

# TWO TENANT BUILDING

## SPACE FOR LEASE

690 MORRISON ROAD, GAHANNA, OHIO 43230



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**equity** | brokerage

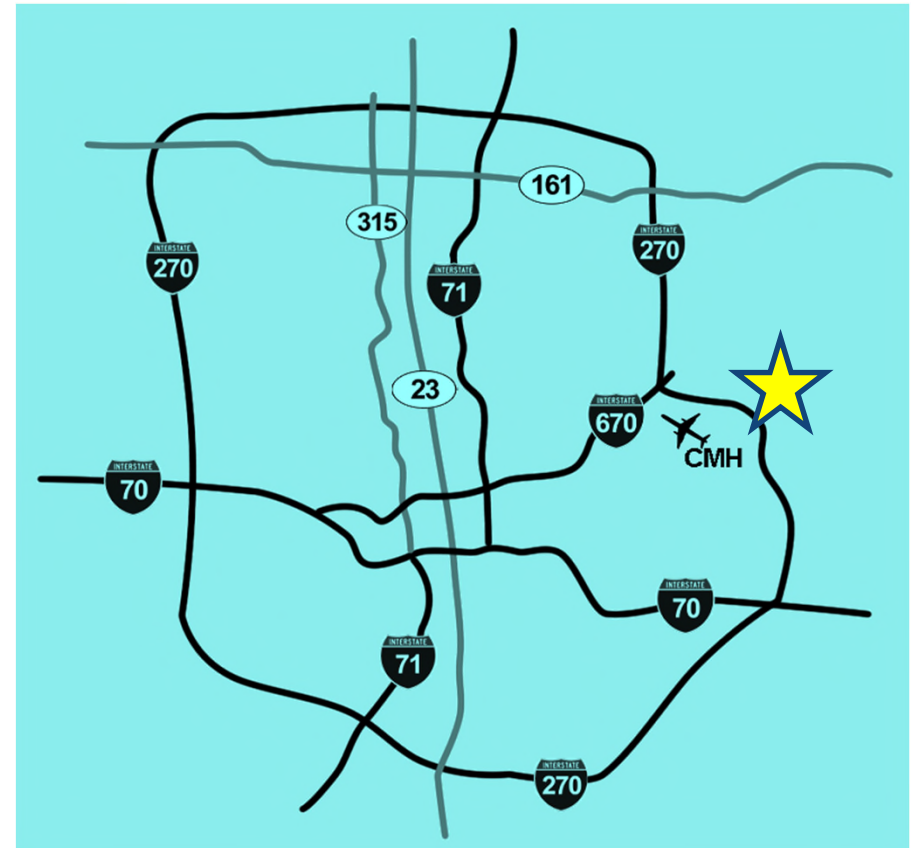
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

# PROPERTY HIGHLIGHTS

- +/- 2,316 SF available
- Former dance studio—could be configured for office or medical
- Co-tenant with a dental practice
- Built in 1998
- 64 parking spaces (11.5 per 1,000 SF)
- Signalized intersection
- Monument and building signage
- Lease rate: \$20.00 per SF mod. gross

