

**FOR SALE**



**\$625,000**

## **760 Morrison Road, Gahanna, OH 43230**

- ±4,416 Sq Ft office building available for sale in Gahanna on Morrison Rd approx. 1 mile from the S. Hamilton & I-270 interchange.
- Well maintained office building with two restrooms, overlooking a ravine.
- Four individual units fully leased
- Full Service Gross leases
- 7.18% cap rate



**Click Here for Video**

**JAMES MANGAS, CCIM**

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**BEST CORPORATE REAL ESTATE**  
4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.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. \*Line Drawings are Approximate\*

# 760 Morrison Road, Gahanna, OH 43230

## Property Information

Price	\$625,000
Price/SF	\$148.81
Cap Rate	7.18%
APN	026-235157
County	Franklin
Zoning	Suburban Office
Year Built	1985
Acreage	± 0.36 AC
Building Size	± 4,416 SF
Stories	2
Units	4
Parking	± 15 Spaces
Taxes (2025)	\$11,731.60

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## Exterior & Lobby



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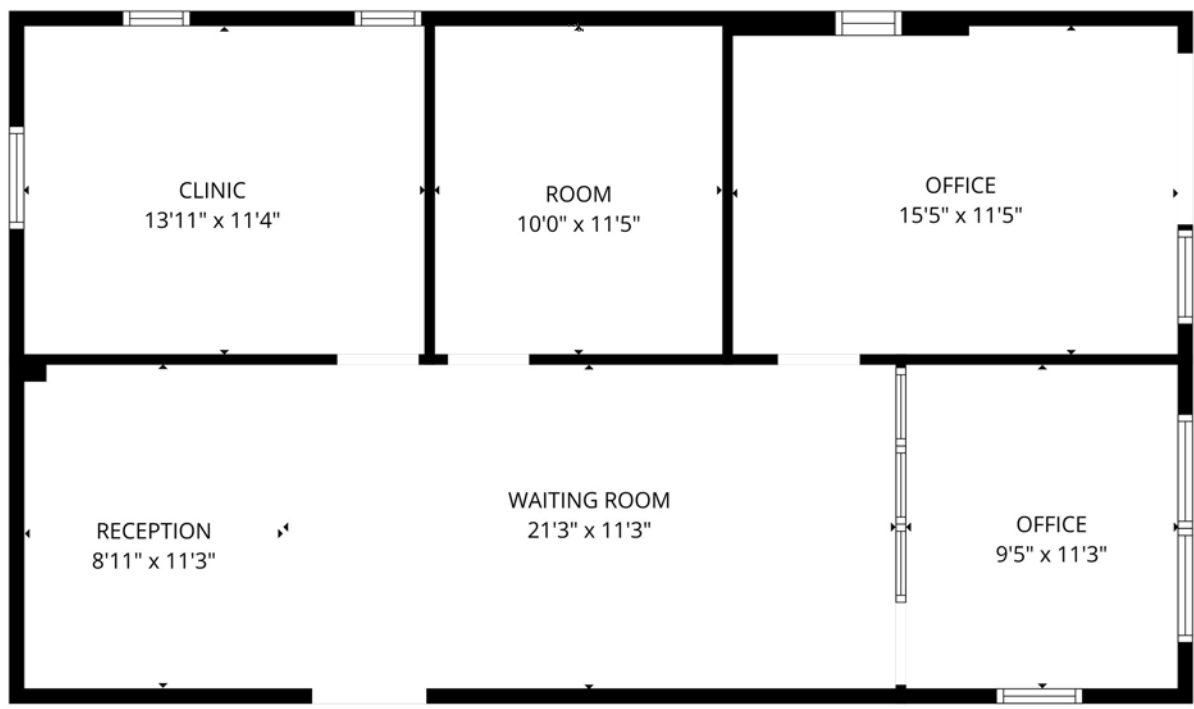


