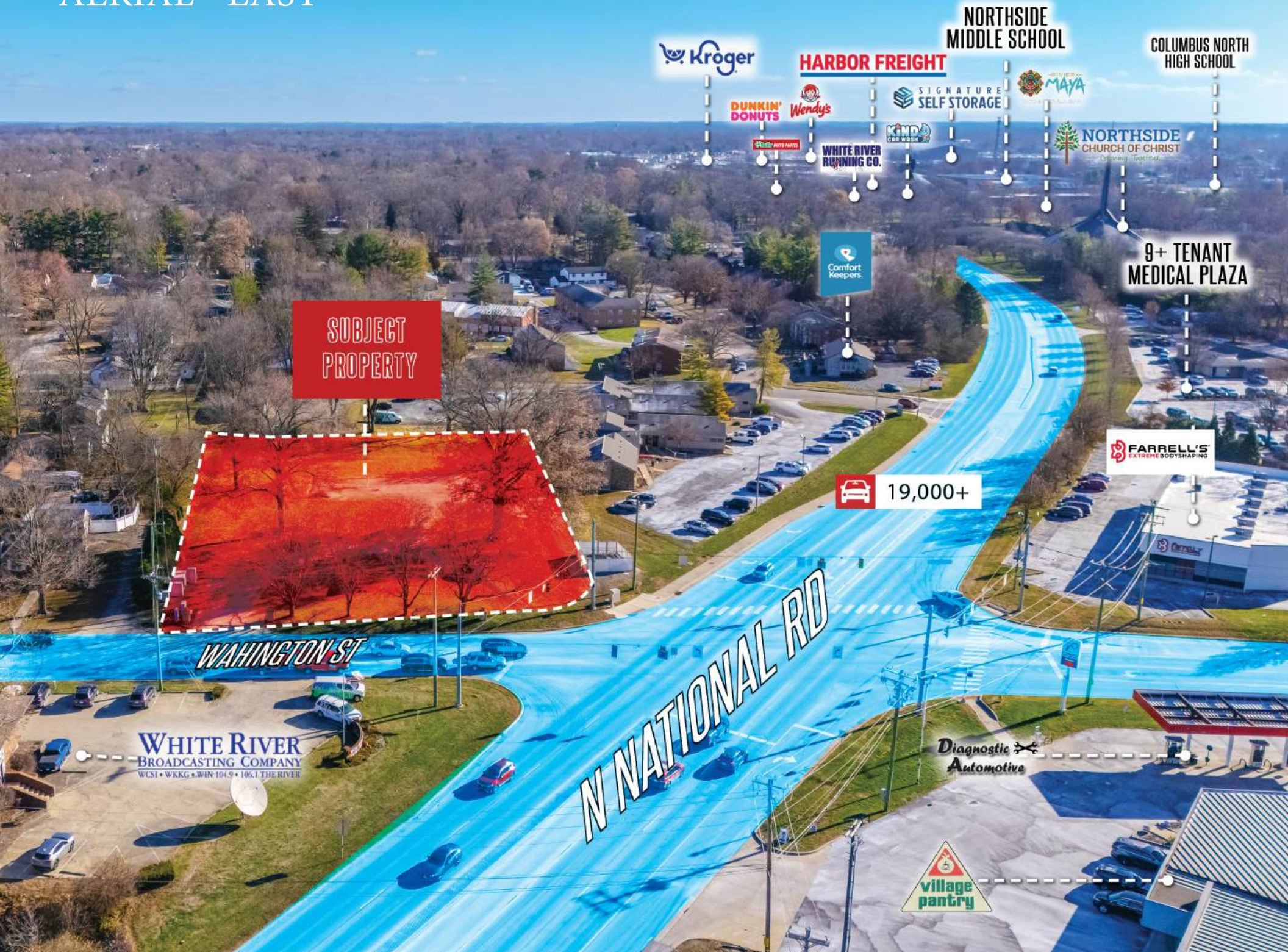
WASHINGTON ST

village
pantry

Diagnostic 
Automotive

 FARRELL'S
EXTREME BODYSHAPING

AERIAL - EAST



SUBJECT
PROPERTY

WASHINGTON ST

WHITE RIVER
BROADCASTING COMPANY
WCSI • WKKG • WIN 104.9 • 106.1 THE RIVER

N NATIONAL RD

19,000+

Diagnostic
Automotive

village
pantry

Kroger

HARBOR FREIGHT

NORTHSIDE
MIDDLE SCHOOL

COLUMBUS NORTH
HIGH SCHOOL

DUNKIN'
DONUTS

Wendy's

SIGNATURE
SELF STORAGE

MAYA

Auto Parts

WHITE RIVER
RUNNING CO.

