



CAPITOL
EQUITIES

FOR LEASE

Providing creative commercial real estate solutions since 1997



RETAIL | 2,313 SF

EASTON

4034B MORSE ROAD, COLUMBUS, OH 43219

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com



Property Description

This retail center, across Morse Road from Easton Town Center, and next to prime national retailers provides a strategic location with exceptional accessibility, making it an ideal choice for businesses of all kinds.

Property Highlights

- White-box space immediately ready
- Wide open interior, with two finished restrooms, ready to be built-out to your specific business needs
- This back-of-retail center unit provides an attractive foothold in the Easton market at cost affordable rental rates
- Adjacent to Easton Town Center, this center boasts great exposure and traffic counts on Morse Road - 44,386 vpd
- Accessible at Morse and Stelzer Road lighted intersection
- Great option for ghost kitchens and cost-sensitive retail start-ups
- Affordable site for businesses not requiring top-tier exposure, but wanting to be in a premier retail area

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,599	15,570	45,021
Total Population	6,256	39,552	115,507
Average HH Income	\$91,537	\$95,432	\$89,704

OFFERING SUMMARY	
Available SF	2,313 SF
Lease Rate	Negotiable
Morse Road Daily Traffic Count	44,386 vpd

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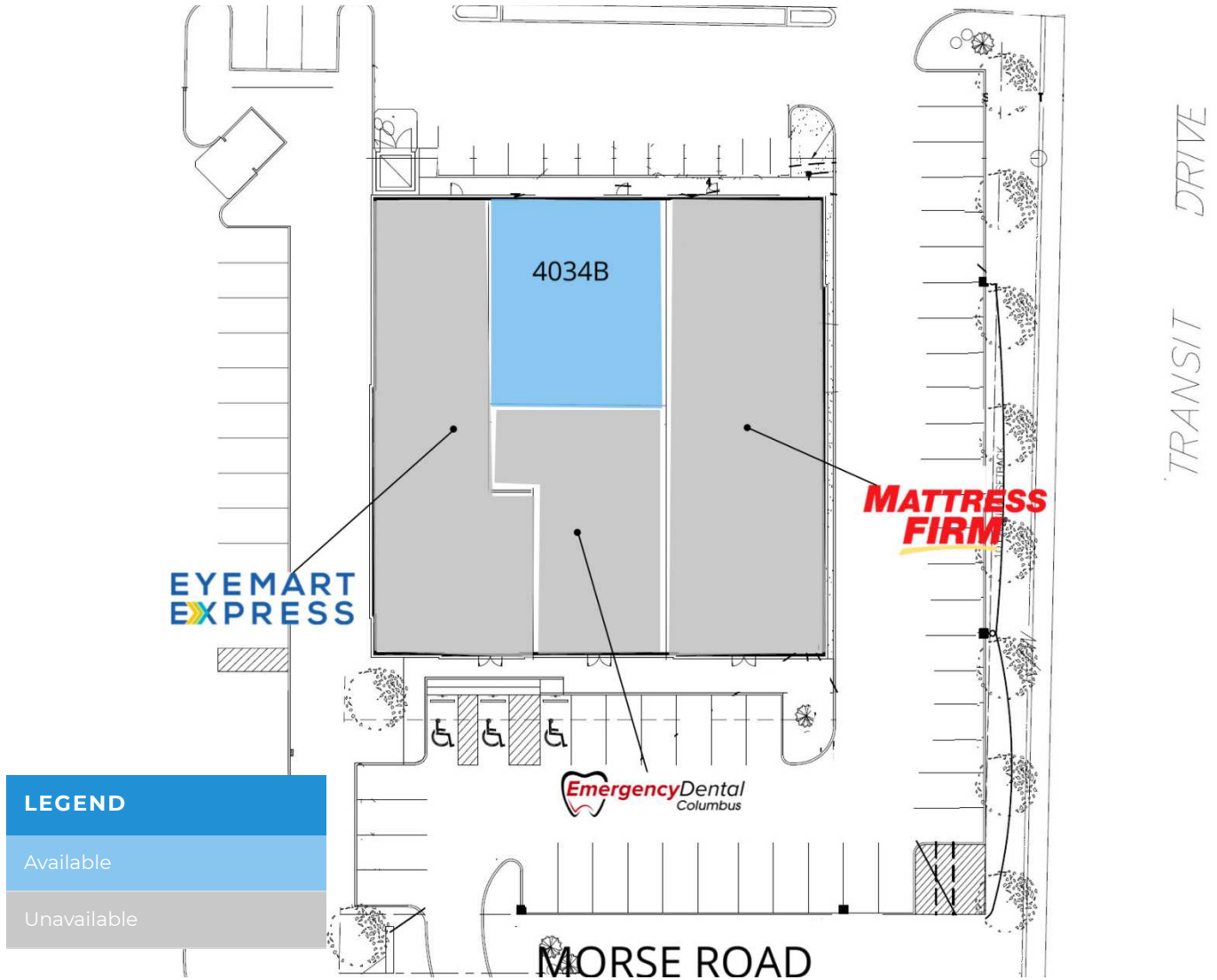
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FOR LEASE | RETAIL
DIAMOND PLAZA

