

FOR LEASE

5122 MORSE ROAD

COLUMBUS, OHIO 43230



FOR LEASE: \$20/SF, NNN



LC2 ZONING - MULTIPLE COMMERCIAL USES



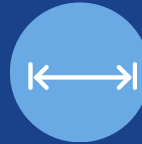
5,000 SF AVAILABLE



20,999 VEHICLES/DAY ALONG MORSE ROAD



77 ON-SITE PARKING SPACES



SHELL CONDITION: ENDLESS POSSIBILITIES



PRIME LOCATION BETWEEN GAHANNA & NEW ALBANY



AVAILABLE: NOW

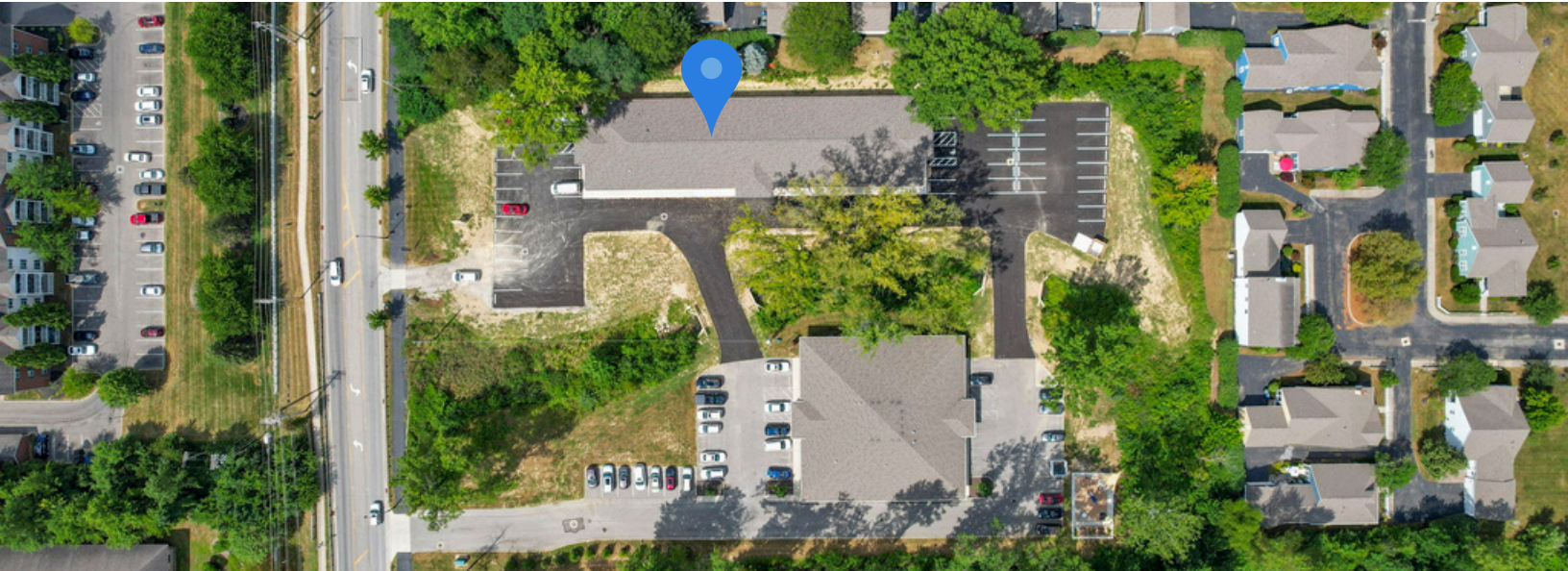
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KPG | KOON PROPERTY GROUP



