

FOR LEASE



\$10.50/SF NNN

2631 Morse Road, Columbus, OH, 43224

- **Unit C, +/- 4,462 SF of Flex Space for Lease**
- **2,700 SF of Warehouse space, and 1,762 SF of Office Space**
- **12' Drive-in Door**
- **Dedicated monument sign on Morse Road**
- **Excellent parking and visibility on Morse Road**
- **NNN charges estimated at \$3.50/SF**



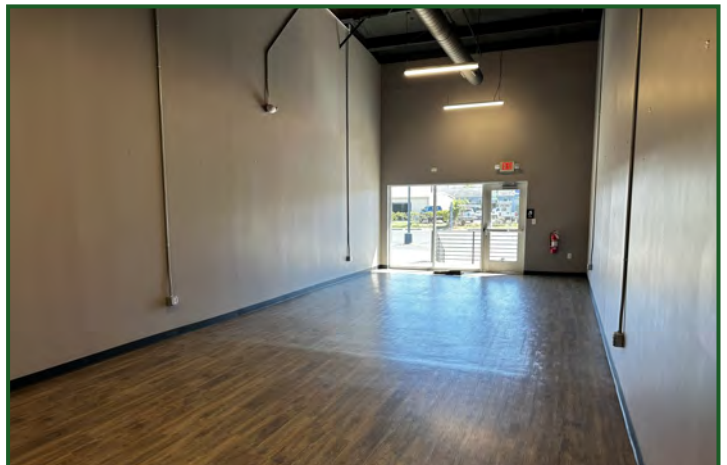
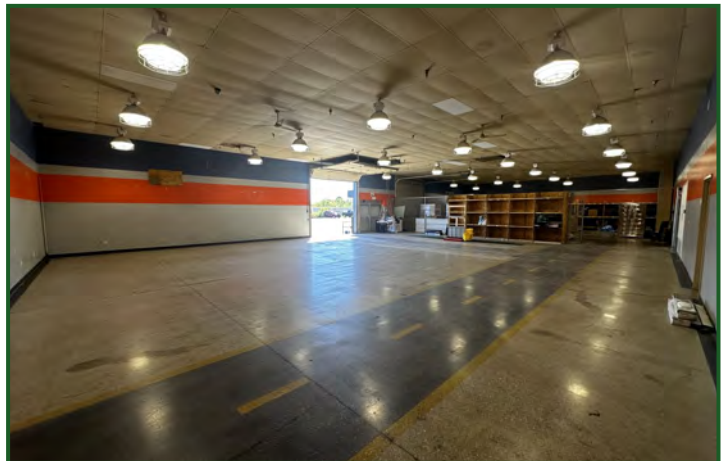
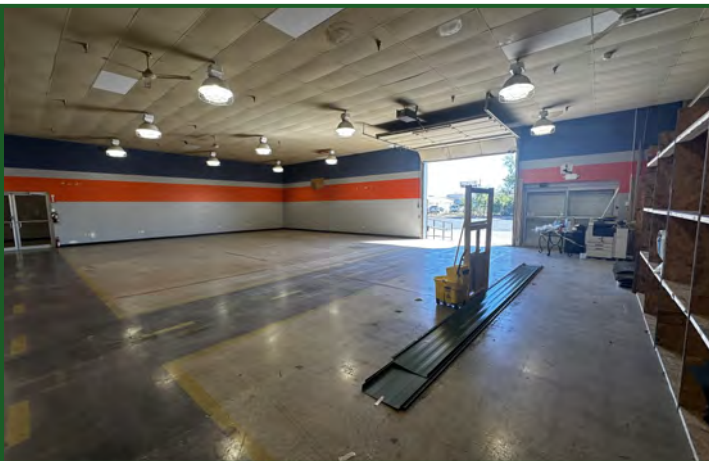
Click Here for Video

BEST CORPORATE REAL ESTATE
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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.

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Aerial



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Local Amenities



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Estimated Drive Times

Local Locations

Drive Time in Minutes (Miles Away)

Closest Gas Station (Shell)	2 (.4)
Closest Grocery Store (A1 Grocery)	1 (.2)
Closest Restaurant (Xochimilco Taqueria)	1 (.1)
Closest Pharmacy (CVS)	2 (.4)
Closest Urgent Care (The Little Clinic)	6 (1.5)
Closest Hospital (Riverside Methodist)	17 (6.4)

