

**FOR SALE**

**5069 MORSE ROAD**

GAHANNA, OHIO 43230



**ASKING: \$500,000**



**CC - COMMUNITY COMMERCIAL ZONING**



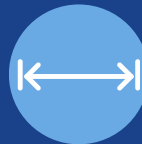
**EASEMENT TO FOUR-WAY LIGHTED INTERSECTION**



**13,712 VEHICLES/DAY ALONG MORSE ROAD**



**PRIME GAHANNA/NEW ALBANY LOCATION**



**119' OF MORSE ROAD FRONTAGE**



**±1.159 ACRES AVAILABLE**



**DELIVERY: TBD**

**JAMES T. KOON**  
614-561-8338  
JKOON@KOONPROPERTYGROUP.COM

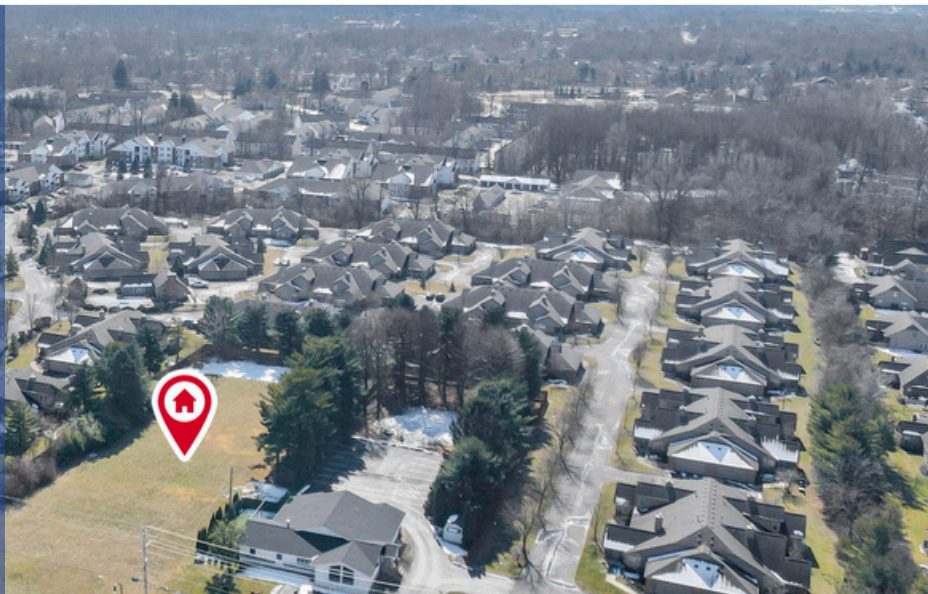
**KPG** | KOON PROPERTY GROUP



# OVERVIEW

# 5069 MORSE ROAD

GAHANNA, OHIO 43230



## POPULATION

1 MILE	15,392
3 MILES	72,547
5 MILES	167,874

## HOUSEHOLD INCOME

1 MILE	\$115,465
3 MILES	\$119,325
5 MILES	\$105,329

## CONSUMER SPENDING

1 MILE	\$242M
3 MILES	\$1.1B
5 MILES	\$2.3B

## DAYTIME EMPLOYMENT

1 MILE	5,605
3 MILES	28,237
5 MILES	79,000

Koon Property Group proudly presents an unparalleled development opportunity in the bustling northern arch of Gahanna, Ohio, steps from the city of New Albany. The 1.159 acre property boasts 119 feet of frontage on busy Morse Road, averaging nearly 14,000 cars per day. With an easement to a fully lighted intersection, this prime location guarantees excellent visibility and unmatched convenience for your business. This site is one of the last undeveloped lots along Morse Road conveniently located between Hamilton Road and US-62. This is the ideal location for a business seeking high-profile exposure and ease of access for its customers.