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COLUMBUS, OHIO 43230



POPULATION

1 MILE	15,234
3 MILES	72,258
5 MILES	169,172

HOUSEHOLD INCOME

1 MILE	\$106,991
3 MILES	\$120,415
5 MILES	\$109,331

CONSUMER SPENDING

1 MILE	\$226M
3 MILES	\$1.058B
5 MILES	\$2.268B

DAYTIME EMPLOYMENT

1 MILE	5,420
3 MILES	29,820
5 MILES	82,170

Now available for lease, 5122 Morse Road in Columbus, Ohio, offers a prime commercial opportunity in a newly built (2024) single-story, multi-tenant property. This two-building site features 77 shared parking spaces, monument signage along heavily traveled Morse Road (20,999 VPD), and convenient access with two points of ingress and egress. The available suite totals 5,000 SF and can be subdivided down to 2,500 SF, providing flexibility for a wide range of tenants. Delivered in shell condition, the space allows businesses to customize their interior buildout to suit their needs.

Zoned LC2, the property accommodates multiple uses, including general office, medical office, and daycare. Situated between Gahanna and New Albany, this location combines excellent visibility with a strong surrounding tenant mix, making it an ideal setting for growth. The space is offered at \$20/SF, NNN.

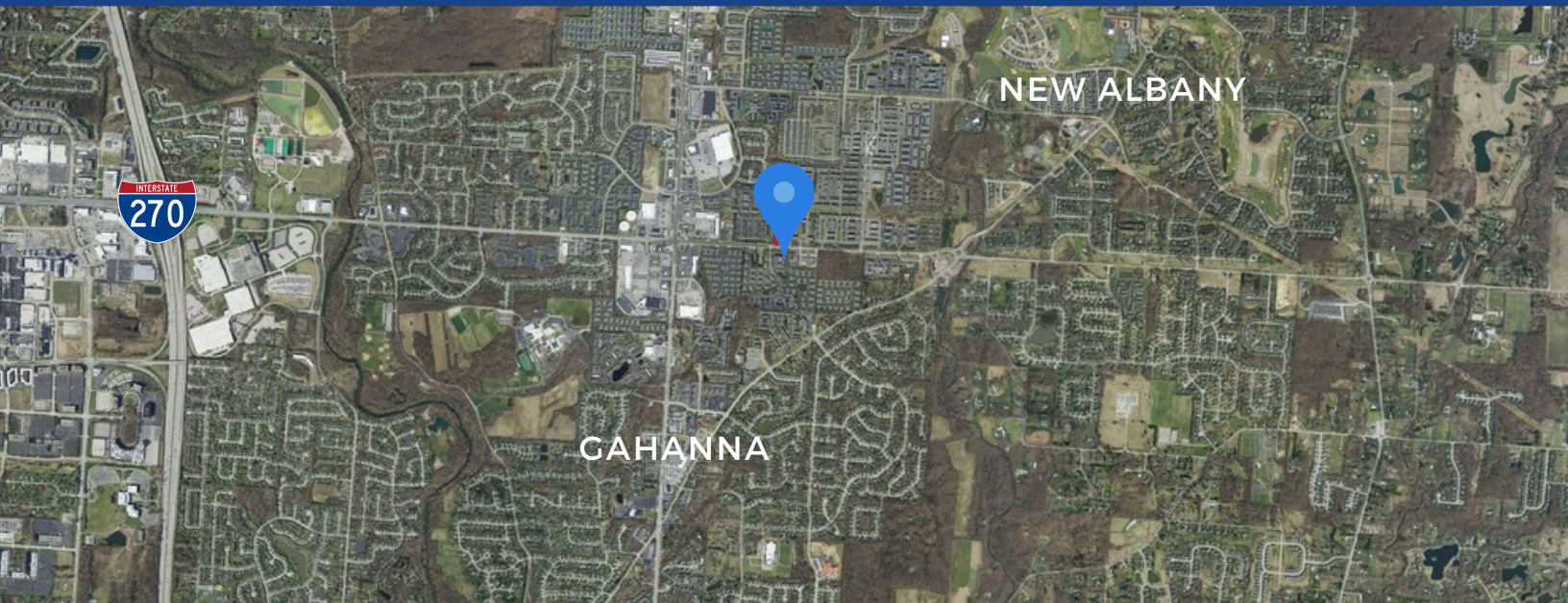
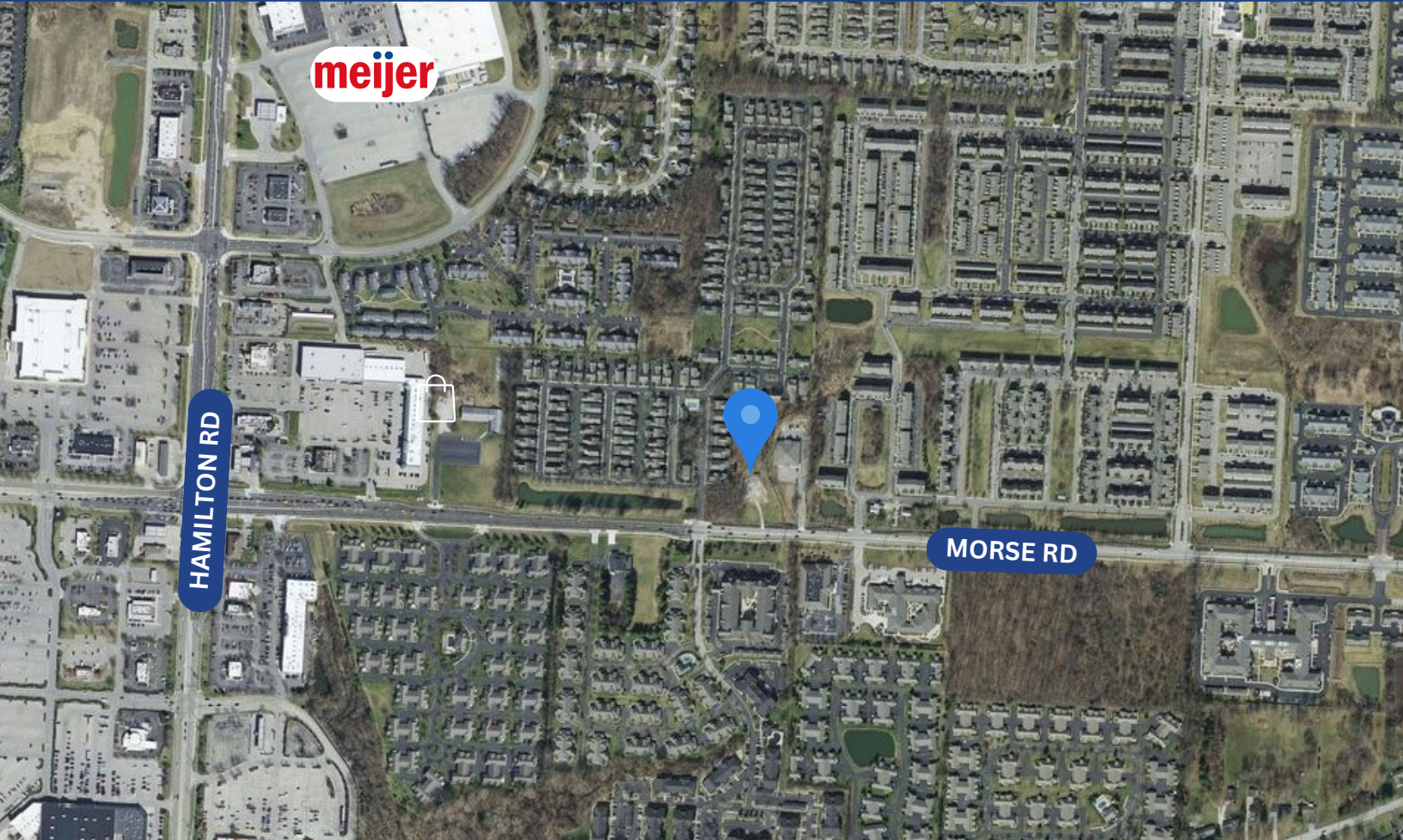
Contact us today to schedule a viewing or for more information!



