

FOR LEASE



\$14/SF NNN

2631 Morse Road, Columbus, OH 43224

Retail Frontage - Unit A

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



Click Here for Video

BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EX 117
EMAIL: NKAHKONEN@BESTCORPORATEREALESTATE.COM



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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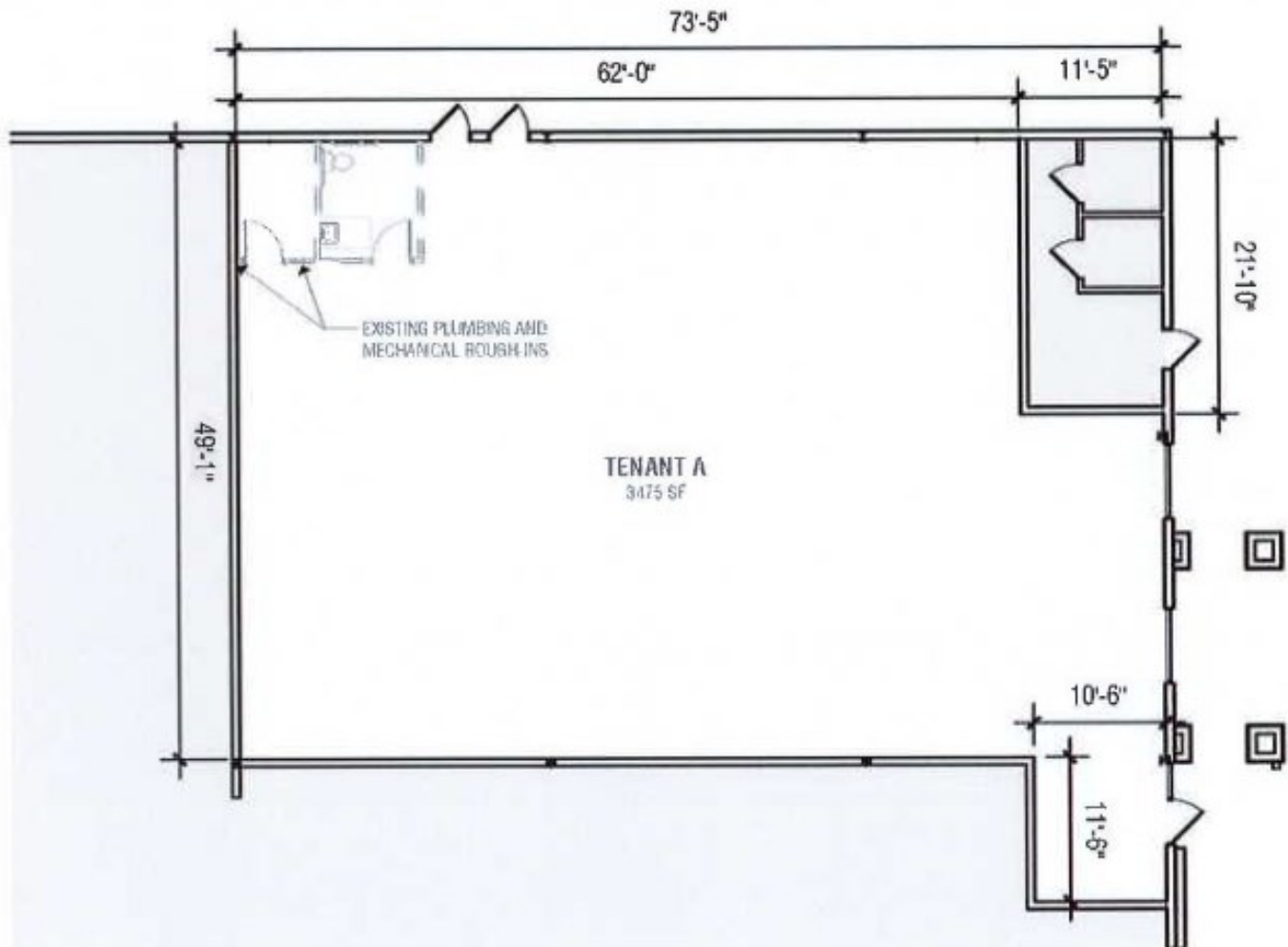
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Floor Plan