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LEGEND

- Available
- Unavailable

Available Spaces

SUITE	SIZE	RATE	DESCRIPTION
4034B Morse Road	2,313 SF	Negotiable	Wide-open vanilla box with two restrooms

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LOCATION OVERVIEW

This Morse Road center is at the gateway to Easton Town Centre, with great exposure and traffic counts. Easton provides a retail destination for 100,000's each year. With easy access to major highways and public transportation, the location ensures convenience for both tenants and customers alike.

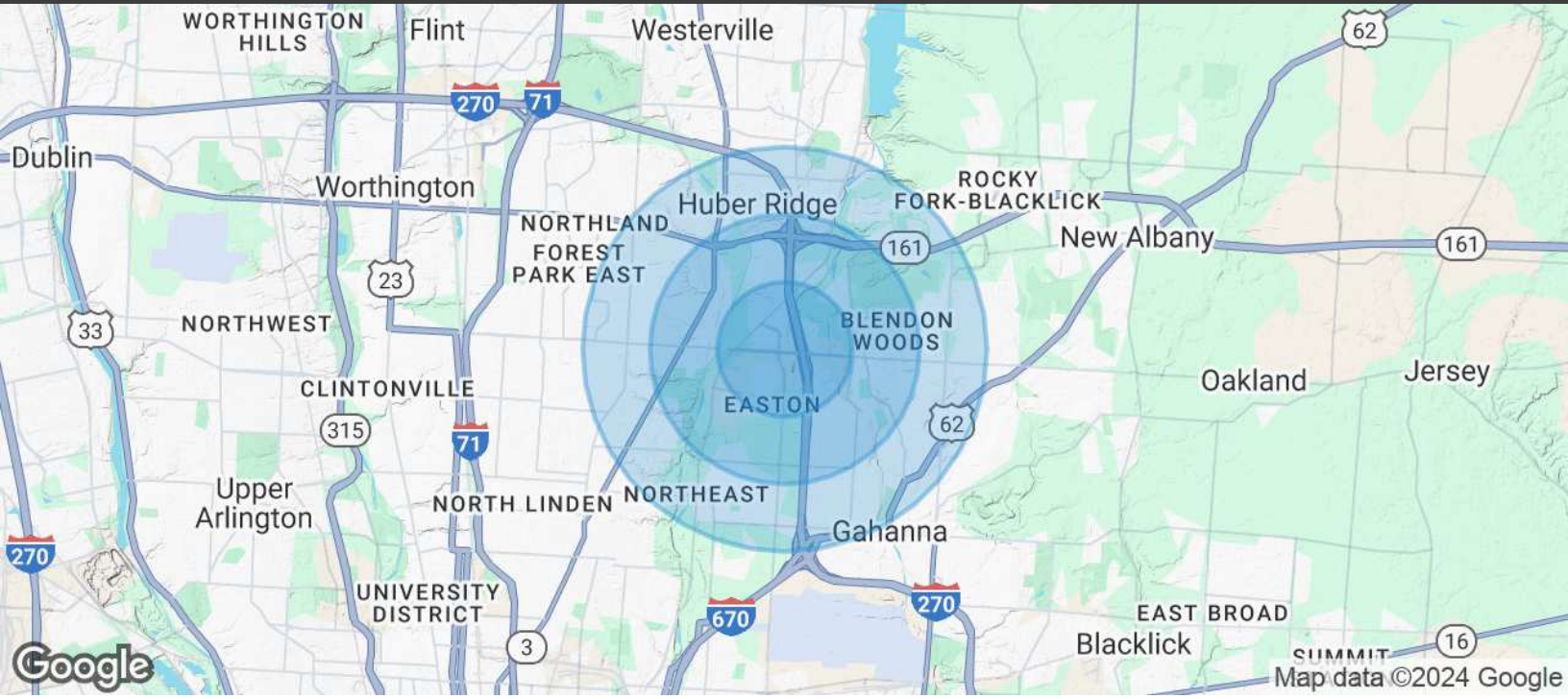
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**CAPITOL
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FOR LEASE | RETAIL DIAMOND PLAZA

4034B MORSE ROAD, COLUMBUS, OH 43219



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,256	39,552	115,507
Average Age	37	37	37
Average Age (Male)	37	36	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,599	15,570	45,021
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$91,537	\$95,432	\$89,704
Average House Value	\$331,563	\$295,041	\$282,119

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