

FOR LEASE



\$16/SF NNN

2631 Morse Road, Columbus, OH 43224

Retail Frontage

- 3,475 Sq Ft space with 18' ceiling height
- Build out the space for your use, currently on open floor plan
- High traffic Morse Road (28,916 VPD) with excellent visibility and signage
- Glass front window and natural lighting
- Large parking lot, can accommodate a variety of uses
- Base rent \$16/SF NNN with estimated CAM of \$3.05/SF



[Click Here for Video](#)

BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full**Commercial-Retail**

List Number: 223012959

 Status: Active
 Listing Service:
 Original List Price: \$16

 List Price: \$16
 List Price Sqft: \$0
 VT:

Parcel #: 600-126773

Use Code:

Tax District: 600

Previous Use:

Zoning: Reatil

For Sale: No

For Lease: Yes

Exchange: No

Occupancy Rate: 90

Mortgage Balance:

Gross Income:

Assoc/Condo Fee:

Total Op Expenses:

Addl Acc Cond: None Known

NOI:

Tax Abatement: No

Abatement End Date:

Tax Incentive:

Taxes (Yrly):

Tax Year:

Possession:

Assessment:

General Information

Address: 2631 Morse Road A

Between Street: Cleveland Avenue & Westerville Road

Complex:

Dist To Interchange:

Building Information

Total SqFt Available: 3,475

Bldg Sq Ft: 37,500

Floors AboveGround: 1

of Docks: 0

Year Built: 1983

Traffic CountPerDay:

Unit/Suite #: A

City: Columbus

County: Franklin

Mult Parcels/Sch Dis:

Zip Code: 43224

Corp Limit: Columbus

Township: None

Near Interchange:

Tax District: 600

 Minimum Sqft Avail: 3,475
 Acreage: 2.8
 # Units: 1
 # Drive-In Doors: 0
 Year Remodeled: 2020
 Ceiling Height Ft:

Max Cont Sqft Avail: 3,475

Lot Size:

Parking Ratio/1000:

Total Parking:

Bay Size:

	Suite Number	SqFt	Date Avail		Suite #	Sqft	Date Avail
1:				3:			
2:				4:			

Financials

Lease Rate \$/Sq Ft: 16

Expenses Paid by L:

T Reimburses L: Curr Yr Est \$/SF TRL: 3.05

T Contracts Directly:

Curr Yr Est \$/SF TRL: 3.05

Curr Yr Est \$/SF LL:

Term Desired:

Will LL Remodel:

Finish Allow/SQFT \$:

Pass Exp Over BaseYr:

Exp Stop \$:

Features

Heat Fuel:

Heat Type:

Electric:

Services Available:

Construction:

Sprinkler:

Mult Use:

New Financing:

Sewer:

Electric:

Misc Int & Ext Info:

MLS Primary PhotoSrc: Realtor Provided

Property Description

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Sold Info

Sold Date:

DOM: 2

SP:

Sold Non-MLS: No

SirCns:

SirAst:

Concession Comments:

