



# 887 MORSE RD

Columbus, OH 43229

Hospitality  
Investment Opportunity  
Offering Memorandum



**MATTHEWS**™

EXCLUSIVELY LISTED  
BY



**Luke Whittaker**

Associate

**(317) 493-0055**

[luke.whittaker@matthews.com](mailto:luke.whittaker@matthews.com)

License No. 02185614 (CA)



**Mitchell Glasson**

Vice President

**(615) 236-2701**

[mitchell.glasson@matthews.com](mailto:mitchell.glasson@matthews.com)

License No. 02016029 (CA)

**Matthew Wallace**

Broker of Record | Lic. No.: REC.2022007141 (OH)

**MATTHEWS™**





## Table of Contents

- 01** Property Overview
- 02** Market Overview
- 03** Pricing Overview

# PROPERTY OVERVIEW

**Baymont Inn & Suites**  
887 Morse Rd | Columbus, OH 43229



# PROPERTY PHOTOS



# INVESTMENT HIGHLIGHTS

## Executive Summary

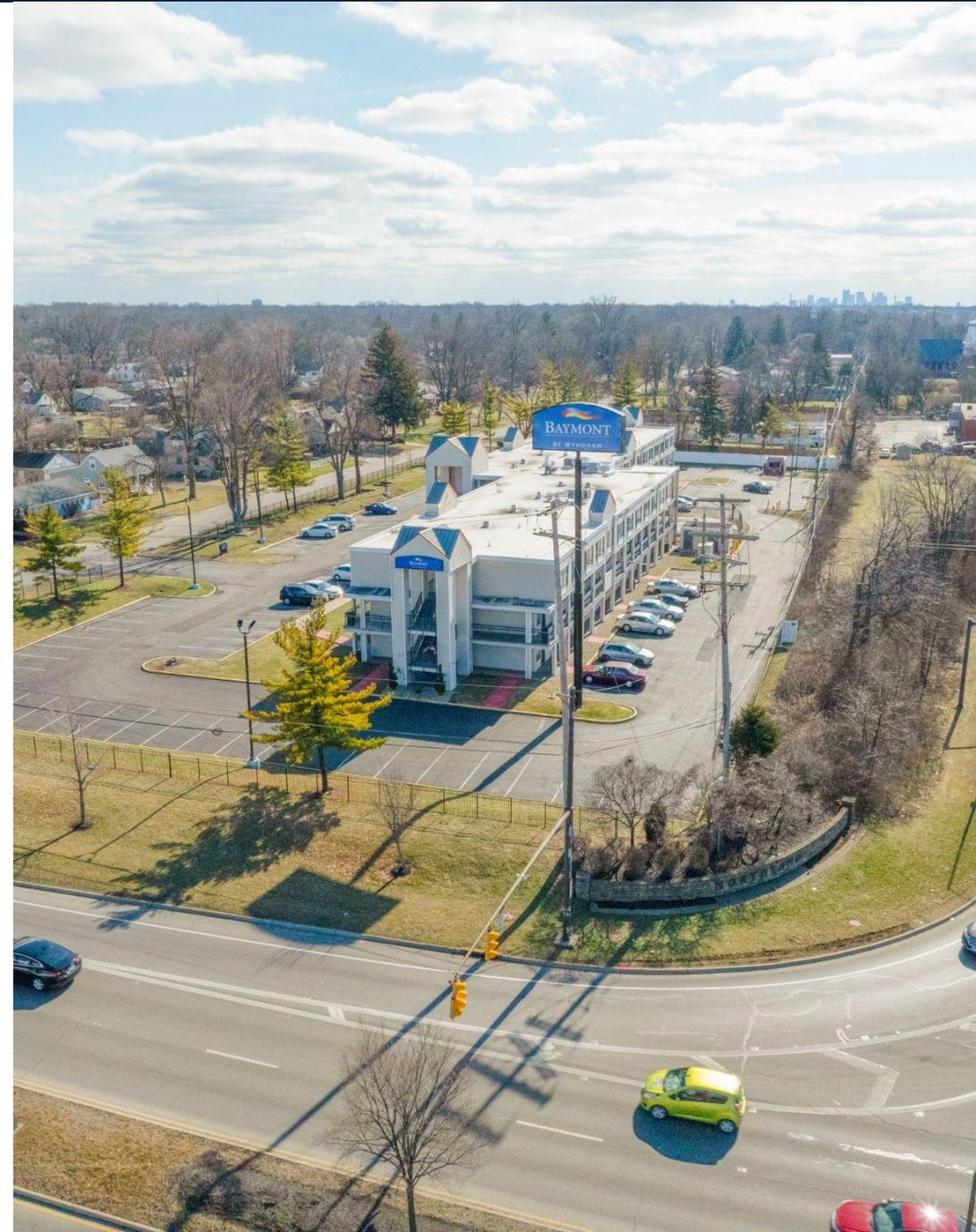
Luke Whittaker and Mitchell Glasson are pleased to present this exceptional opportunity to acquire a well-located, **134-room** Baymont Inn & Suites at 887 Morse Rd, Columbus, OH. Situated **just off Interstate 71** and Morse Road, the property benefits from a high-traffic location with **115,000 vehicles per day**. It is surrounded by key demand drivers, including **Ohio State University**, the Ohio State Fairgrounds, Nationwide Arena, and **John Glenn Columbus International Airport**, which drive consistent occupancy. The hotel has undergone continuous renovations, and there is **minimal outstanding PIP** for the new owner. With strong future growth potential and upward trending revenue, this hotel offers a prime investment in a thriving market.