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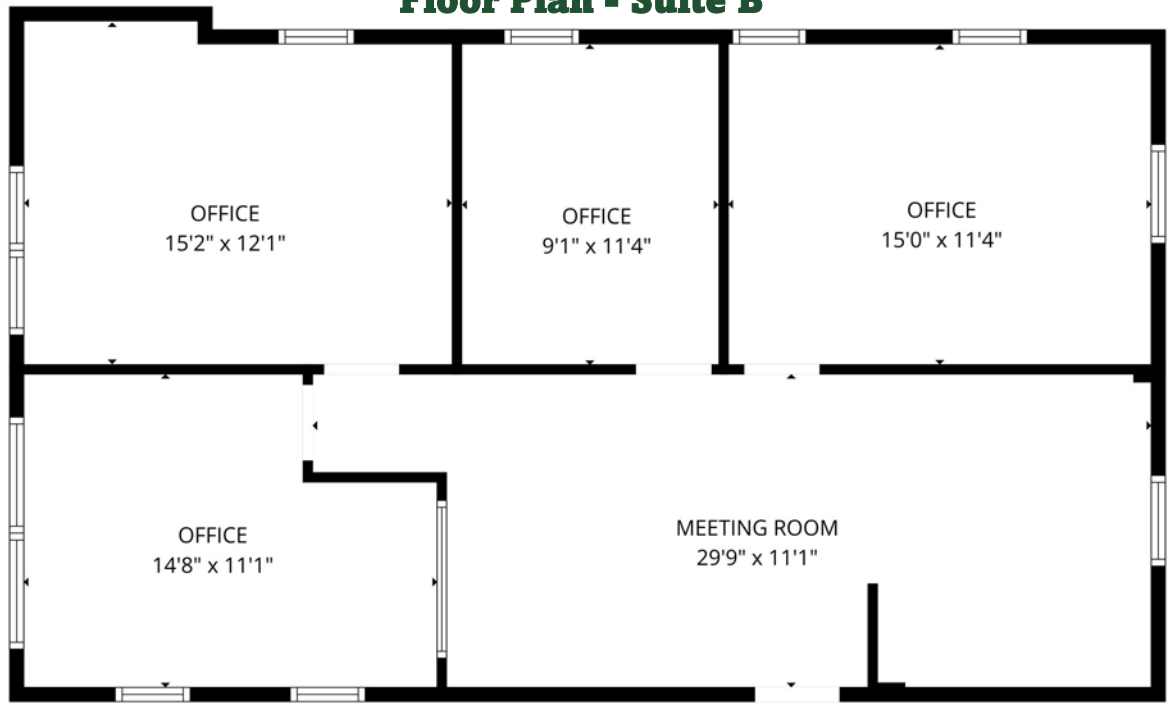
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## Floor Plan - Suite A



## Floor Plan - Suite B



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## Suite A



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## Suite B



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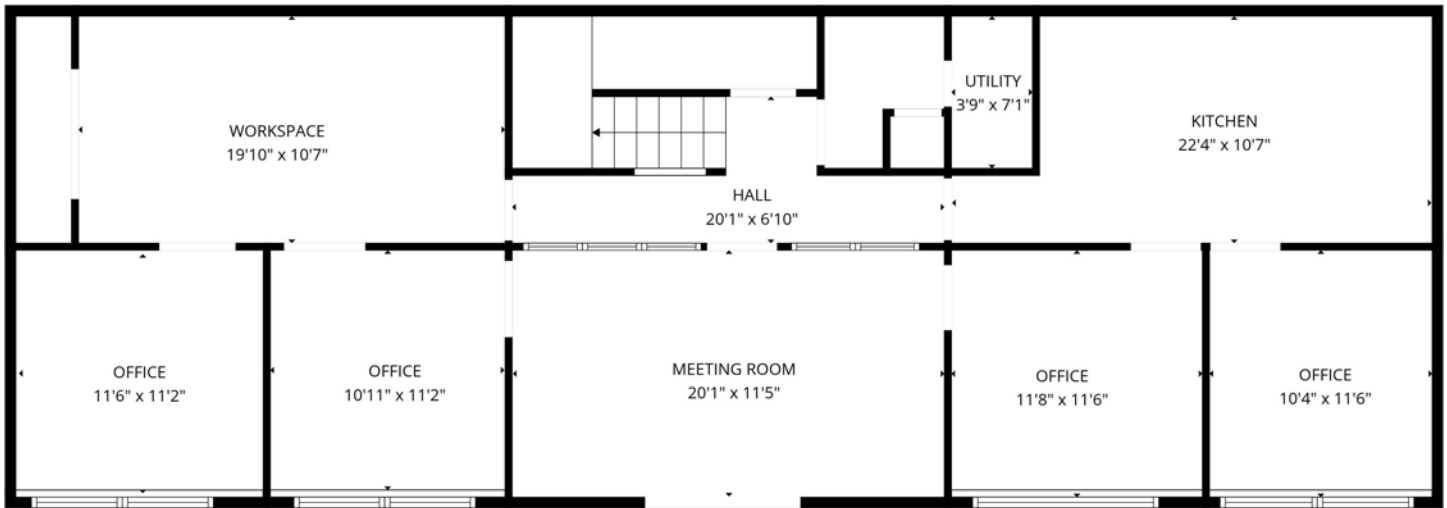