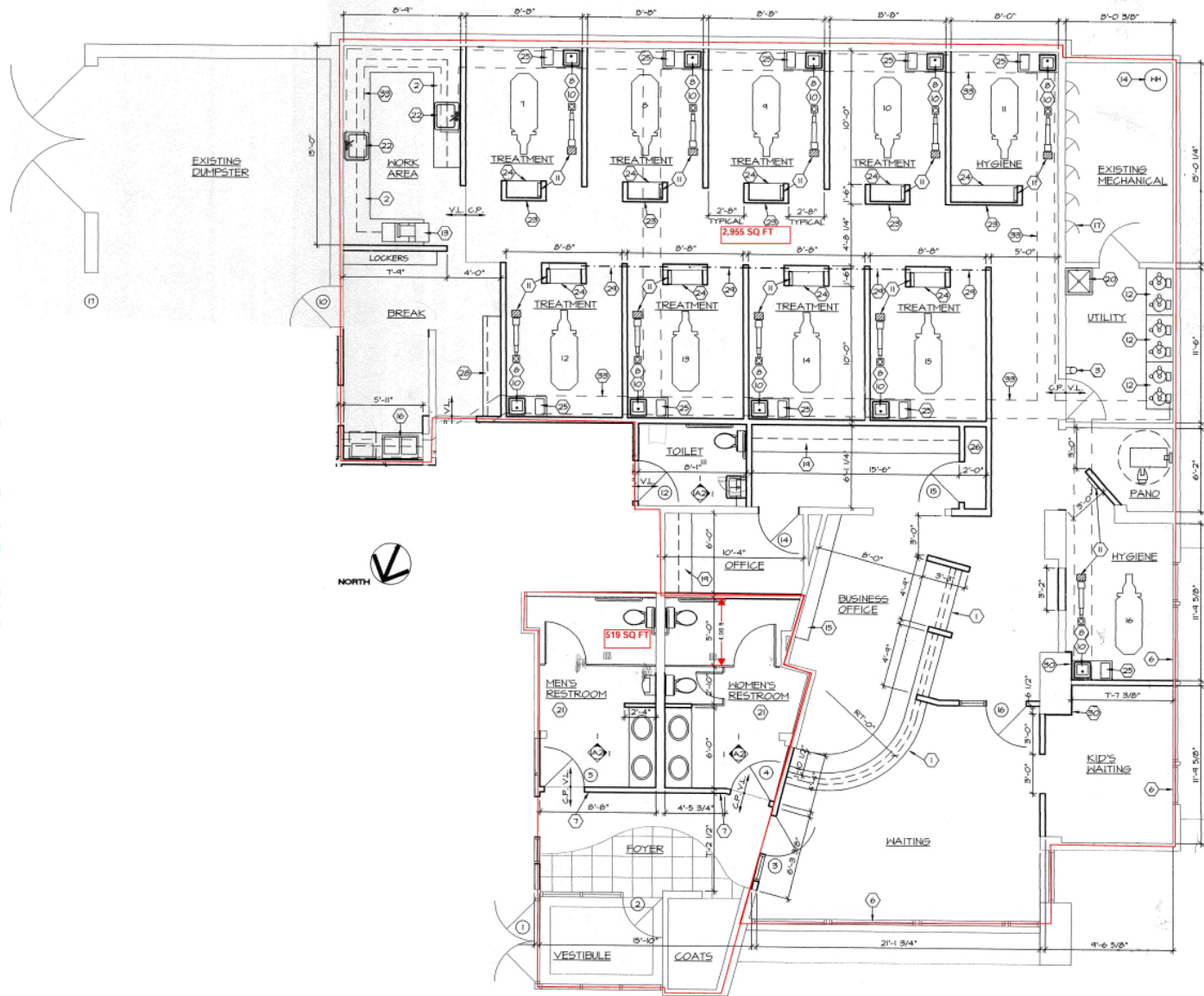
## SINGLE TENANT

MEDICAL OFFICE FOR LEASE  
690 MORRISON ROAD, GAHANNA, OHIO 43230



# SPACE PLAN

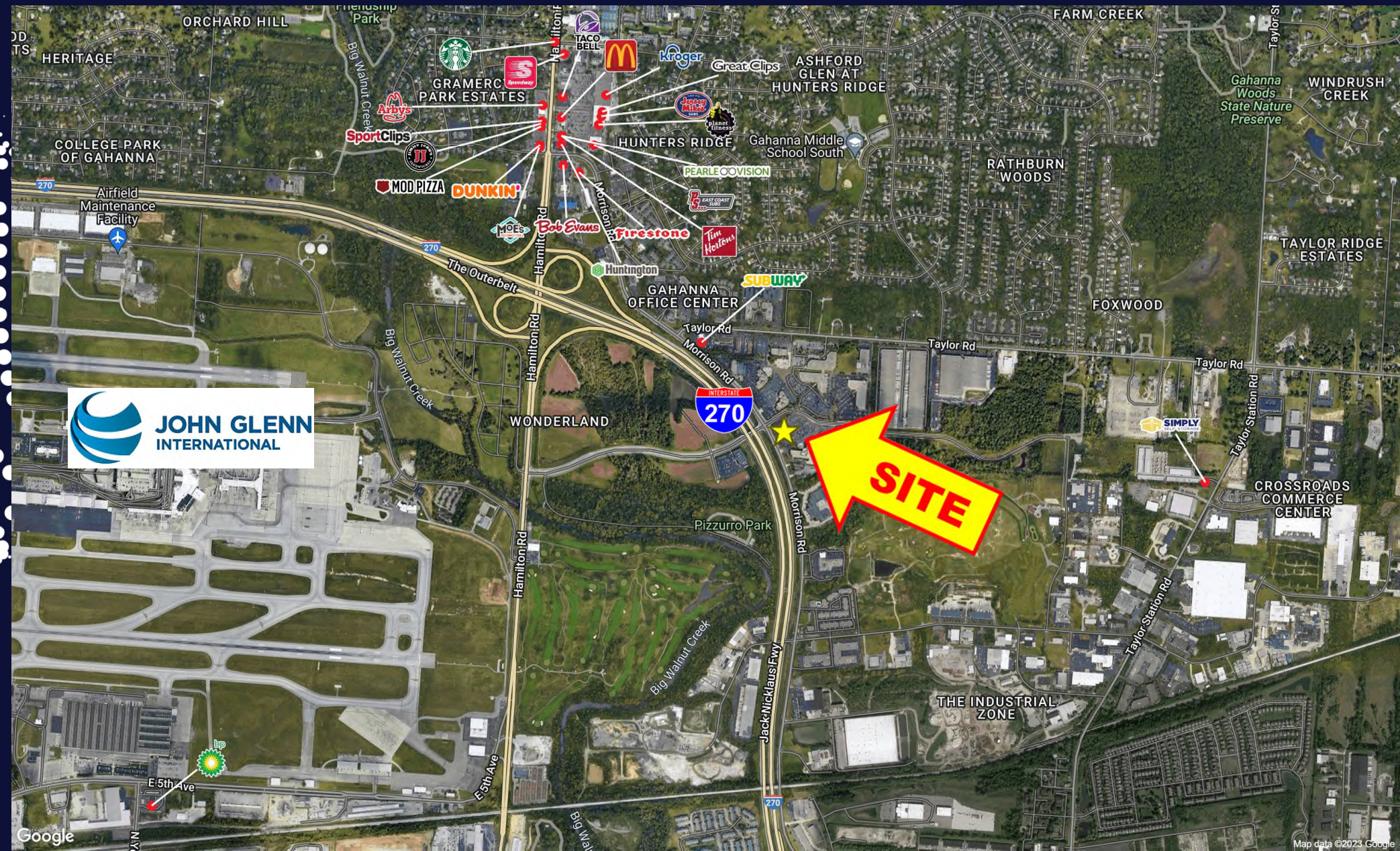
## Potential Medical Build-Out



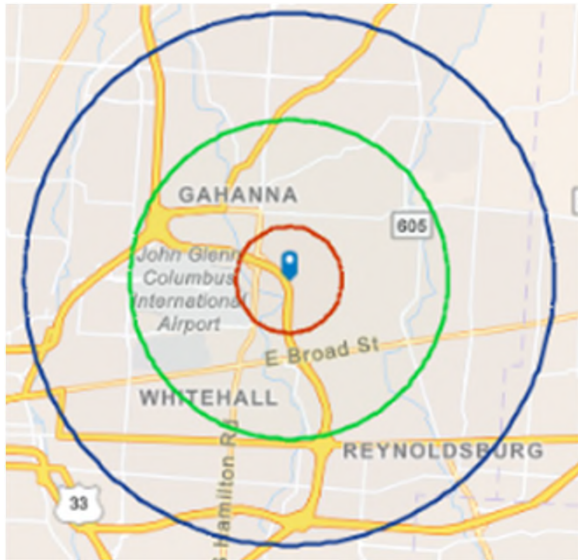
# PHOTOS



# AERIAL



# 1-MILE RADIUS DEMOS



## KEY FACTS

**5,050**  
Population

**2.5**  
Average  
Household Size

**38.5**  
Median Age

**\$88,142**  
Median Household Income

## BUSINESS

**369**

Total Businesses

**5,324**

Total Employees

## EDUCATION

**1%**  
No High School  
Diploma

**11%**  
High School  
Graduate

**41%**  
Some  
College

**47%**  
Bachelor's/Grad/Prof  
Degree

## INCOME

**\$44,264**  
Per Capita  
Income

**\$88,142**  
Median  
Household  
Income

**\$113,963**  
Average  
Household  