## Investment Highlights

**Turnkey Property:** The hotel has minimal outstanding PIP as the owner has continued to renovate the property over the last three years.

**Cash Flowing Business:** Given the limited-service nature of the hotel, the new owner will be able to maintain a low expense load, providing a higher cash return.

**Located Near Multiple Demand Drivers:** Just off the I-71 in North Columbus, the hotel experiences demand from various areas including leisure, entertainment, business, new development, government, and the university.



# THE OPPORTUNITY

## Property Details

|                             |  |
|-----------------------------|--|
| Property Name               | Baymont Inn and Suites Columbus / Near OSU |
| Total Keys                  | 134  |
| Address                     | 887 Morse Rd                               |
| City, St, Zip               | Columbus, OH                               |
| Year Built / Year Remodeled | 1989/2022                                  |
| Building Size               | ±43,992 SF                                 |
| Lot Size                    | ±2.36 AC                                   |
| Daily Traffic Counts        | ±115,000 VPD                               |
| 5-Mile Population           | 352,000                                    |
| 5-Mile Household Income     | \$80,000                                   |
| [REDACTED]                  |  |
| Brand                       | Wyndham                                    |
| Hotel Location Type         | Suburban                                   |
| Market Name                 | Columbus                                   |
| Submarket Name              | Columbus/Ohio State University             |
| Flag                        | Baymont Inn & Suites                       |
| Class                       | Midscale                                   |
| Corridor                    | Interior (47 Rooms)/Exterior (87 Rooms)    |
| Number of Buildings         | 1  |
| Stories                     | 3  |
| Amenities                   | Business Center, Pool, Patio               |



# MARKET OVERVIEW

**Baymont Inn & Suites**  
887 Morse Rd | Columbus, OH 43229



# COLUMBUS, OH

## Market Demographics



**906,000**  
Total Population

**65,327**  
Median HH Income

**392,000**  
# of Households

**37.1%**  
Homeownership Rate

**63%**  
Employed Population

**39.6%**  
% Bachelor's Degree

**33**  
Median Age

**\$240,000**  
Median Property Value

## Local Market Overview

Columbus, Ohio is a well-positioned Midwest market with consistent demand drivers supporting hospitality performance. Ongoing population growth, regional affordability, and a diversified employment base—including healthcare, education, logistics, and corporate services—contribute to steady business and leisure travel. The city’s central location and expanding infrastructure continue to strengthen hotel demand across multiple guest segments.

The Baymont Inn & Suites is situated in North Columbus, a corridor characterized by strong vehicular traffic, proximity to major highways, and convenient access to retail, dining, and employment centers. While recent hotel development in Columbus has been concentrated in higher-end or downtown locations, limited new supply in established suburban nodes supports occupancy stability. Well-located, moderately priced hospitality assets in accessible submarkets such as this continue to capture demand from value-oriented travelers, corporate guests, and transient traffic, reinforcing the property’s competitive position within the current lodging cycle.

## Property Demographics

| Population               | 1-Mile    | 3-Mile    | 5-Mile    |
|--------------------------|-----------|-----------|-----------|
| Current Year Estimate    | 12,408    | 139,100   | 362,851   |
| 2020 Census              | 12,020    | 133,248   | 357,633   |
| Growth 2020-Current Year | 3.22%     | 4.39%     | 1.46%     |
| Households               | 1-Mile    | 3-Mile    | 5-Mile    |
| Current Year Estimate    | 5,815     | 59,671    | 148,579   |
| 2020 Census              | 5,715     | 58,431    | 145,480   |
| Growth 2020-Current Year | 1.74%     | 2.12%     | 2.13%     |
| Income                   | 1-Mile    | 3-Mile    | 5-Mile    |
| Average Household Income | \$107,994 | \$104,875 | \$104,769 |

# ECONOMIC DRIVERS

## Columbus' diverse employment base supports sustained hospitality demand.

Central Ohio's location at the crossroads of logistics, data-centers and advanced manufacturing underpins growth.

