

RETAIL FOR LEASE RIVER BEND WEST

3800 W. CARLOS FOLGER DR., COLUMBUS, IN 47201

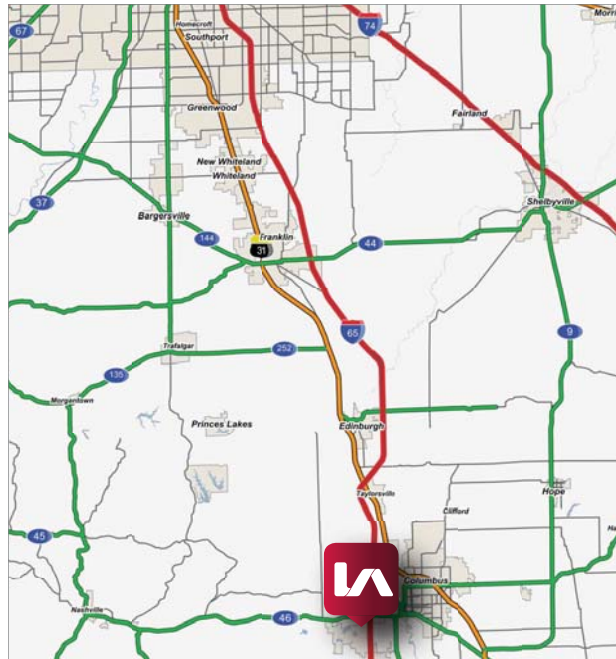


LISTING DATA

AVAILABLE SF: 1,571 SF
PROPERTY TYPE : Retail
ASKING RATE: \$22.00 / SF NNN

COMMENTS:

Newly demised 1,571 SF space available for lease. Join Nearby Tenants: Chicago's Pizza, Speck's Pet Supplies, Long's Mattress, My House, YoMama's Frozen Yogurt, Papa's Grill, Studio Shag, Freddy's Frozen Custard and Burgers and more. Located off of State Road 46, just west of I-65. Affluent Tipton Lakes trade area with an average household income of over \$110,000.



TRAFFIC COUNTS

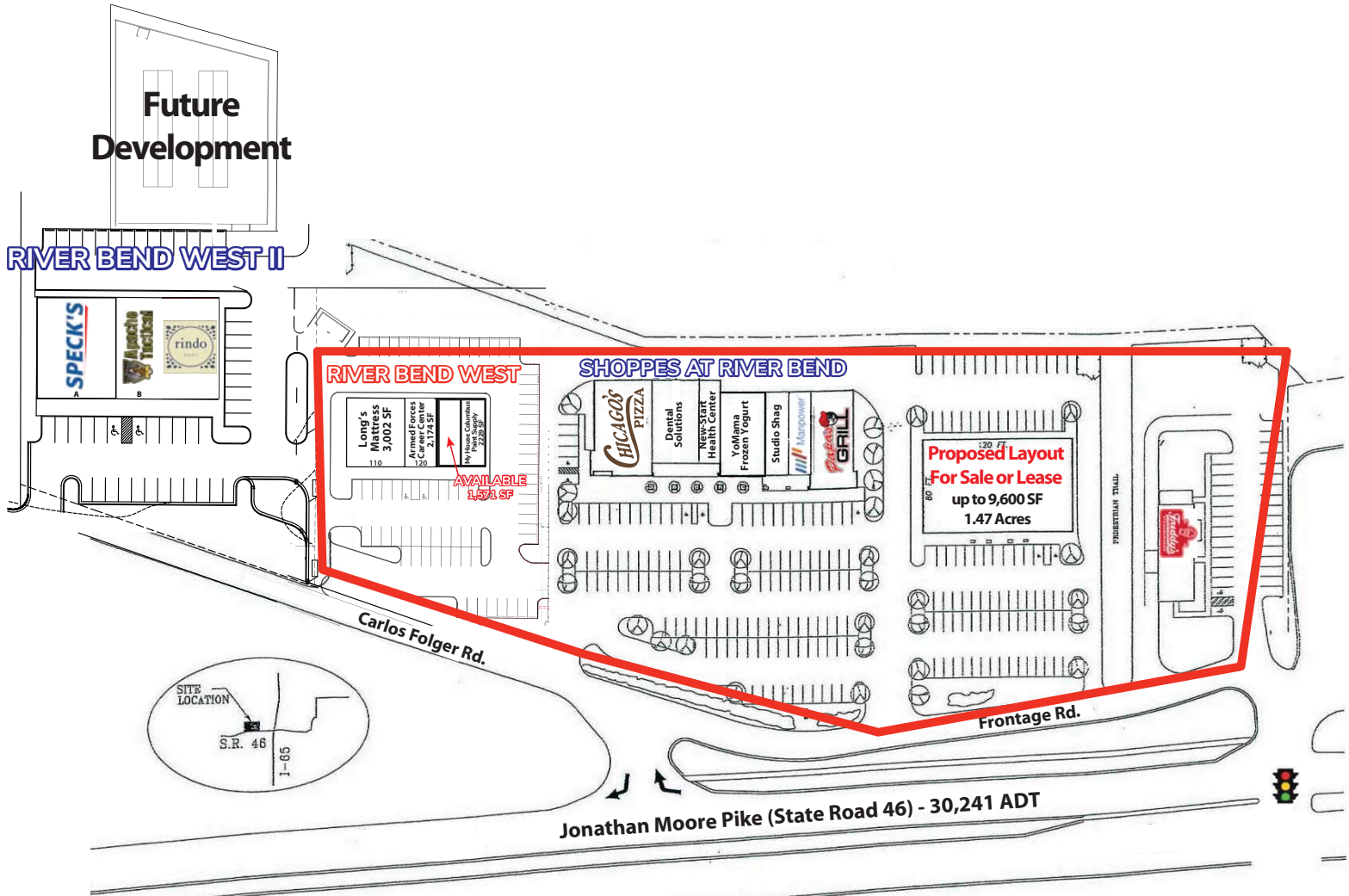
STATE ROAD 46: 30,241 ADT
I-65 S: 16,733 ADT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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2016 DEMOGRAPHICS

