



2380 Morse Road

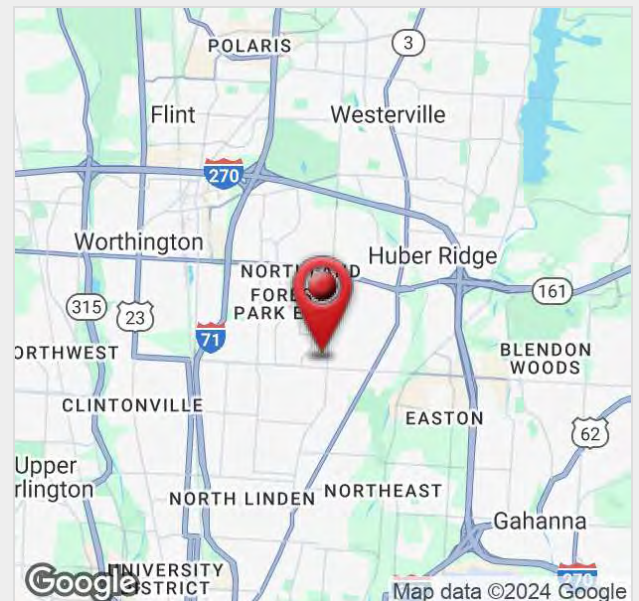
Columbus, Ohio 43229

Property Features

- 3,884 SF Freestanding Retail on 1.38± Fenced Acres
- Zoned Community Activity Center
- Potential to Build up to 5 - 7 Stories
- Previous Auto Dealership
- 150 Parking Spaces
- Newer Building with 12' Drive-In Door
- Wash Bay with Floor Drain
- Showroom, 3 Offices & Breakroom/Kitchen
- Located on High-Traffic Morse Road: 38K+ VPD
- Numerous Nearby Amenities
- Easy Access to Local Freeways: I-71, OH-161, I-270

Lease Price: \$14,500 Per Month (NNN)

Sale Price: \$1,950,000



For more information:

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E.20.080 Community Activity Center (CAC)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

This district is made of predominately auto-oriented commercial sites comprised of a mix of low-rise buildings with small to large footprints with parking areas at the sides or rear of a building. Typically located further from Downtown, these areas offer opportunities to evolve into a mixed-use and walkable environment with additional residential uses. New development should reinforce pedestrian and transit access. Allows residential, retail, service, and other commercial uses.

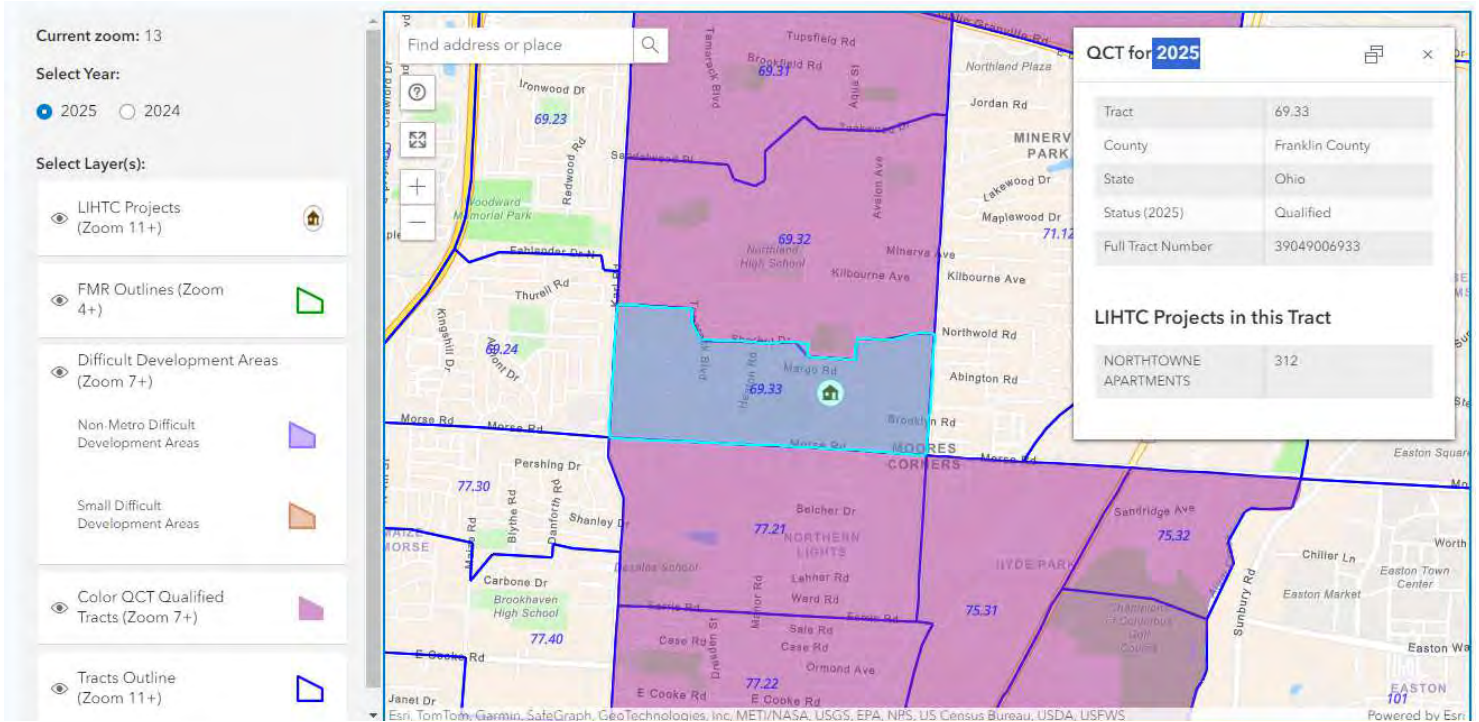
The following are generally appropriate form elements in the district.

