

SALE

MORSE AND JOHNSTOWN RDS

Morse and Johnstown Rds, New Albany, OH 43054



LOCATION DESCRIPTION

This property is located just east of N. Hamilton Rd along Morse Rd and US-62. The immediate area is residential with some commercial.

PROPERTY HIGHLIGHTS

- Potential to subdivide
- All utilities to site
- Zoned NC – Neighborhood Commercial
- Location serves many area neighborhoods in Columbus, Gahanna and New Albany
- New senior living, daycare and residential developments in the immediate area
- The Barn at Cameron Mitchell Restaurants' destination steakhouse across Johnstown Road

OFFERING SUMMARY

Sale Price:	\$600,000/ Acre
Lot:	4.2 Acres
Zoning:	NC – Neighborhood Commercial
APN:	025-011226-00, 025-011243-00, 025-011244-0

PROPERTY WEBSITE

<https://bit.ly/MorseJohnstownRds>

Chris Howard

614 264 6801

choward@cbc-aspire.com

Anthony Maronitis, CCIM, MS

614 352 8669

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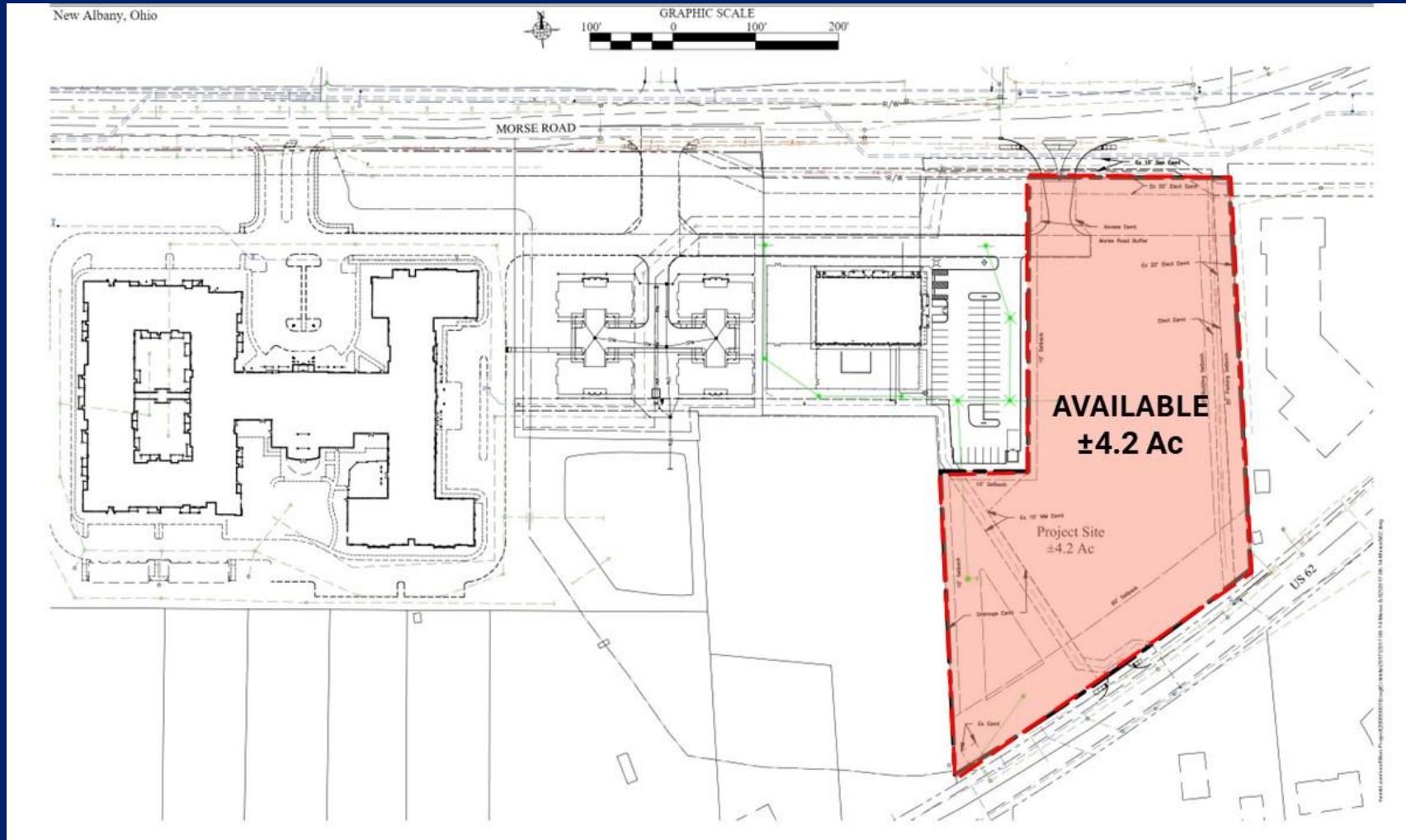
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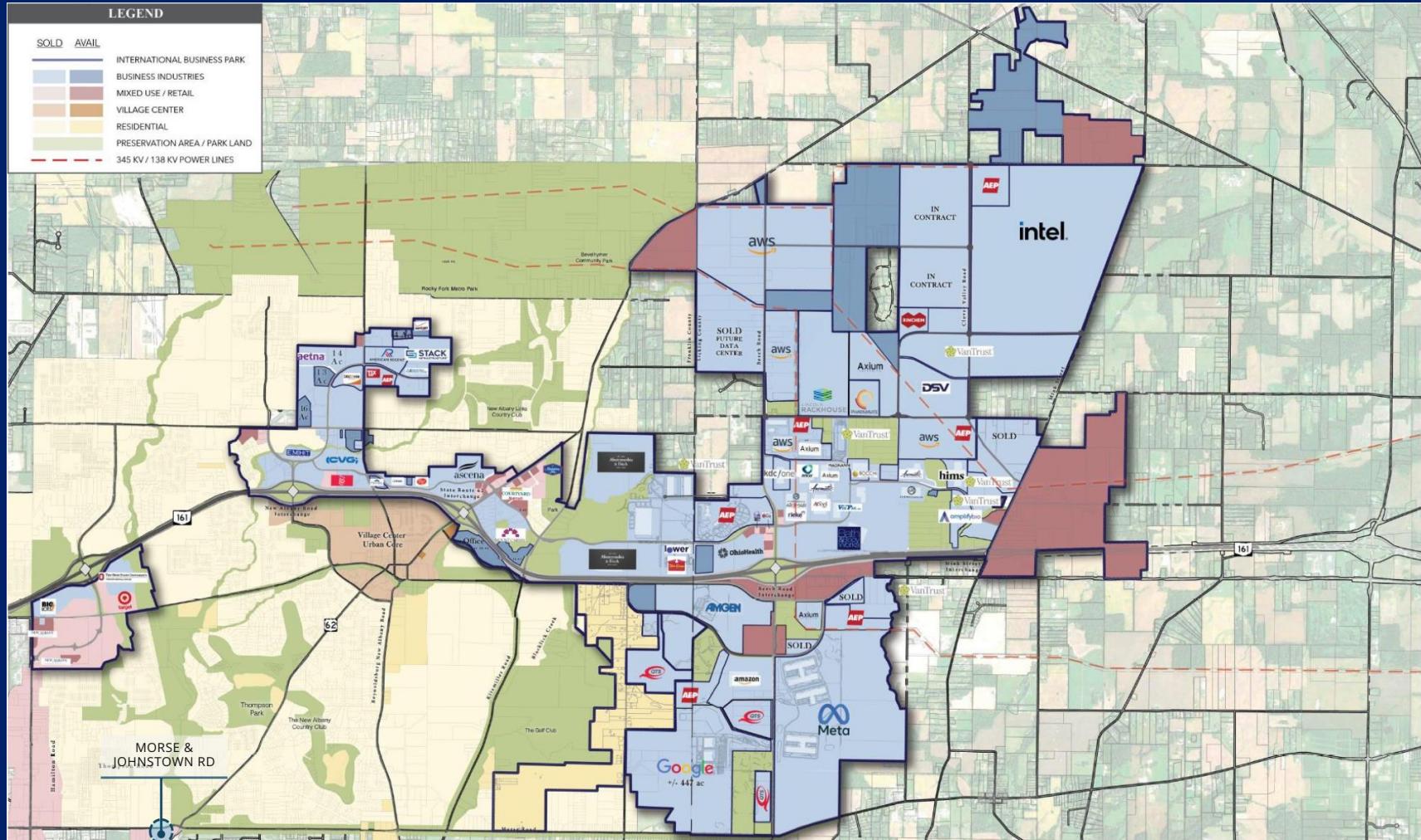