### Demand Drivers

The region's economic foundation is built on robust public-sector, research, and service-anchored industries, anchored by major institutions and headquarters operations. The City and Greater Columbus actively promote workforce development, technology, and infrastructure upgrades to support continued expansion. Growth in logistics, data infrastructure, and advanced manufacturing is layering additional diversification.

### Primary Industries

- Education & Research / Public Administration
- Health Care & Biomedical
- Financial Services & Insurance
- Logistics & Distribution
- Advanced Technology / Data & Manufacturing

### Top Employers

- The Ohio State University & Wexner Medical Center
- Nationwide
- Cardinal Health
- State of Ohio / Government agencies
- JPMorgan Chase / major financial services

### Upcoming Developments

- **Meta Data Center Expansion:** Meta is expanding its Central Ohio data center campus by approximately 1 million square feet, with completion targeted by 2028
- **Ohio State University Innovation District:** Ohio State University, in partnership with the City of Columbus and private stakeholders, is advancing a 350+ acre Innovation
- **Urban Mixed-Use Development Pipeline:** Columbus continues to see large-scale mixed-use development across major submarkets

### Regional GDP & Diversification

The regional Gross Domestic Product is robust and expanding, reflecting a diversified mix of public, institutional, and private activity. Columbus often ranks among Ohio's fastest-growing metro economies, with a lower dependence on cyclical manufacturing and a stronger weight in service, education and innovation sectors.

**\$182B+**  
Regional Gross  
Domestic Product

**±7.8 Miles**  
To Downtown Columbus



# LOCAL TOURISM & DEMAND DRIVERS



## Tourism & Leisure

Columbus offers a diverse tourism scene highlighted by Nationwide Arena downtown, home to the NHL Blue Jackets and major live events. Visitors enjoy the Columbus Zoo and Aquarium, the annual Ohio State Fair at the Expo Center, and the Columbus Museum of Art. Sports and concerts fill Lower.Com Field, while the Short North Arts District features standout restaurants, bars, cafes, performances, and rotating art exhibits throughout the year for residents and visitors alike.

## Major New Developments Driving Demand

Columbus continues to attract investment through major development initiatives, including Meta’s expanding data center campus, the Ohio State Innovation District, and large-scale mixed-use projects across key submarkets. These developments generate construction employment, long-term jobs, and sustained demand for corporate, academic, healthcare, and visitor activity, reinforcing the city’s role as a growing center for business, research, and regional travel demand over the coming decade.

## Convenience & Connectivity

Columbus is known for strong infrastructure and accessibility, offering residents connections to Interstate 71, public transit routes, rail service, and employment centers. With airports at John Glenn and Rickenbacker, plus COTA’s free downtown shuttle and Amtrak Cardinal service, the city experiences growth and job creation. Essential conveniences—including grocery stores, retail centers, fitness facilities, and everyday services—are located throughout the metropolitan area, providing a well-connected environment for residents overall.

# HIGHER EDUCATION



## THE OHIO STATE UNIVERSITY

The Ohio State University is one of the nation's largest and most respected public research institutions, recognized for its academic excellence, expansive campus, and strong community presence. Founded in 1870 and located in the heart of Columbus, OSU serves as a major anchor for the city through its educational programs, nationally ranked athletics, and world-class research initiatives. Its size, prestige, and continuous growth make it one of the most influential institutions in the Midwest, drawing students, faculty, and professionals from across the country.



**67,000+**  
Total Enrollment

**\$19.6B+**  
Ohio Economic Impact

**100,000+**  
Visitors per Game

**300+**  
Degrees & Programs

### Impact on Multifamily Real Estate & Investors

Proximity to OSU creates reliable, long-term rental demand. Students, faculty, medical staff, and university employees support consistently low vacancy rates and strong leasing activity.

#### For investors, OSU provides:

- A stable and diverse renter pool
- Resilient rent performance
- Strong leasing velocity and low turnover
- Long-term appreciation potential driven by campus expansion

The university's ongoing growth continues to strengthen surrounding submarkets, making OSU one of the most influential forces behind multifamily stability and value in the Columbus region.

### Impact on the Local Community & Economy

OSU significantly shapes Columbus' economic and cultural landscape. Its large base of students, staff, and visitors fuels local businesses, housing demand, and service industries. The university's collaborations in tech, healthcare, and research also help position Columbus as a growing innovation hub.