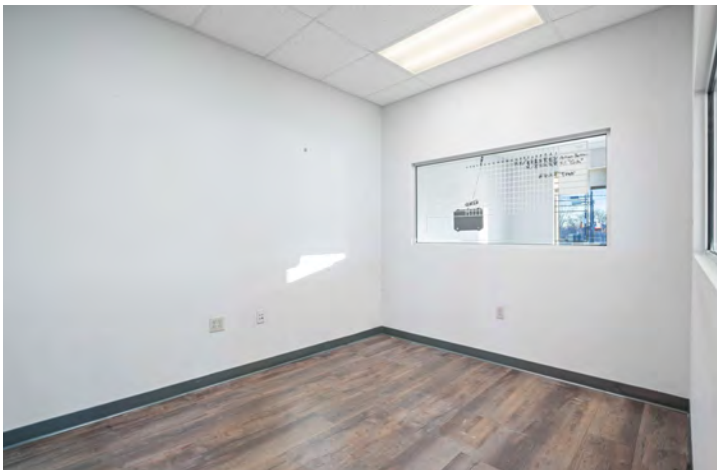
- Detached and Attached Buildings
- Small-to-Large Building Footprints
- Medium-to-Large Front Setbacks
- Small-to-Medium Side Setbacks

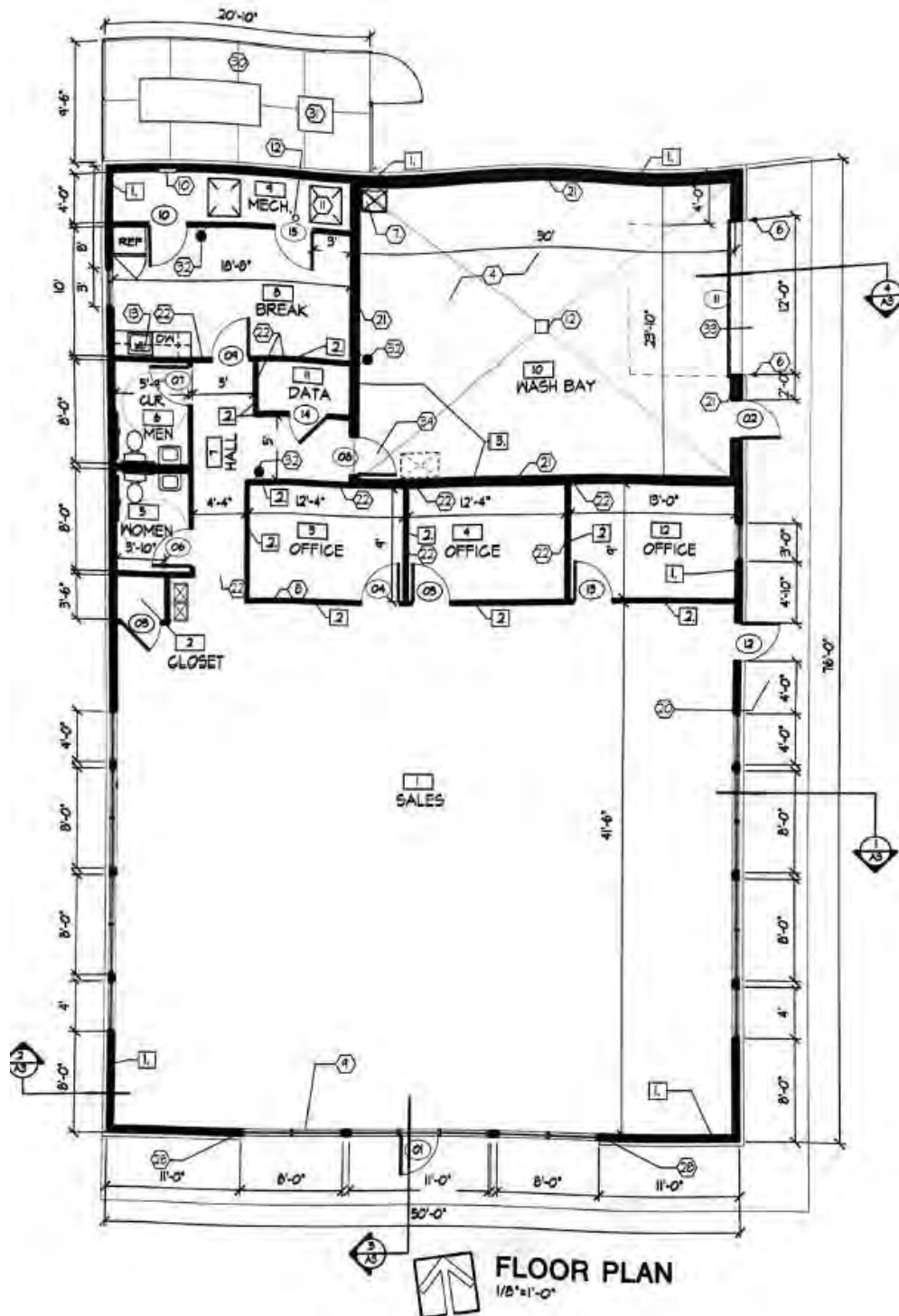
- Up to Five Stories;
- Up to Seven Stories with Bonus Affordable Housing Height