Sold Non-MLS: No

May 05, 2023

Prepared by: Randy J Best

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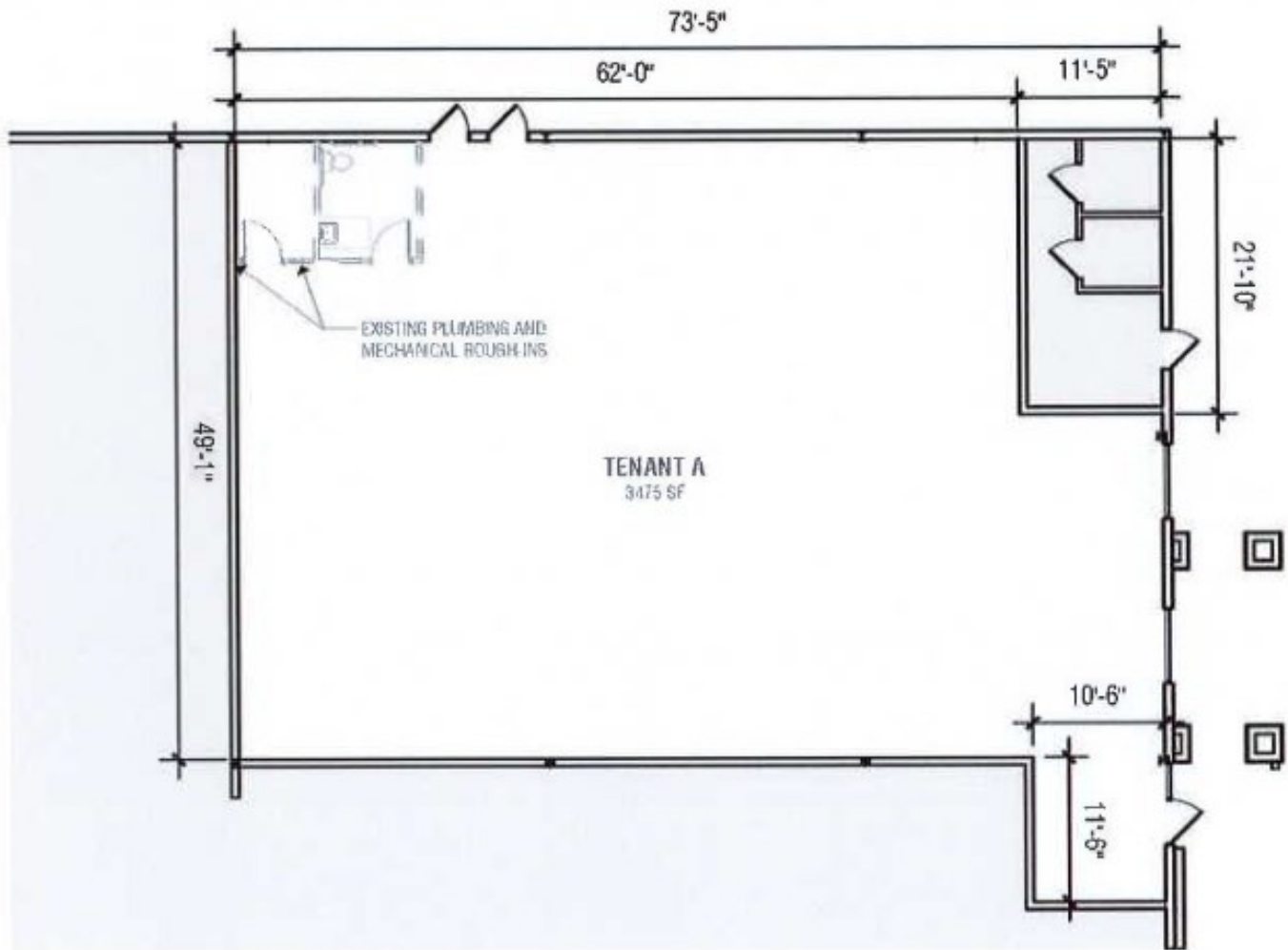
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Floor Plan