K&N

NORTHSIDE
CHURCH OF CHRIST

Comfort
Keepers

9+ TENANT
MEDICAL PLAZA

FARRELL'S
EXTREME BODYSHAPING

AERIAL - WEST



Diagnostic
Automotive

village
pantry

FARRELL'S
EXTREME BODYSHAPING

19,000+

N NATIONAL RD

PCA
PACKAGING CORPORATION OF AMERICA

BLACK
DECKER
ExtraSpace
Storage

Ford

NISSAN

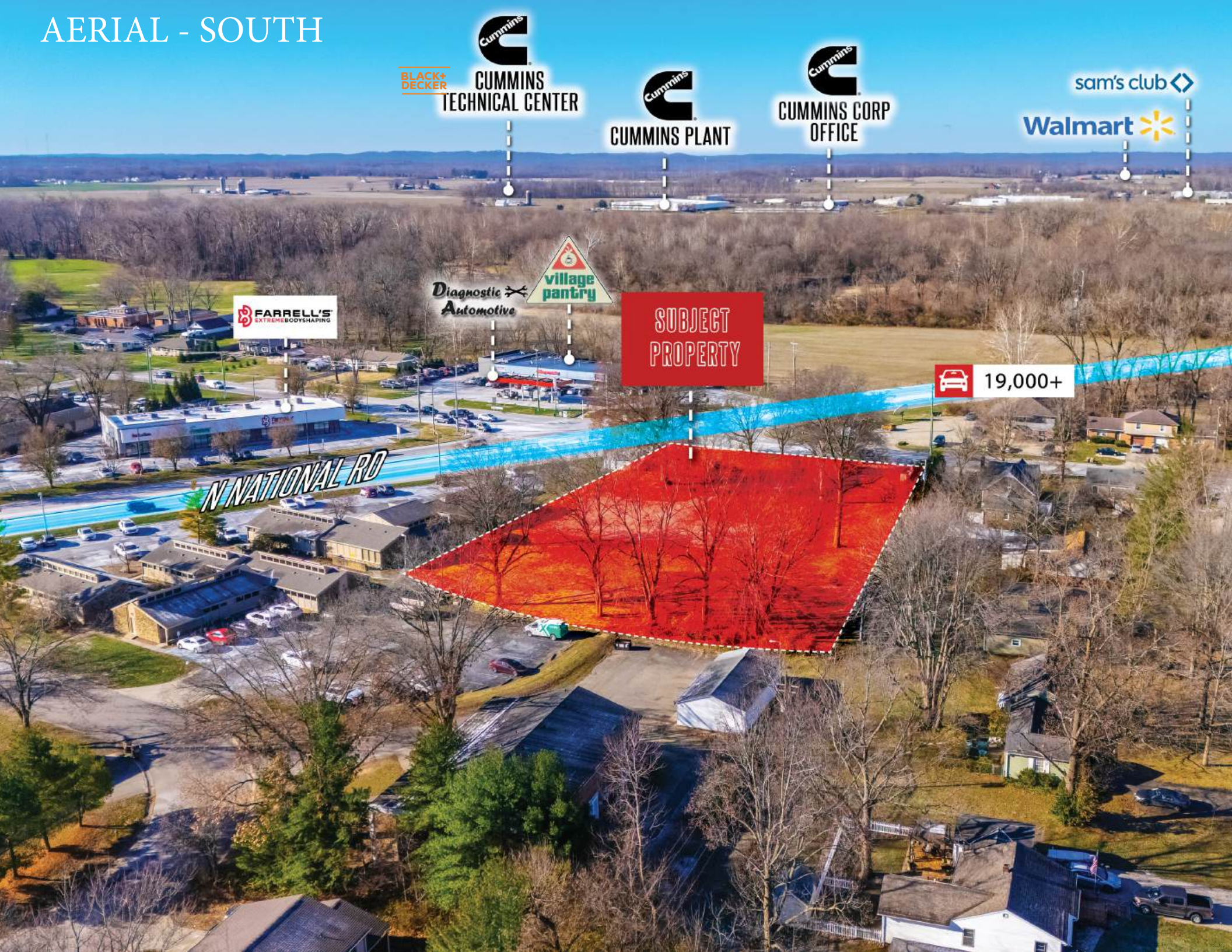
NAPA

Columbus
Animal Hospital

WHITE RIVER
BROADCASTING COMPANY
WEST • WKMG • WIN 104.9 • 106.1 THE RIVER

SUBJECT
PROPERTY

AERIAL - SOUTH



BLACK & DECKER

CUMMINS
TECHNICAL CENTER

CUMMINS
PLANT

CUMMINS
CORP OFFICE

sam's club
Walmart

Diagnostic
Automotive

village
pantry

SUBJECT
PROPERTY

FARRELL'S
EXTREME BODYSHAPING

19,000+

N NATIONAL RD

LOCATION OVERVIEW

Columbus, IN

Columbus, Indiana is the county seat of Bartholomew County. While a relatively small city, Columbus has a tourist following because it is known worldwide as a place of noted modern architecture and public art. The city has commissioned numerous works since the mid-20th century, and the annual program “Exhibit Columbus” celebrates this legacy.

Columbus’ economy is based in manufacturing. The engine company, Cummins, Inc., is headquartered in Columbus and is the region’s second-largest employer, employing almost 10,000 people at its International Headquarters. It is a multinational company that designs, manufactures, and distributes engines, filtration and power generation products. Cummins sells in 190 countries worldwide through a network of over 600 company owned and independent distributors and approximately 7,200 dealers. Cummins, Inc. was the top distributor of class 8 diesel engines in the US in 2018, 2020, and 2022, and is one of the largest engine manufacturers in China and India. Cummins employs over 75,000 people worldwide and had total revenue of \$34.07 billion in 2023. It is traded on the NYSE under the symbol CMI. Its subsidiaries include Brammo, Hydrogenics, Mentor, and Westport Innovations.