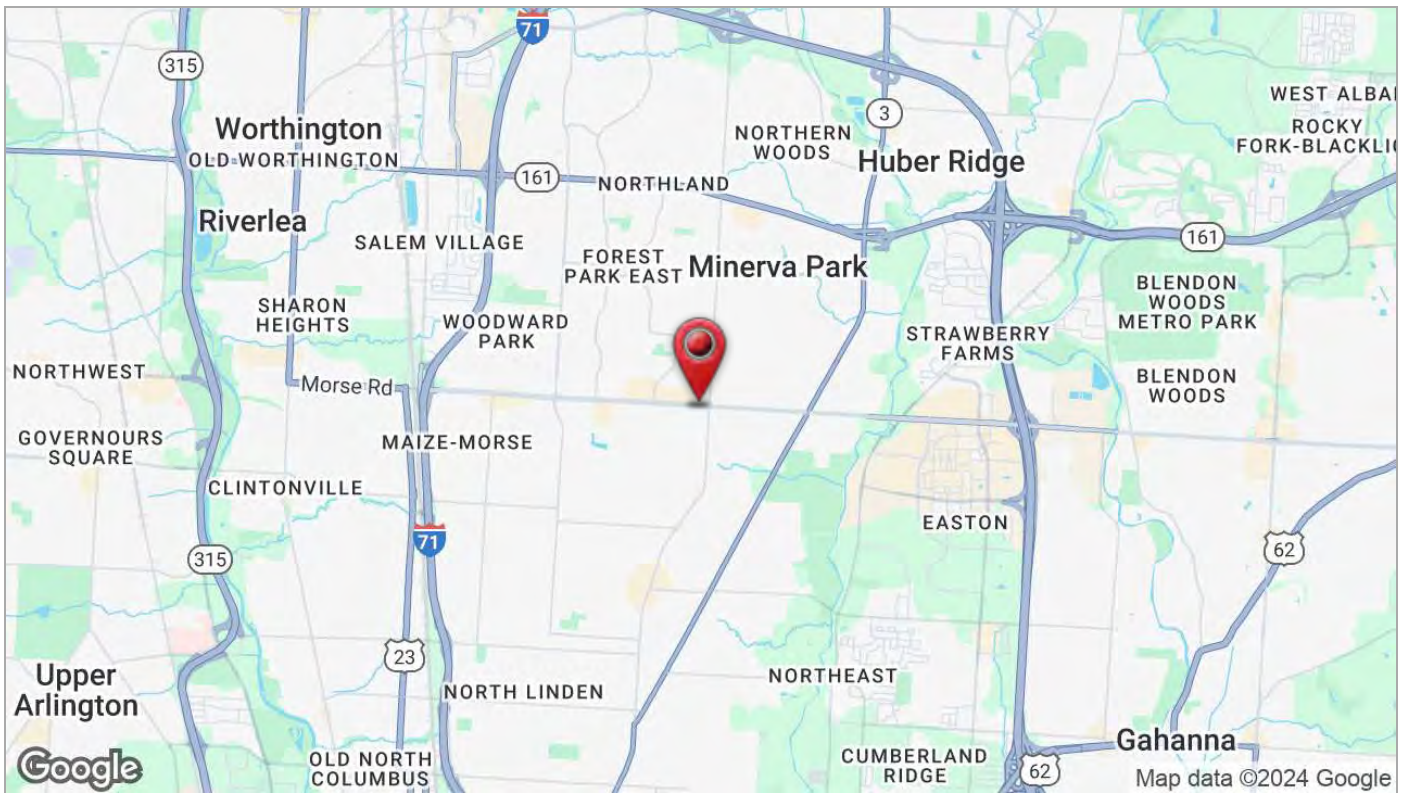
B. Sub-District(s)