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Aerial



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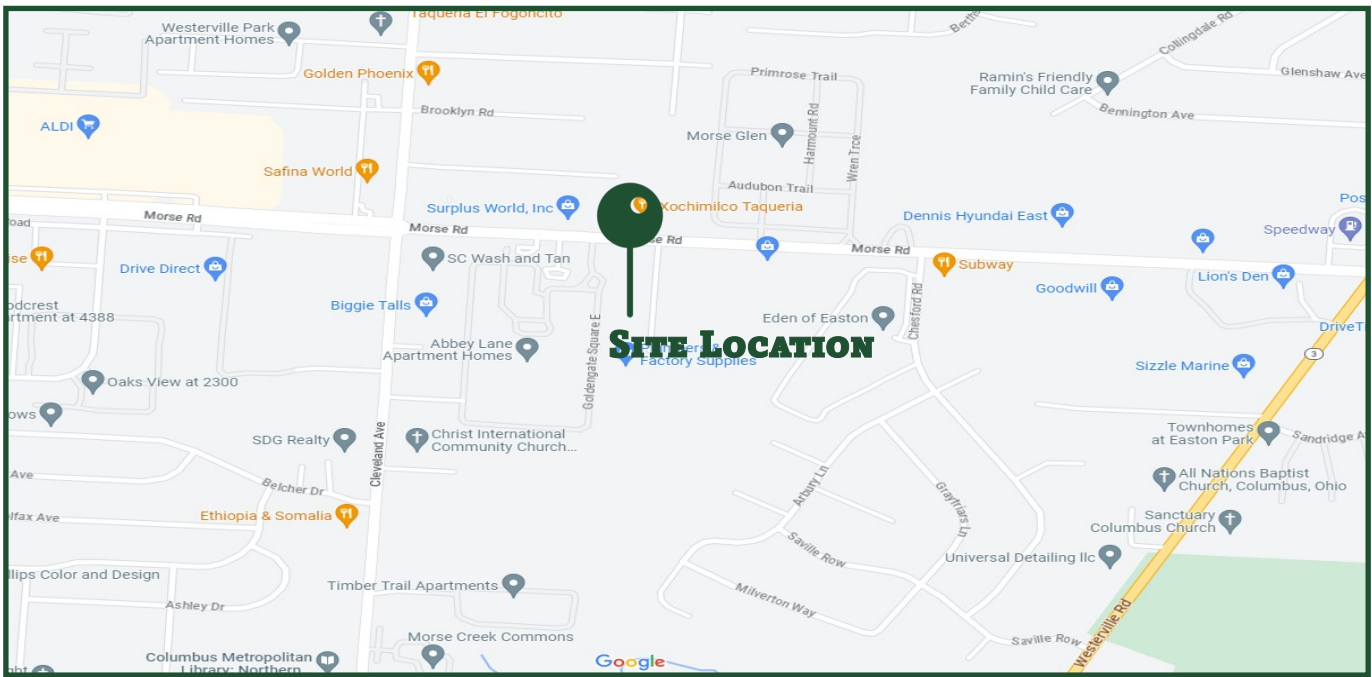
Local Amenities



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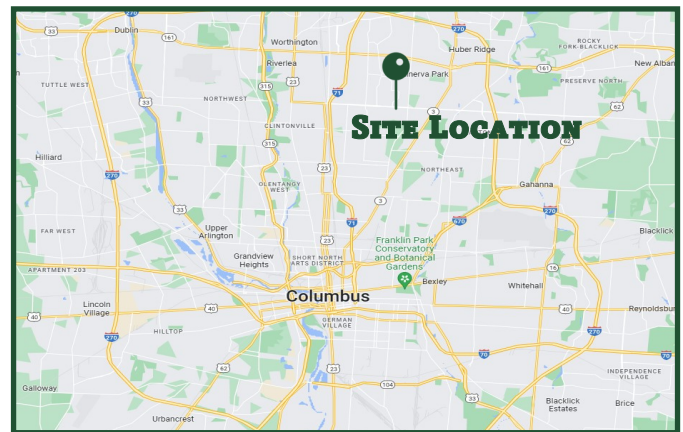


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TRAFFIC COUNT

Street	Avg Daily Volume
MORSE RD— WESTERVILLE RD	34,748
MORSE RD— CLEVELAND AVE E	31,460
MORSE RD— GOLDENGATE SQ E	30,152



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022) 	19,684	138,586	326,948
Households (2022) 	7,294	56,248	136,013
Avg Household Income (2022) 	\$56,231	\$61,234	\$74,801

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COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers

 **WORTHINGTON**
INDUSTRIES

 **FedEx**

 **Nationwide**

 **XPO**
Logistics

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN**
ELECTRIC
POWER

 **Huntington**

 **Whirlpool**
CORPORATION

 **DSW**
DESIGNER SHOE WAREHOUSE

 **VERTIV**

 **HYPERION**
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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