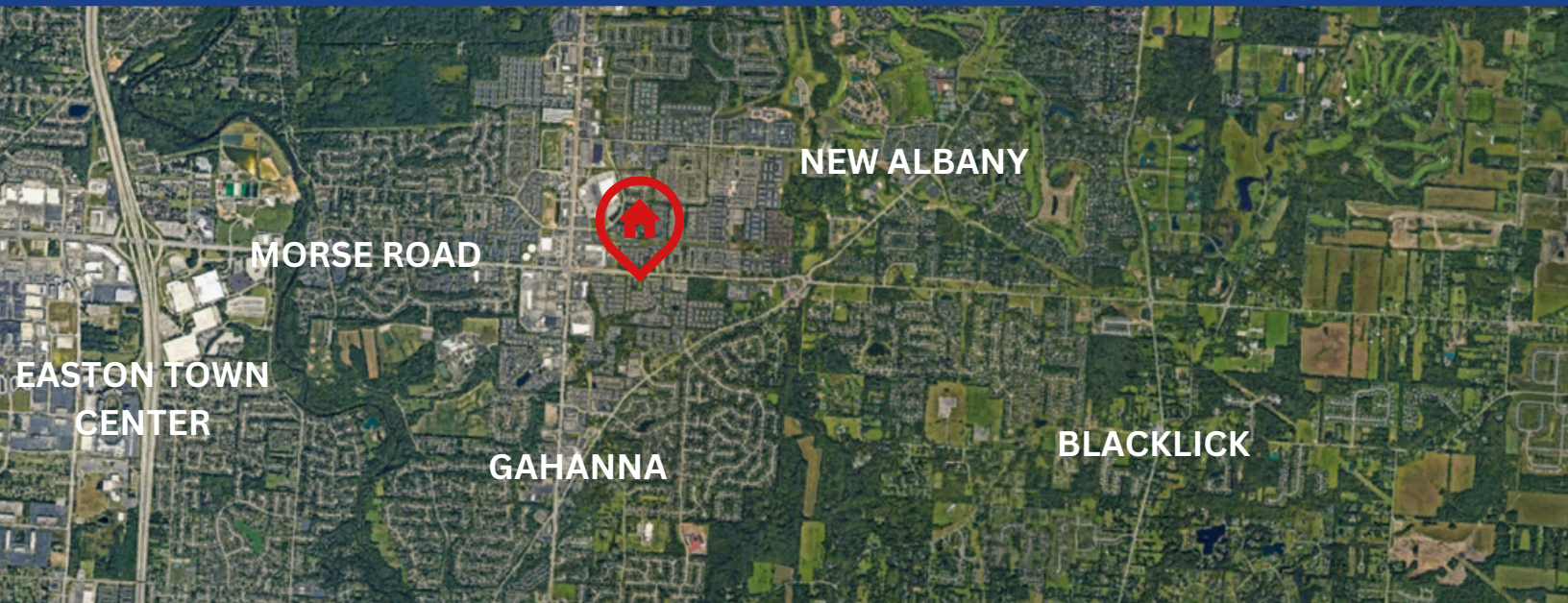
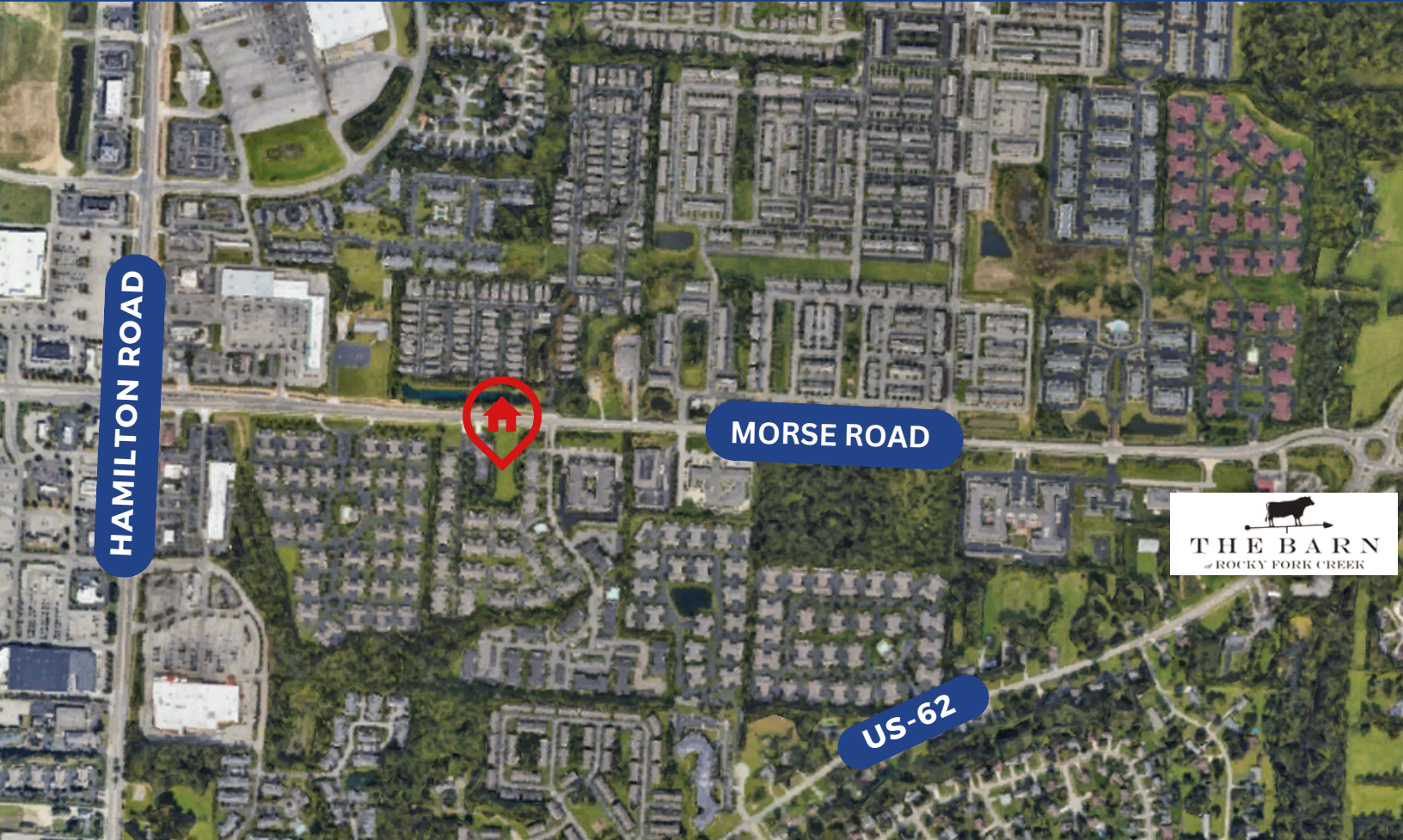
The property is zoned CC (Community Commercial), which allows for a variety of uses including, but not limited to office, medical office, daycare, and light retail. Unlike other developments with multiple competing storefronts, this site allows you to create a standalone presence. Maximize your signage opportunities and ensure your brand becomes the landmark on Morse Road. This is the perfect location to capture the attention of a vast potential customer base. Don't miss this opportunity to capitalize on this high-traffic location and create your dream business space!