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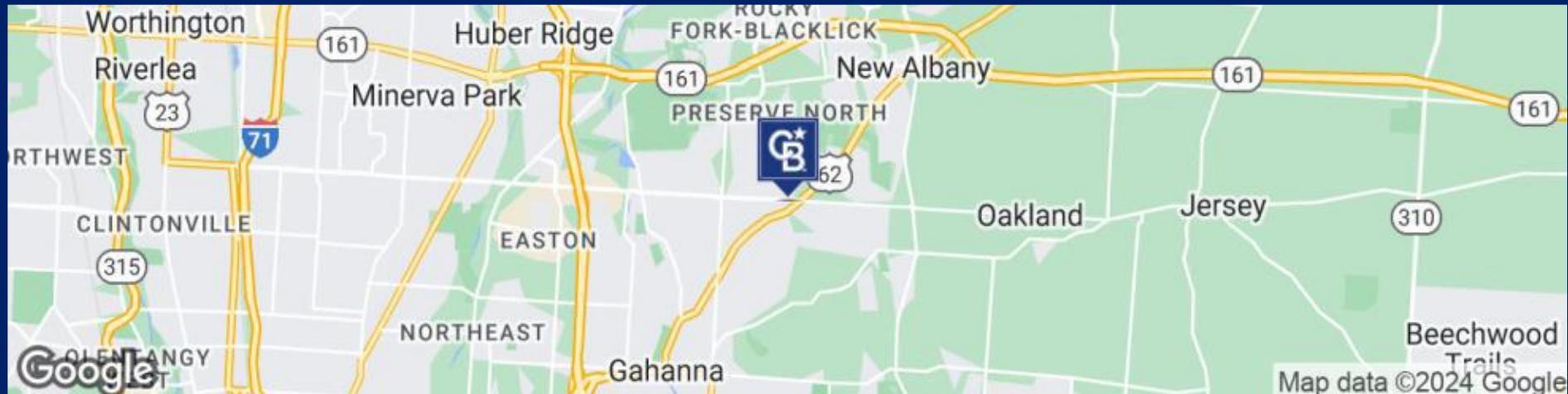


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NEW ALBANY, OHIO

Founded in 1837, the City of New Albany, Ohio is a nationally-claimed master-planned community just 15 minutes northeast of Columbus, the nation's 14th largest city. Business Insider named New Albany America's #1 suburb based on factors such as proximity to the nearest metropolitan area, average commute times, median household income, crime rates, and public-school ratings. Featuring four highway interchanges, triple-feed electric power, and a state-of-the-art municipal broadband network. New Albany's Land Use is 47% Commercial, 31% Residential and 22% Right-of-way, Governmental, & Open Space. AWS, Facebook and Google continue to expand their investment here. The New Albany International Business Park has become home to global players, game changers and innovators that include Abercrombie & Fitch, Bath & Body Works, Justice and Red Roof Inn

COMPANY	TYPE	EMPLOYEES
Abercrombie & Fitch	Corporate Headquarters	2,100
Discover Financial Services	Operations Center	2,088
State Farm Insurance	Corporate Office	750
AEP Transmissions	Electric Utility	636
iQor	Corporate Office	623
Axium Plastics	Packaging	600
Aetna	Corporate Office	500
KDC/Tri-Tech	Contract Manufacturer	460
Justice	Corporate Office	450

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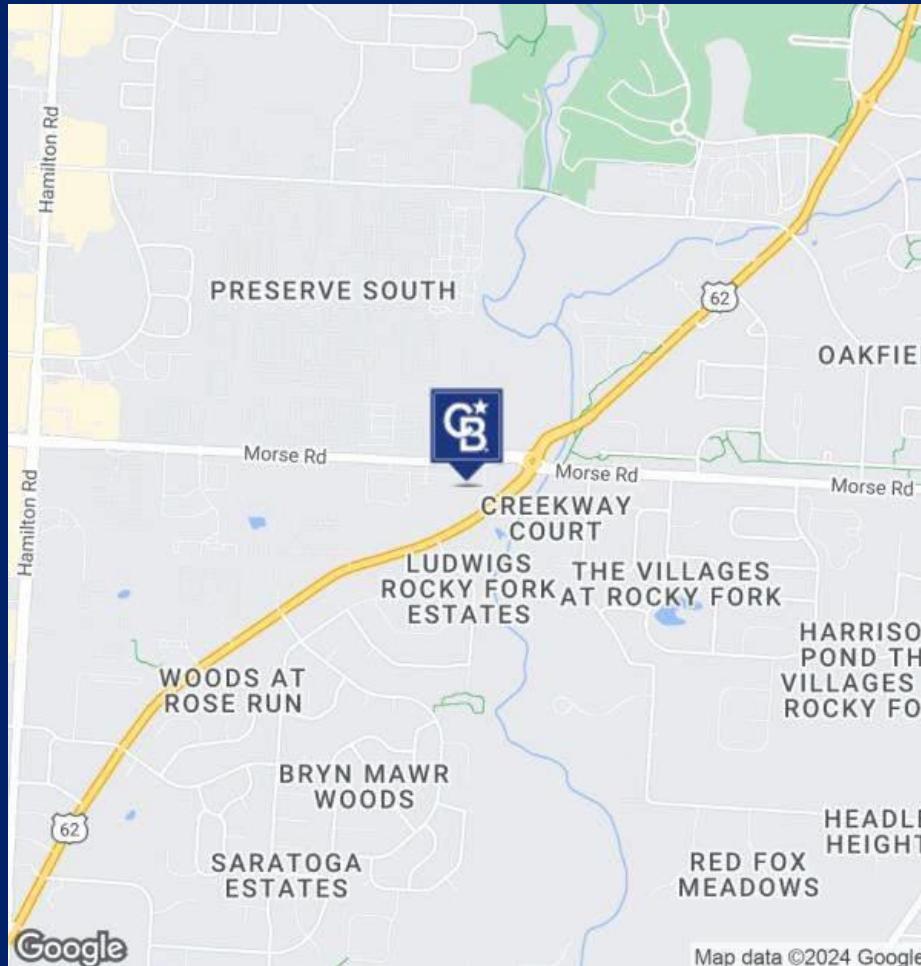