Material Handling, USA, Inc., the world’s largest material handling (forklift) manufacturer. Other notable industries include architecture, a discipline for which Columbus is known worldwide. The Cummins Foundation is a charitable program that helps subsidize a large number of architectural projects throughout the city by up-and-coming engineers and architects.

Columbus is located in the south-central part of the state on the east fork of the White River, 40 miles from Indianapolis, and 36 miles from Bloomington, IN, home of the flagship campus of Indiana University with over 40,000 students. The city has won numerous awards: in 2004, the city was named as one of the “Ten Most Playful Towns” by Nick Jr. Family Magazine; in the July 2005 edition of GQ, Columbus was named as one of the “62 Reasons to Love Your Country”, and in 2006, Columbus had a national spotlight for winning the “America in Bloom” contest.

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|----------------------|-----------|----------|----------|
| 2024 POPULATION | 5,657 | 37,843 | 60,542 |
| 2029 POPULATION EST. | 5,819 | 39,028 | 62,521 |
| AVG. HH INCOME | \$124,687 | \$89,802 | \$95,221 |
| MEDIAN HH INCOME | \$95,326 | \$89,802 | \$95,221 |
| BACHELORS DEGREE + | 49% | 31% | 35% |
| 2024 HOUSEHOLDS | 2,232 | 15,534 | 24,353 |
| 2029 HOUSEHOLDS EST. | 2,298 | 16,019 | 25,145 |



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ID#



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