

AVAILABLE AC

0.48 & 0.82

SALE PRICE

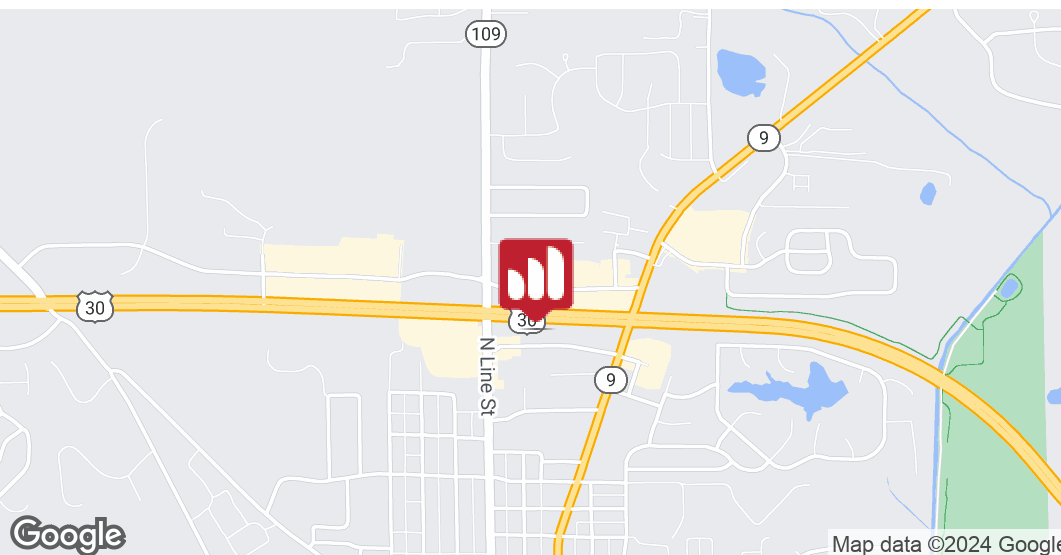
CONTACT BROKER

PROPERTY HIGHLIGHTS

- Two(2) parcels available - 0.48 AC & 0.82 AC - both commercial lots
- Outlots to major retailers
- Just off of very busy intersection of Hwy 30 & SR 109
- Easy access to both lots
- Surrounded by amenities

FOR SALE

**TWP OUTLOTS -
COLUMBIA CITY**
SEC US 30 & SR 109,
Columbia City, IN
46725



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CVS OUTLOTS - COLUMBIA CITY

SEC US 30 & SR 109, Columbia City, IN 46725

FOR SALE



PROPERTY DESCRIPTION

Unlock the potential of these premier commercial lots situated in Columbia City, IN. Two(2) parcels, measuring 0.48 AC & 0.82 AC, are available. These prime outlots are adjacent to major retailers, including CVS, Starbucks, Verizon, & Jimmy Johns. Nestled just off the bustling intersection of Hwy 30 & SR 109, these lots offer unmatched visibility & accessibility. The 0.48 AC lot is to the north & directly visible from US 30. The larger parcel, at 0.82 AC is just south & still very visible.

LOCATION DESCRIPTION

Discover the untapped potential of Columbia City, IN, a charming town with a thriving retail scene. With its strategic location at the SEC of US 30 & SR 109, these two outlets provide prime visibility & access for retail development. The property is surrounded by well-known retail anchors, including CVS, making it an ideal location for a retail pad investment. Columbia City's vibrant community & growing population provide a strong customer base for any retail venture. Nearby points of interest like parks, schools, & residential neighborhoods further enhance the appeal of this location for prospective investors looking to capitalize on the area's potential.

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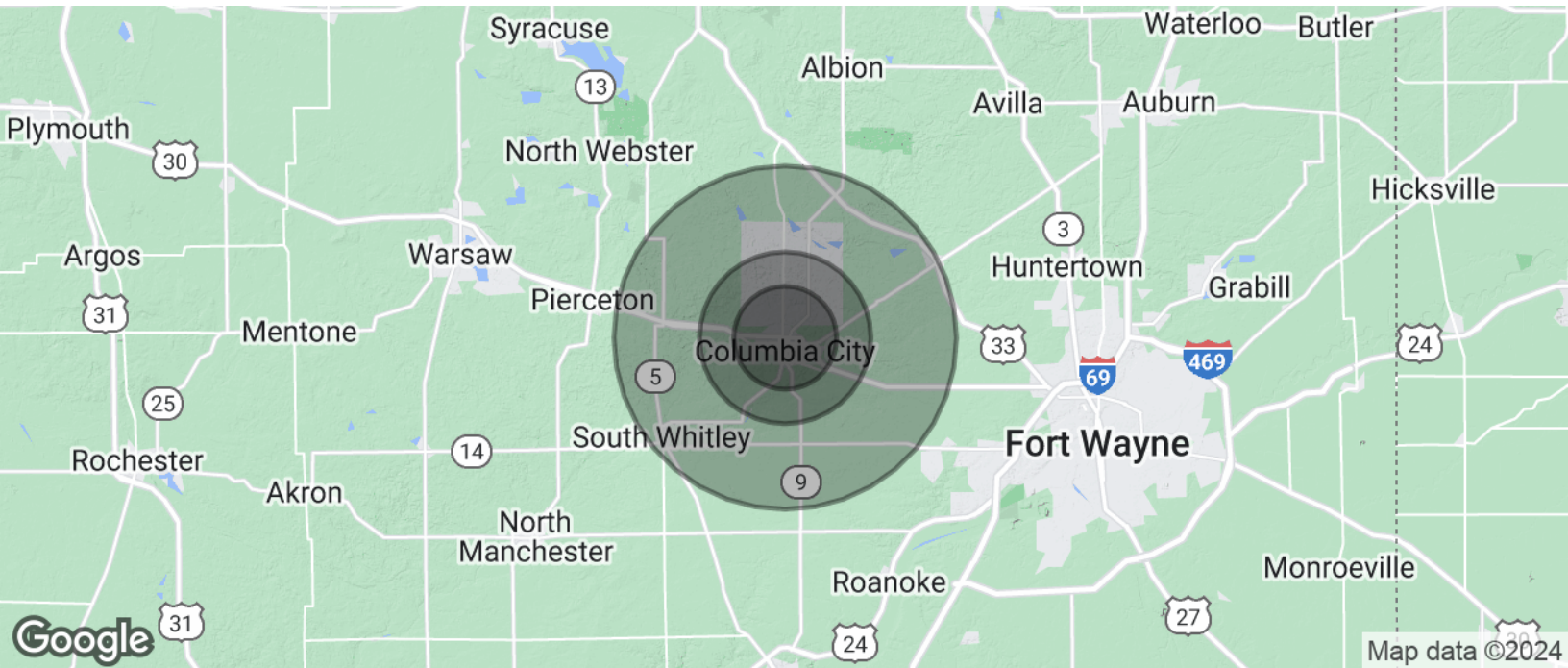
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FOR SALE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,185	15,675	34,561
Average Age	40	41	42
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,711	6,469	14,182
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$88,464	\$91,399	\$96,738
Average House Value	\$218,982	\$233,219	\$252,153

Demographics data derived from AlphaMap

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