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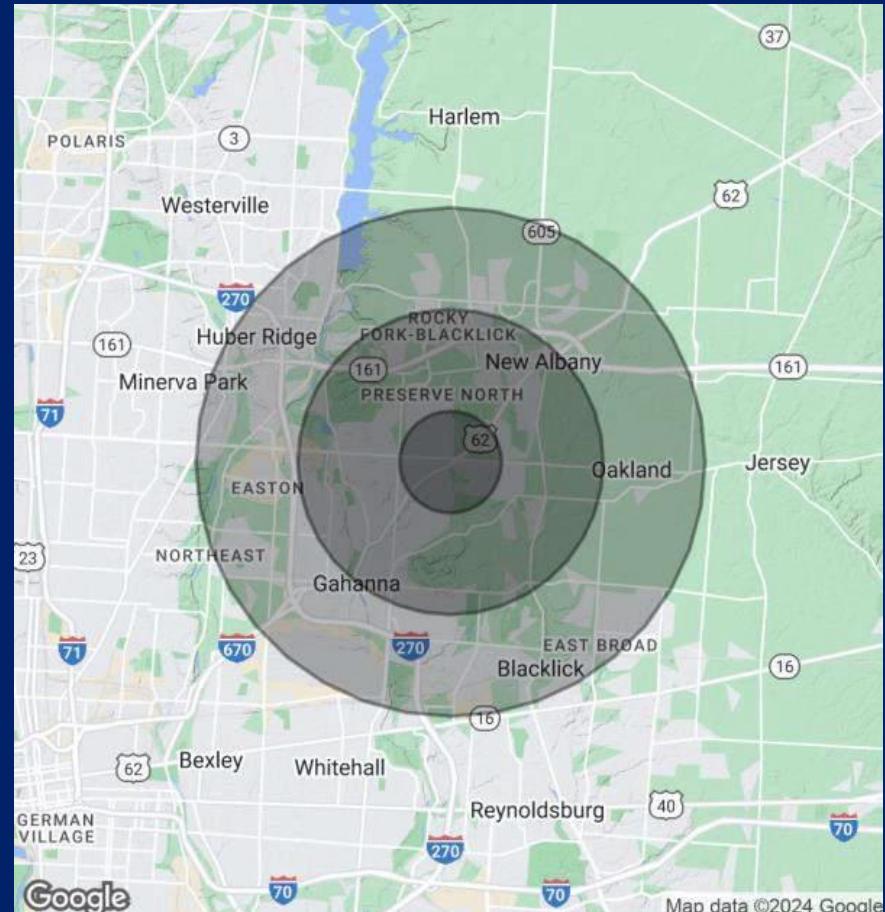
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,054	30,988	101,973
Average Age	41.4	38	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Population	1,566	11,905	41,451
# of Persons per HH	41.4	38	36.3
Average HH Income	\$138,073	\$128,988	\$97,158
Average House Value	\$571,491	\$391,159	\$276,703

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT	LOCATION	DIRECTION	YEAR
14,118 AADT	Morse Rd & Collingwood Pointe Pl	E	2011
12,824 AADT	Morse Rd & E Johnstown Rd	W	2011
9,332 AADT	E Johnstown Rd & Morse Rd	E	2014



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