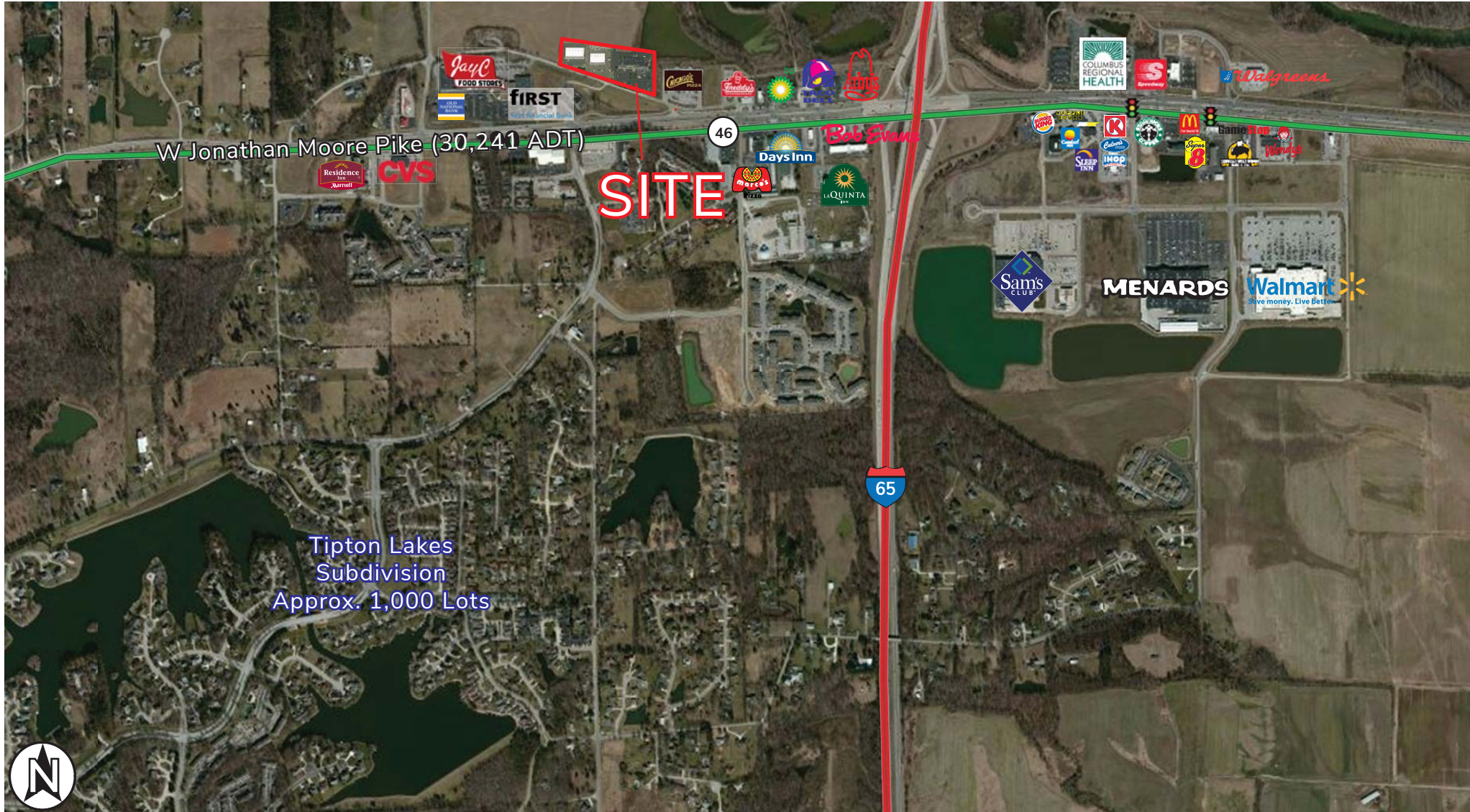
	1-MILE	3-MILE	5-MILE
EST. POPULATION	2,951	15,644	44,497
AVG. HH INCOME	\$132,071	\$93,852	\$79,447
DAYTIME POP.	1,445	14,862	34,999

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