

# 6,506 SF Freestanding Restaurant on 1.85 Acres FOR LEASE

VERITAS  
REALTY

870 Creekview Drive, Columbus, IN 47201



## PROPERTY HIGHLIGHTS ↴

- Located in the mix of Columbus regional trade area
- Stoplight access and multiple access points to both 10th Street and Marr Road (combined 33,376 cars per day)
- Close proximity to Cummins, the largest employer of Columbus
- Surrounded by strong performing national restaurants and retailers
- Shadow anchored by Wal-Mart, Kohl's, and AMC Theater

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,068	39,618	53,703
HOUSEHOLDS	3,187	16,788	21,977
DAYTIME POPULATION	5,734	30,630	39,224
AVERAGE HOUSEHOLD INCOME	\$88,586	\$93,228	\$103,034

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# SITE AERIAL



## PROPERTY OVERVIEW

- 6,506 SF Freestanding Building
- 1.85 Acres
- Former Restaurant
- +/- 134 parking spaces
- Monument Sign
- Walk-In Cooler & Freezer
- Two Hood Systems
- Other Restaurant Equipment
- Existing Bar
- Large Dining Area
- 1,500+ Amps of Electrical

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# MARKET AERIAL



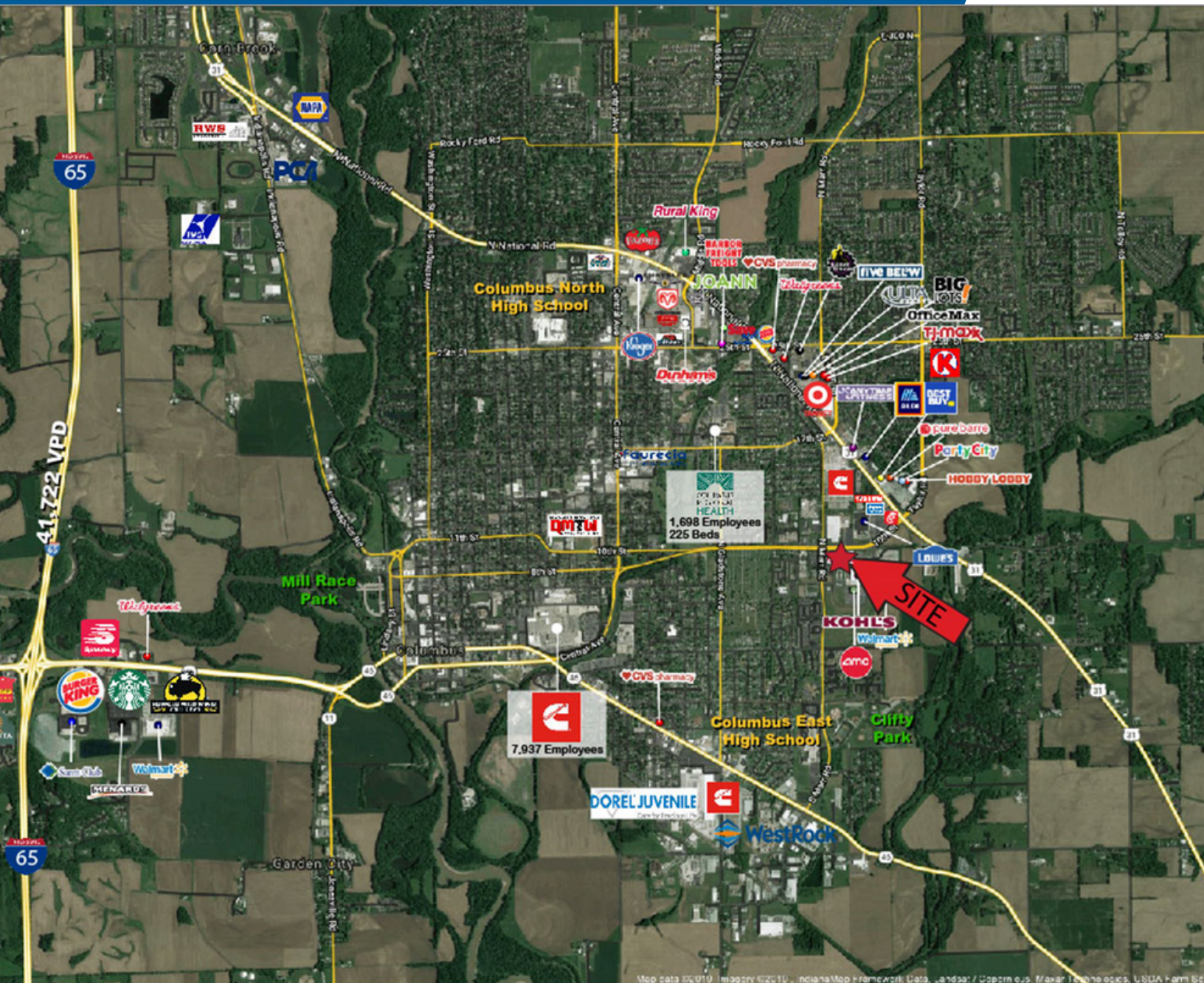
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# MARKET AERIAL



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