



## Former On The Border - Easton

4175 Morse Crossing, Columbus, OH 43219

### Property Description

This Former On the Border Restaurant is located just south of Morse Road on Morse Crossing at a lighted intersection with Seton Street. The site benefits from its close proximity to the Easton Town Center. Easton trade area is the dominant regional retail market in Columbus and Easton Town Center is one of the largest and most successful open air, lifestyle centers in the country attracting over 30 million visitors annually.

### Property Highlights

- Freestanding, former Restaurant space for Sale or Lease in the super regional trade area of Easton
- Building is 7,671 SF and sits on 1.73 acres, offering plenty of parking
- Directly in front of Target and Lowe's
- The site sits at a signalized intersection and offers easy access to I-270 which is just under a mile away
- Across the street from Easton Town Center, a lifestyle center which has over \$1 Billion of sales and more than 30 Million visitors annually
- Large concentration of daytime and evening traffic (30,000+ employees and 750+ residential units in immediate trade area)



### Building Summary

Building Size:	7,671 SF
Lot Size:	1.73 Acres
Lease Rate:	Negotiable
Lease Type:	Absolute NNN
Sale Price:	Negotiable

## Additional Photos

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 BlackGate

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# Retailer Map

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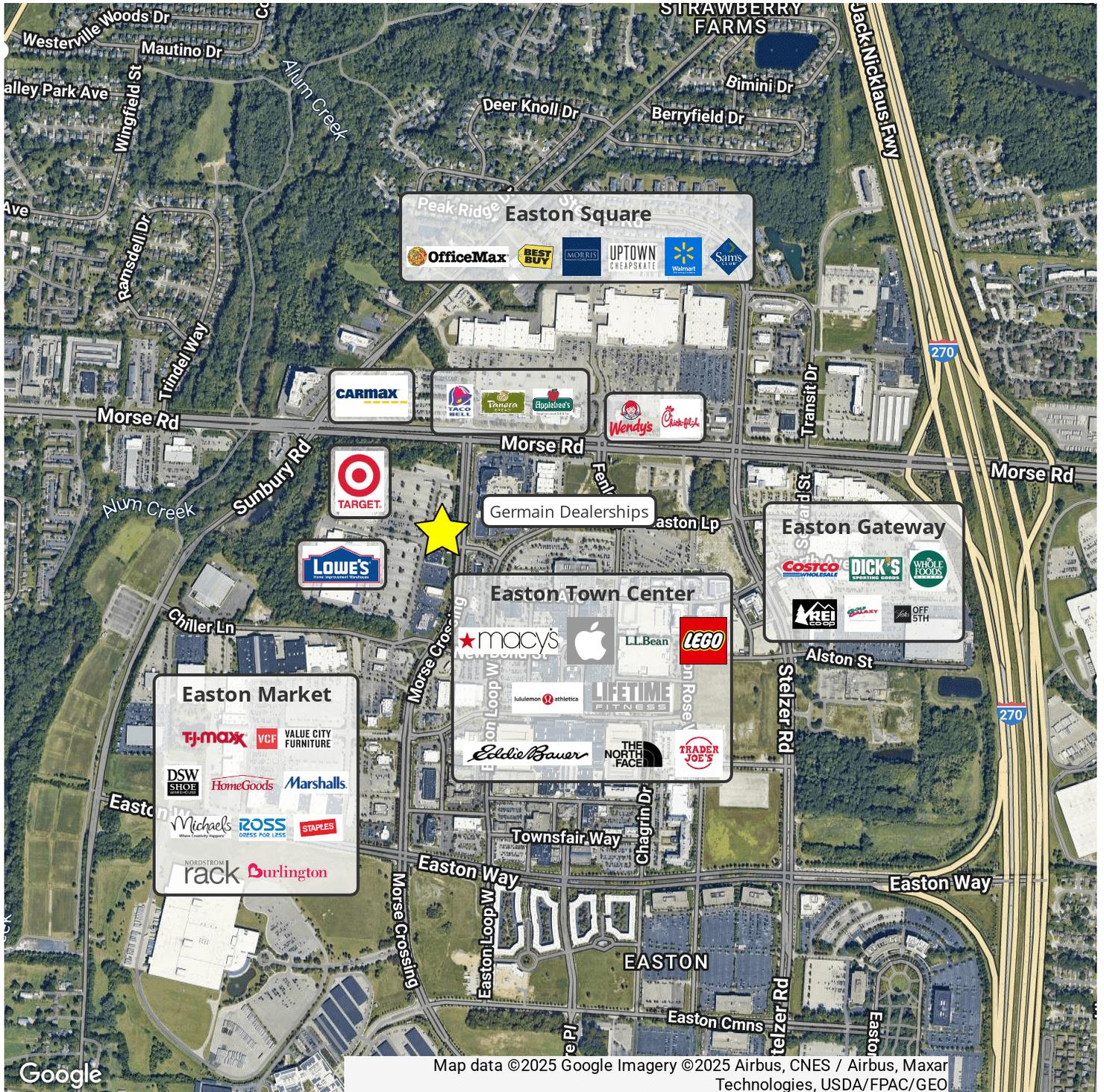
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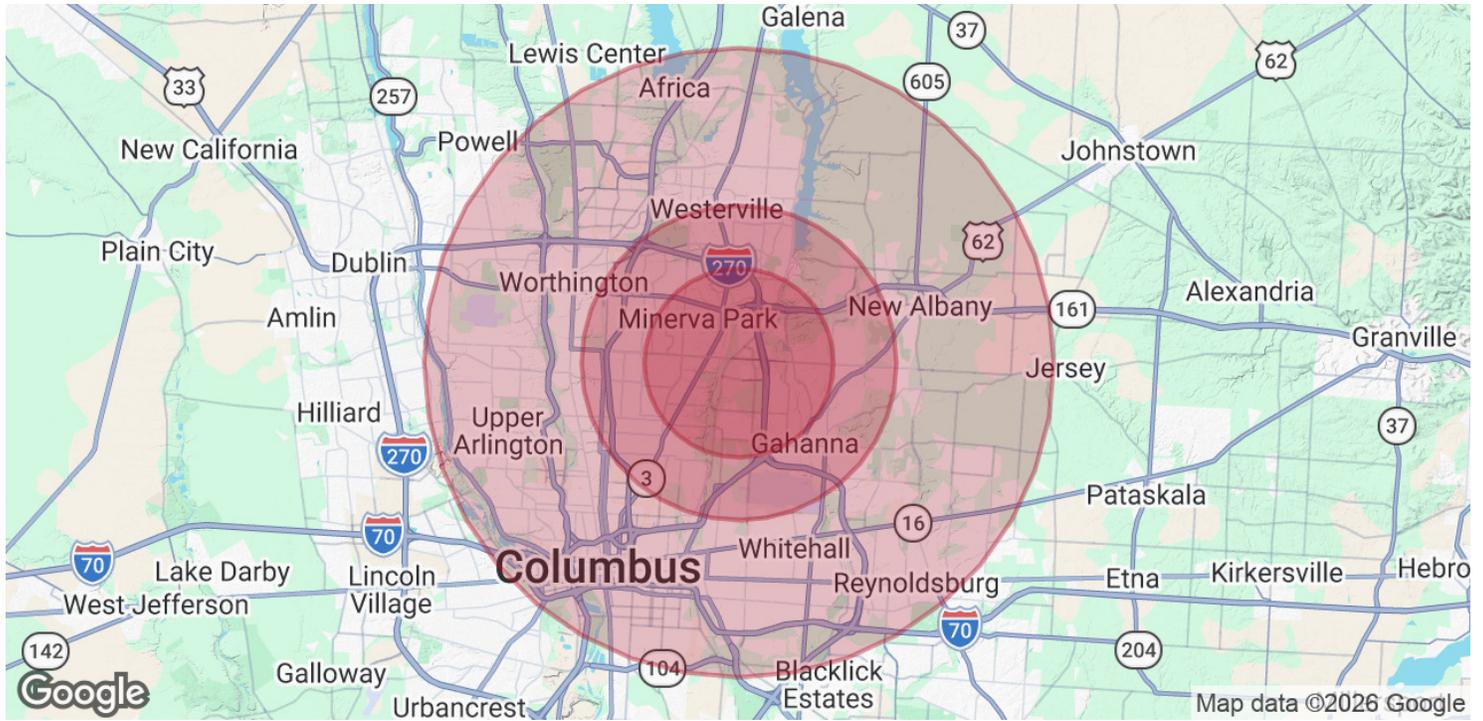


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# Demographics Map & Report

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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	116,201	286,816	950,223
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	37	39	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	44,307	116,295	397,741
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$82,907	\$87,364	\$102,306
Average House Value	\$262,231	\$268,993	\$343,192

Demographics data derived from AlphaMap