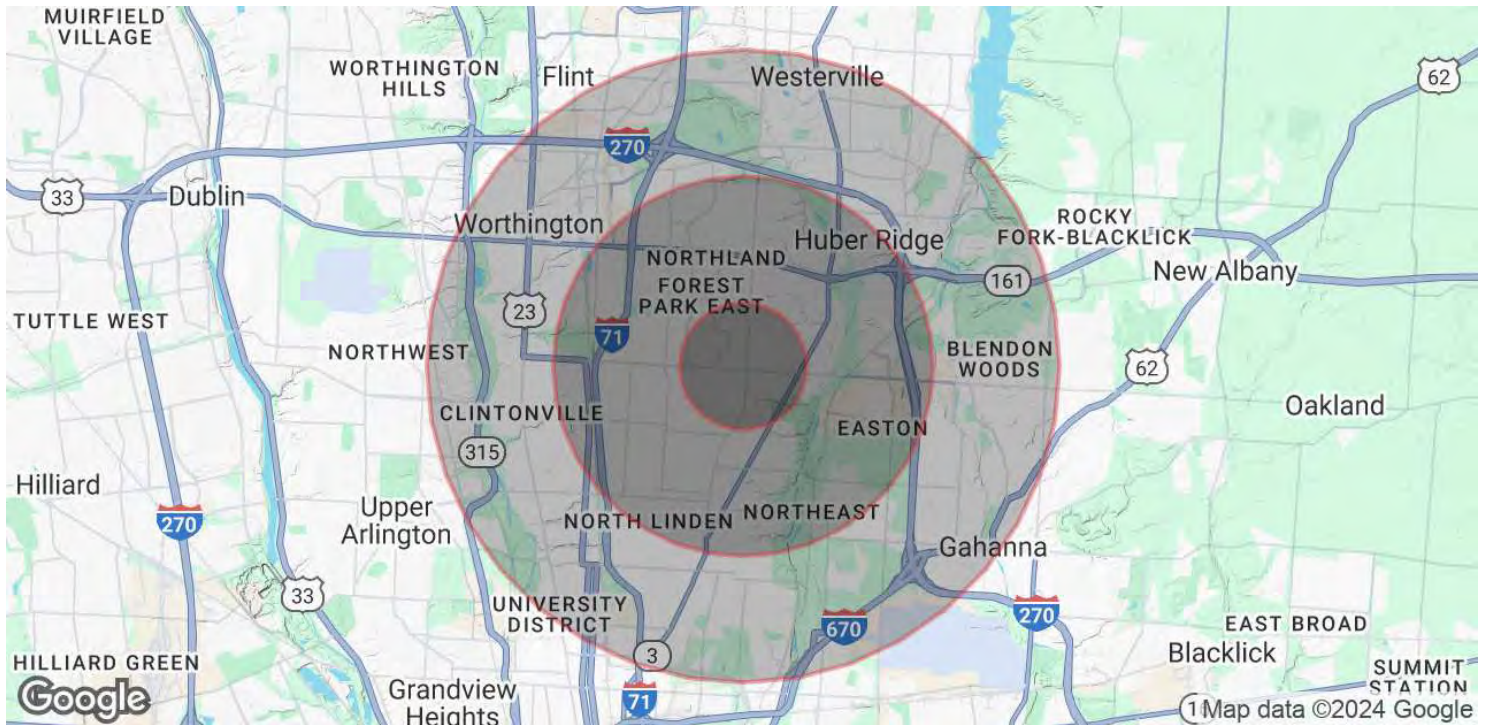
N/A











POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,794	144,803	340,144
Average Age	31.4	34.6	34.7
Average Age (Male)	32.1	34.0	33.9
Average Age (Female)	31.8	35.4	35.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,014	58,086	141,251
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$47,985	\$54,680	\$66,476
Average House Value	\$100,151	\$121,613	\$154,085

2020 American Community Survey (ACS)