Income

## EMPLOYMENT

**74.9**  
White  
Collar %

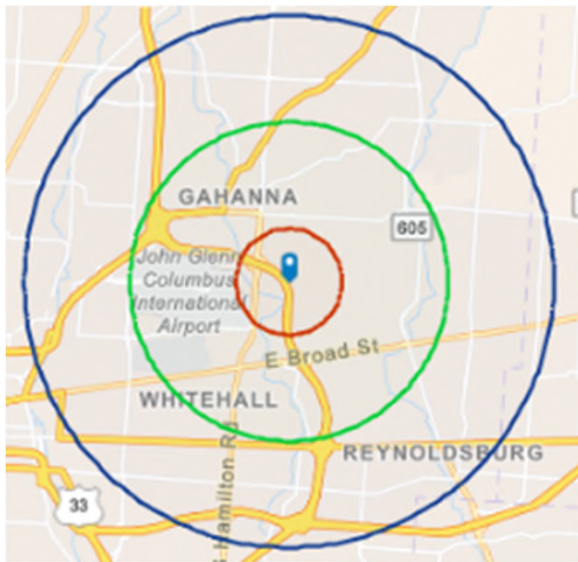
**10.7**  
Blue  
Collar %

**14.4**  
Services  
%

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# 3-MILE RADIUS DEMOS



## KEY FACTS

**62,636**  
Population

**2.5**  
Average  
Household Size

**40.3**  
Median Age

**\$70,322**  
Median Household Income

## BUSINESS

**2,510**

Total Businesses

**42,677**

Total Employees

## EDUCATION

**5%**

No High School  
Diploma

**28%**

High School  
Graduate

**27%**

Some  
College

**40%**

Bachelor's/Grad/Prof  
Degree

## INCOME

**\$40,318**  
Per Capita  
Income

**\$70,322**  
Median  
Household  
Income

**\$99,523**  
Average  
Household  
Income

## EMPLOYMENT

**63.9**  
White  
Collar %

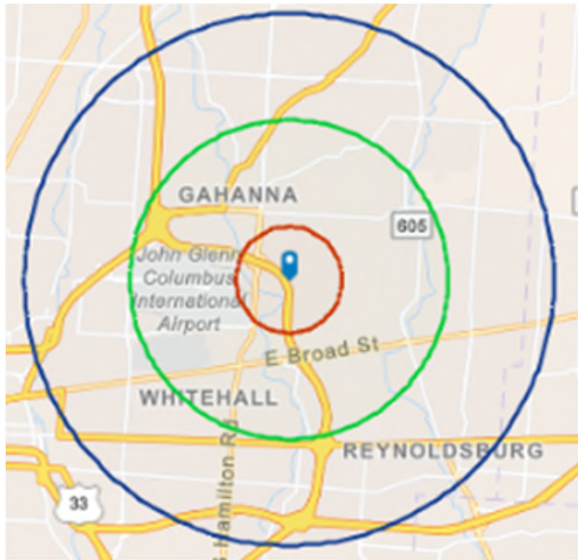
**22.5**  
Blue  
Collar %

**13.6**  
Services  
%

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**239,145**  
Population

**2.5**  
Average  
Household Size

**37.8**  
Median Age

**\$65,850**  
Median Household Income

## BUSINESS

**7,132**

Total Businesses

**111,098**

Total Employees

## EDUCATION

**7%**

No High School  
Diploma

**28%**

High School  
Graduate

**27%**

Some  
College

**38%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$37,768**

Per Capita  
Income



**\$65,850**

Median  
Household  
Income



**\$94,505**

Average  
Household  
Income

## EMPLOYMENT



**61.8**

White  
Collar %



**22.1**

Blue  
Collar %



**16.1**

Services  
%

**equity** | brokerage

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