# LOCATION

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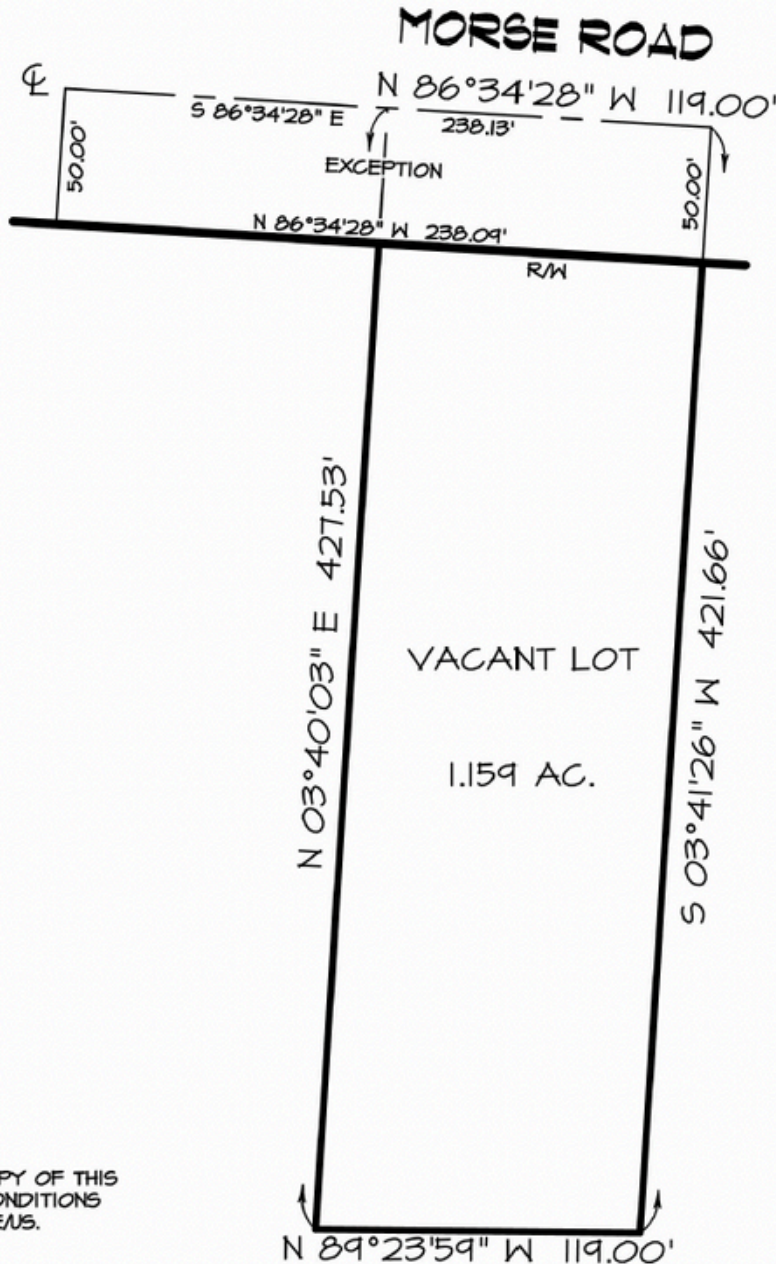


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KOON  
PROPERTY  
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WE HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE TO MEAS.