#### Key impacts include:

- Major job creation through OSU and its medical center
- Year-round activity from academic, research, and athletic events
- Increased retail, hospitality, and transportation demand
- Continuous development and investment around campus



 **KINGS HIGHLANDS APARTMENTS**  
270 UNITS

 **CENTER COURT APARTMENTS**  
330 UNITS

 **DUNKIN'**  




 **KINGSHILL COURT APARTMENTS**  
241 UNITS













**MORSE RD ± 34,860 VPD**

 **EDEN BROOKE TOWNHOMES**  
180 UNITS

  
**SUBJECT PROPERTY**







**± 146,130 VPD**



**± 12,545 VPD**





 **KINGSHILL COURT APARTMENTS**  
241 UNITS

 **DUNKIN'**  


**SUBWAY**  
**DOLLAR GENERAL**  
 

 **MENARDS**  
  

 **SMART J Inc.**

 **EDEN BROOKE TOWNHOMES**  
180 UNITS

**TWINS**  
BUICK 

**K&G**  
FASHION  
SUPERSTORE





  
**BAYMONT**  
INN & SUITES  
SUBJECT PROPERTY

**MORSE RD** ± 34,860 VPD

 ± 12,545 VPD

 ± 146,130 VPD



**COLUMBUS ZOO AND AQUARIUM**  
±14 Miles Away

**JPMorgan Chase**  
McCoy Center  
±17,480 Employees

**Polaris Fashion Place**  
±10M Annual Visitors  
±6.7 Miles Away

**Easton Town Center**  
±1.7 Million SF of Mixed-Use Space  
±18 Million Visitors per Year  
Retail, Dining, and Entertainment

**Bath & Body Works**  
Headquarters  
±3,600 Employees

**Subject Property**

**VS**  
±4,500 Employees

**Riverside Methodist Hospital**  
±1,059 Beds

**bread financial**  
±3,000 Employees

**Huntington**  
±5,700 Employees

**The Ohio State University**  
±61,700 Students

**HISTORIC CREW STADIUM**

**John Glenn Columbus International Airport**  
±9.2 Million Passengers Annually  
±10.5 Miles Away

**Wexner Medical Center**  
±1,404 Beds

**Ohio Expo Center & State Fairgrounds**

**Mount Carmel East**  
±419 Beds

**short north arts district**

**Scotts Miracle-Gro FIELD**

**Nationwide Arena**

**GREATER COLUMBUS CONVENTION CENTER**

**US Defense Logistics Agency**  
±2,500 Employees

**Nationwide**  
±16,000 Employees

**CMOA**

**Downtown Columbus**  
±7.5 Miles Away

**Franklin University**  
±12,000 Students

**Rickenbacker International Airport**  
±21 Miles Away

**COTA**  
±11.9 Million Annual Riders

**Nationwide Children's Hospital**  
±673 Beds

# PRICING OVERVIEW

**Baymont Inn & Suites**  
887 Morse Rd | Columbus, OH 43229



# OPERATING OVERVIEW

| 2025 Operating Overview |             |
|-------------------------|-------------|
| Number of Rooms         | 134         |
| Available Rooms         | 48,910      |
| Occupancy               | 55.45%      |
| ADR                     | \$60.27     |
| RevPAR                  | \$33.42     |
| Room Revenue            | \$1,634,643 |

| 2024 Operating Overview |             |
|-------------------------|-------------|
| Number of Rooms         | 134         |
| Available Rooms         | 48,910      |
| Occupancy               | 73.38%      |
| ADR                     | \$56.24     |
| RevPAR                  | \$41.27     |
| Room Revenue            | \$2,014,782 |
| Expenses                | \$862,182   |
| Net Operating Income    | \$1,152,600 |

| 2023 Operating Overview |             |
|-------------------------|-------------|
| Number of Rooms         | 134         |
| Available Rooms         | 48,910      |
| Occupancy               | 46.35%      |
| ADR                     | \$64.51     |
| RevPAR                  | \$29.90     |
| Room Revenue            | \$1,309,369 |
| Expenses                | \$772,189   |
| Net Operating Income    | \$537,180   |

# FINANCIAL SUMMARY

**\$4,500,000**

List Price

**\$2.75x**

RRM

**\$33,600**

Price Per Key



# MATTHEWS™

## EXCLUSIVELY LISTED BY



**Luke Whittaker**

Associate

**(317) 493-0055**

**luke.whittaker@matthews.com**

License No. 02185614 (CA)



**Mitchell Glasson**

Vice President

**(615) 236-2701**

**mitchell.glasson@matthews.com**

License No. 02016029 (CA)

**Matthew Wallace | Broker of Record | Lic. No.: REC.2022007141 (OH)**

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 887 Morse Rd, Columbus, OH, 43229 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.