Regional Locations

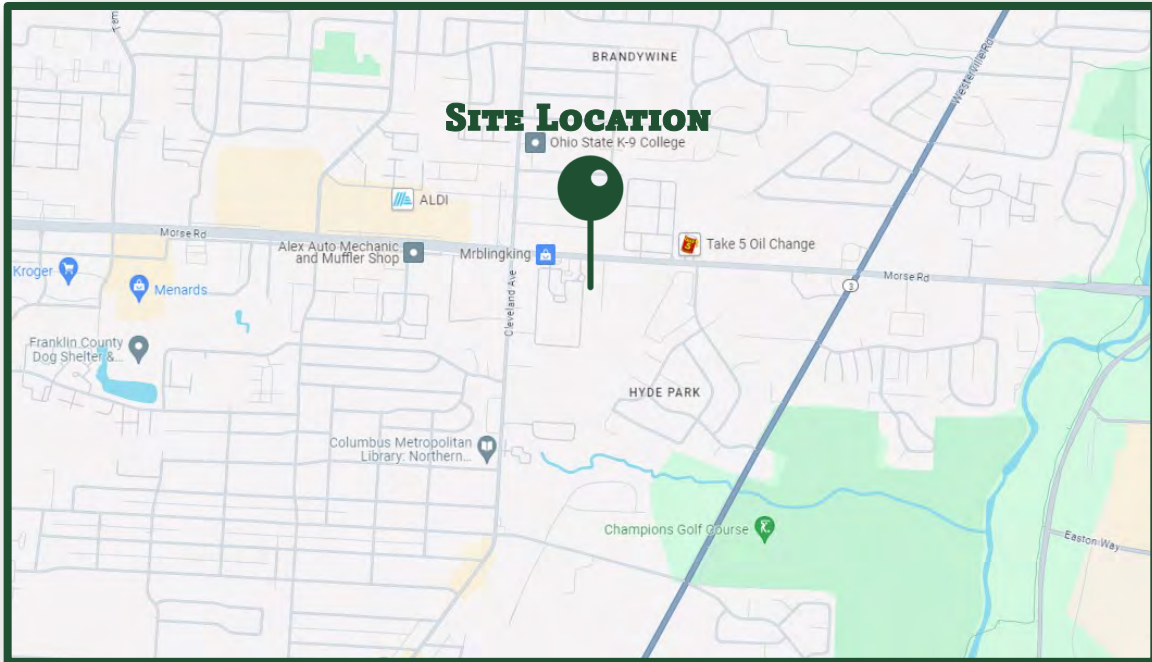
The Ohio State University	17 (8.8)
Downtown Columbus	18 (10.9)
Easton Town Center	8 (2.5)
Polaris Mall	16 (5.6)
Lower.com Field (Columbus Crew)	20 (11.5)
Nationwide Arena (Blue Jackets)	18 (10.6)
North High Street (Location)	13 (4.5)
Columbus Zoo and Aquarium	27 (15.6)
Zoombezi Bay Waterpark	27 (15.6)
Franklin Park Conservatory	21 (8.6)
COSI	20 (13)

[GOOGLE MAPS](#)

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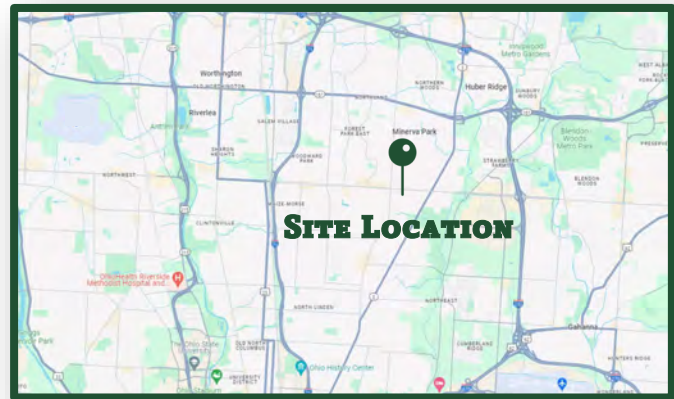


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TRAFFIC COUNT

Street	Avg Daily Volume
MORSE ROAD (EAST AND WEST)	31,739
CLEVELAND AVENUE SOUTH OF MORSE RD	18,664
CLEVELAND AVENUE NORTH OF MORSE RD	25,427



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		11,837	87,052	218,342
Households (2020)		8,622	45,029	92,051
Avg Household Income (2020)		\$43,599	\$46,052	\$53,351

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THE CITY OF COLUMBUS

Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. 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. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960

Residents (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a
Business

#5

City for
Entrepreneurs and
Startups

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

FORBES MAGAZINE

Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM www.columbusregion.com and The One Columbus Organization

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