LOCATION

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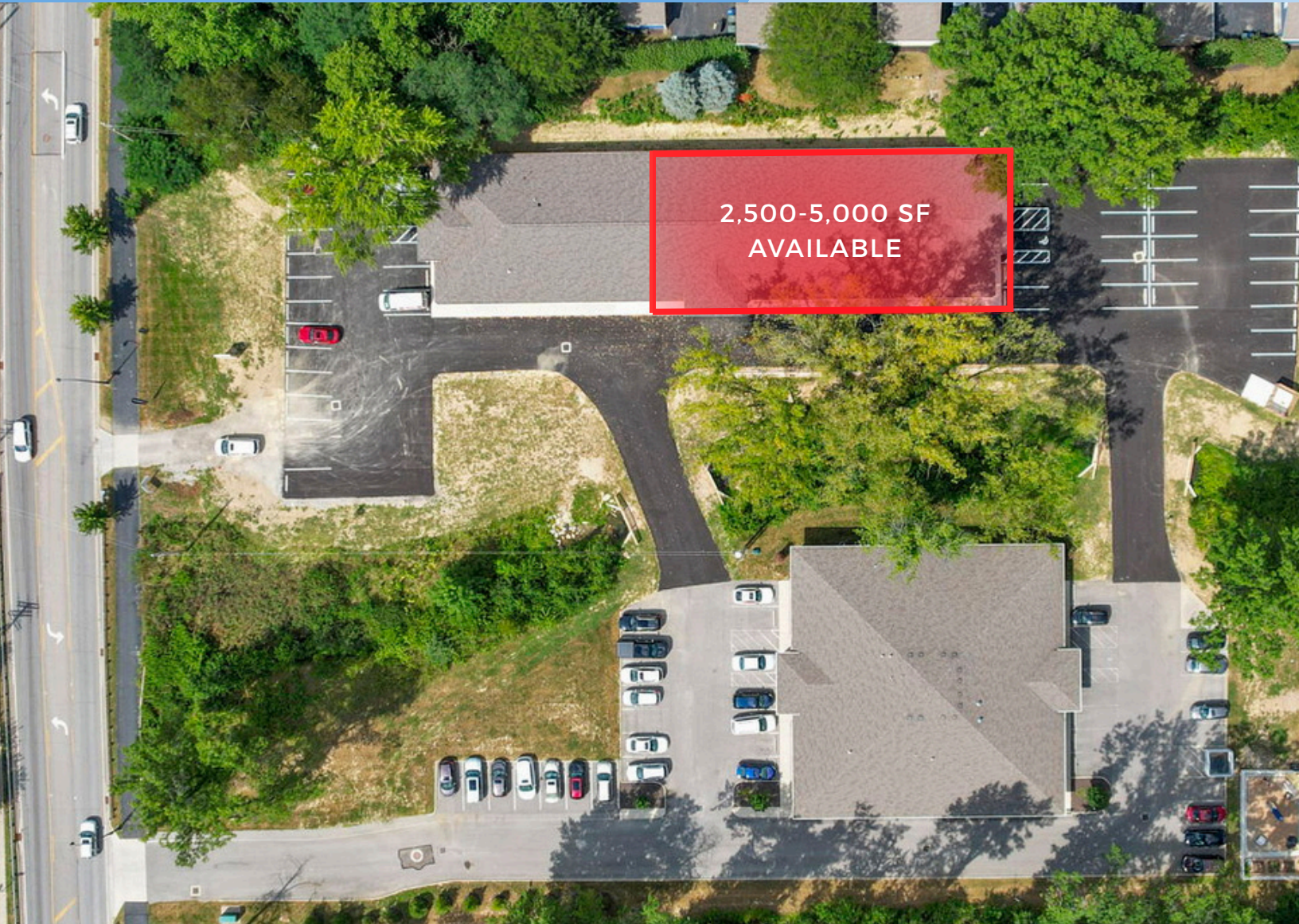
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**AVAILABLE
SPACE**