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Aerial



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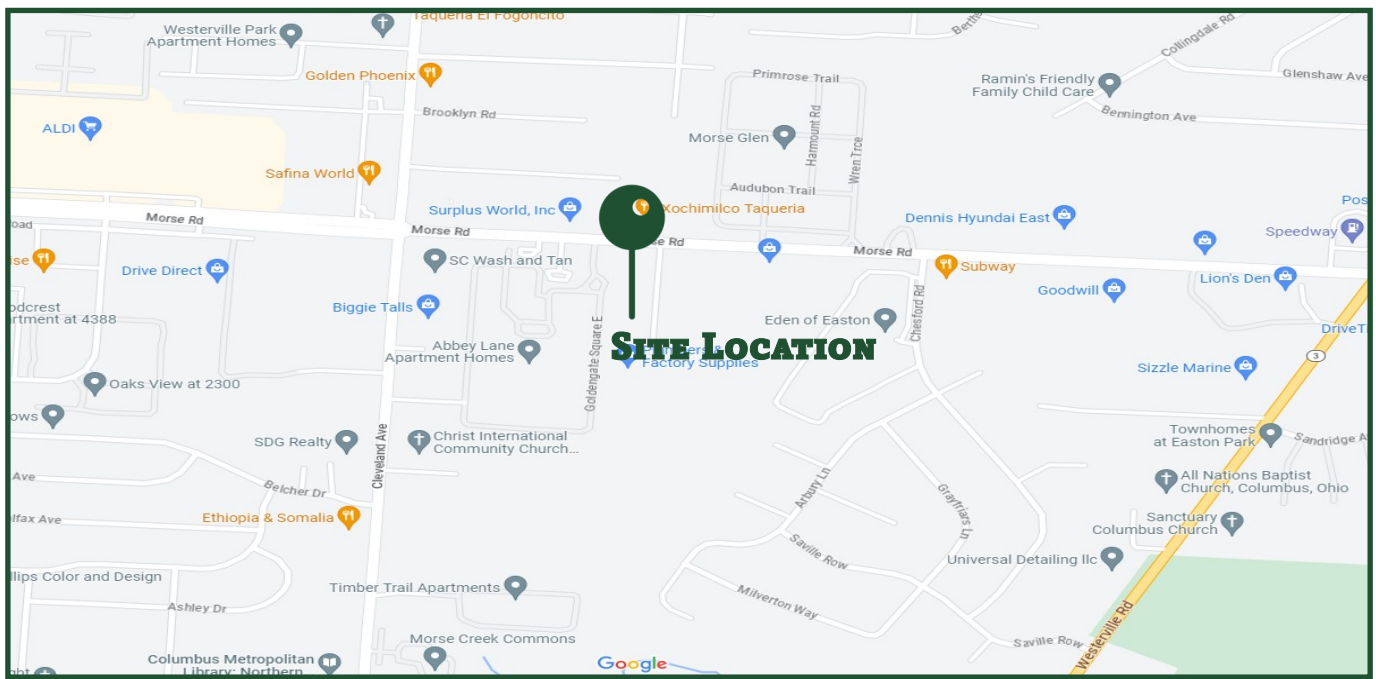
Local Amenities



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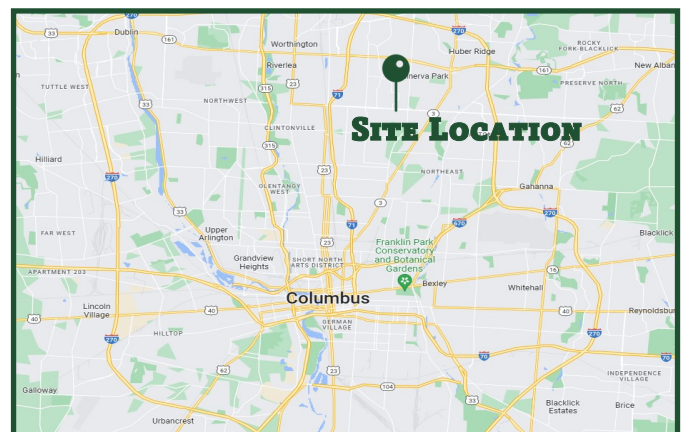


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TRAFFIC COUNT

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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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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