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# 760 Morrison Road, Gahanna, OH 43230

## Suite C&D



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# 415 Georgesville Road, Columbus, OH 43228

## Parcel View



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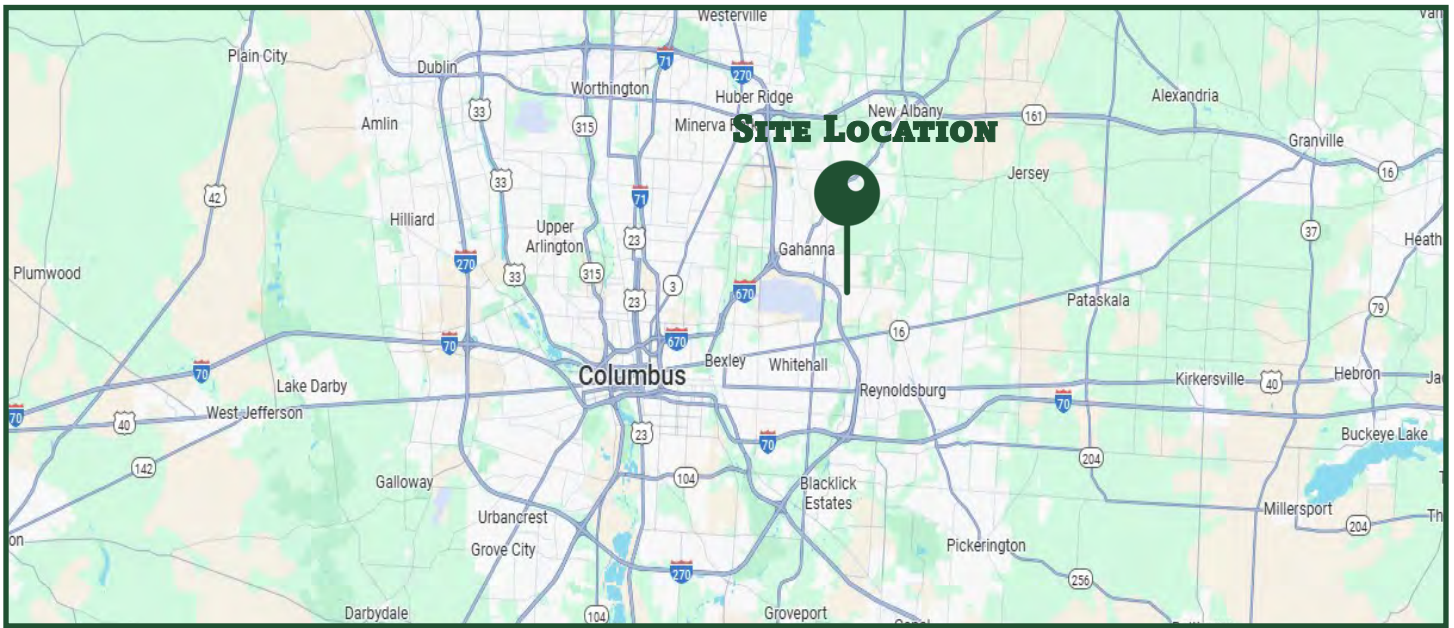
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## TRAFFIC OVERVIEW (2025)

Street	Avg Daily Volume
<b>Tech Center Drive - I- 270</b>	<b>9,914</b>
<b>Morrison Rd - Claycraft Rd</b>	<b>5,637</b>
<b>I- 270 - Claycraft Rd</b>	<b>132,457</b>

## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)		<b>2,575</b>	<b>30,000</b>	<b>131,950</b>
Households (2024)		<b>3,157</b>	<b>18,205</b>	<b>60,040</b>
Avg Household Income (2024)		<b>\$54,443</b>	<b>\$65,872</b>	<b>\$60,579</b>

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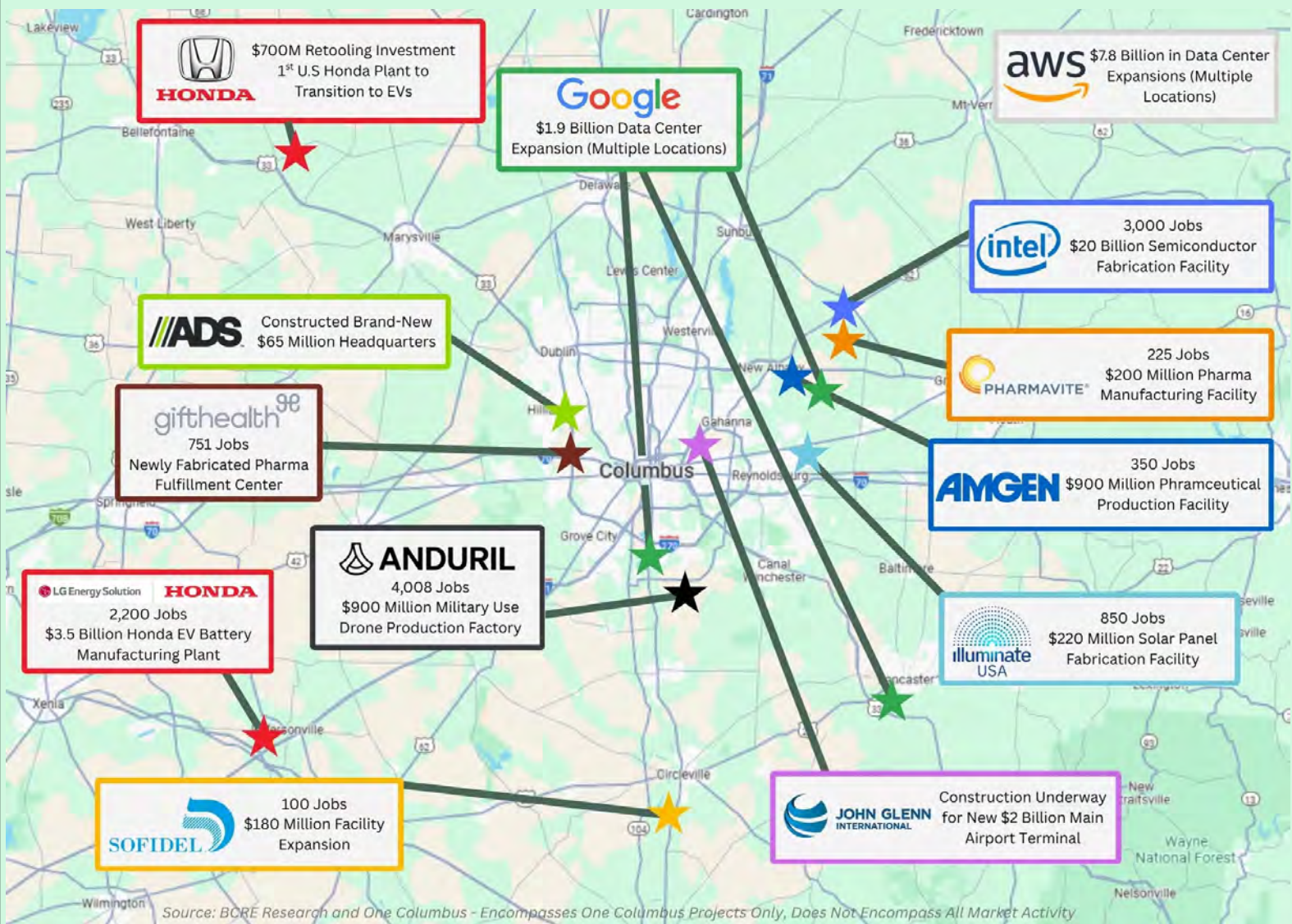
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# NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED  
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY  
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO  
THE AREA**

**\$34 BILLION IN NEW CAPITAL  
INVESTMENTS**

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