5122 MORSE ROAD

COLUMBUS, OHIO 43230



2,500-5,000 SF
AVAILABLE

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AERIAL

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COLUMBUS, OHIO 43230



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**SPACE FOR
LEASE**

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LEASED
SPACES

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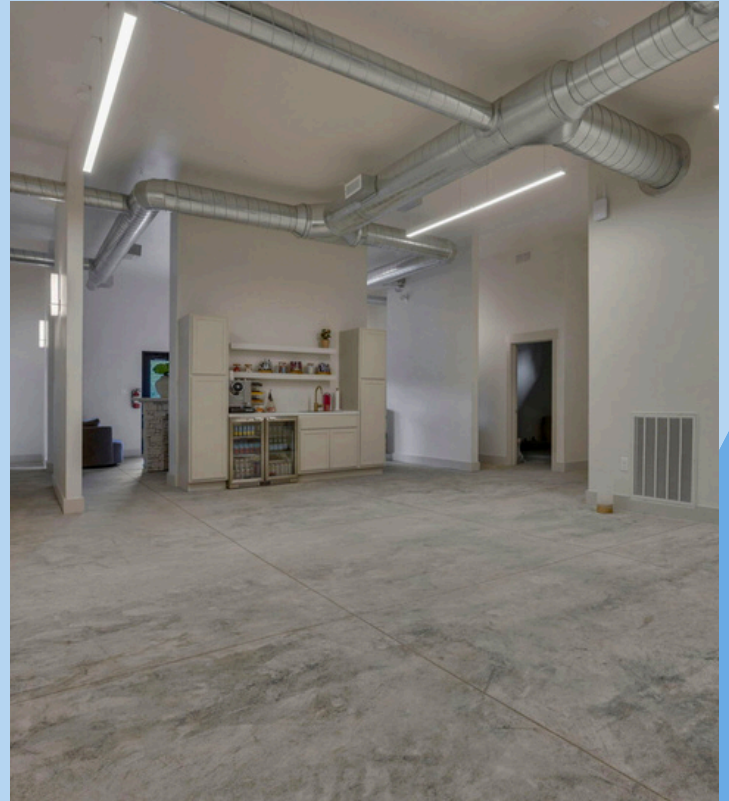
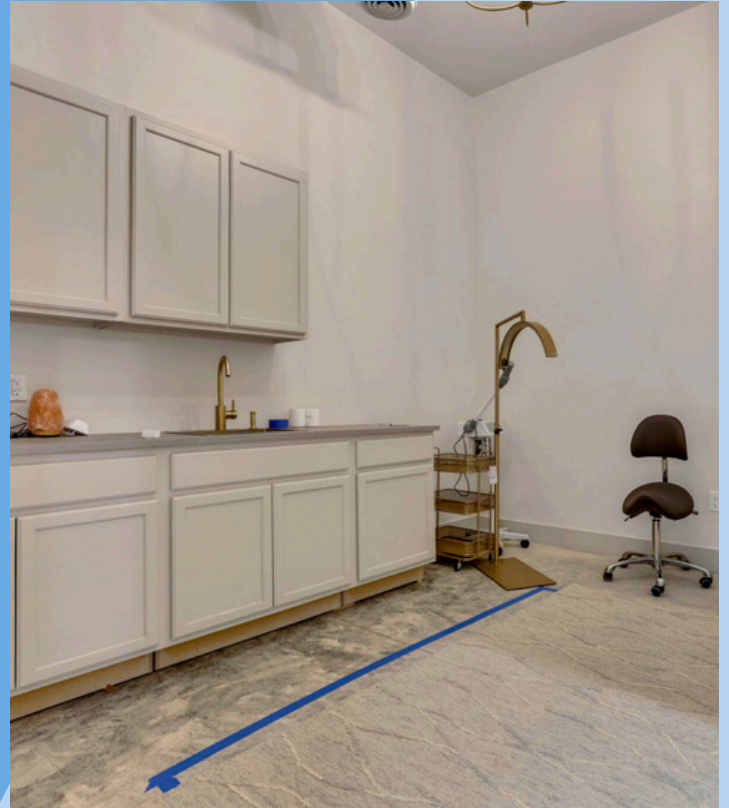
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EXTERIORS

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