



MORSE AND JOHNSTOWN RDS

New Albany, OH 43054

SALE



SALE PRICE **\$350,000 - \$450,000 / ACRE**

OFFERING SUMMARY

Lot Size:	4.48 Acres
Zoning:	NC - Neighborhood Commercial
Market:	Columbus MSA
Submarket:	New Albany

LOCATION OVERVIEW

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

- 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 a Cameron Mitchell Restaurants' destination steakhouse across Johnstown Road

PROPERTY WEBSITE

bit.ly/MorseJohnstownRds

CBC-ASPIRE.COM

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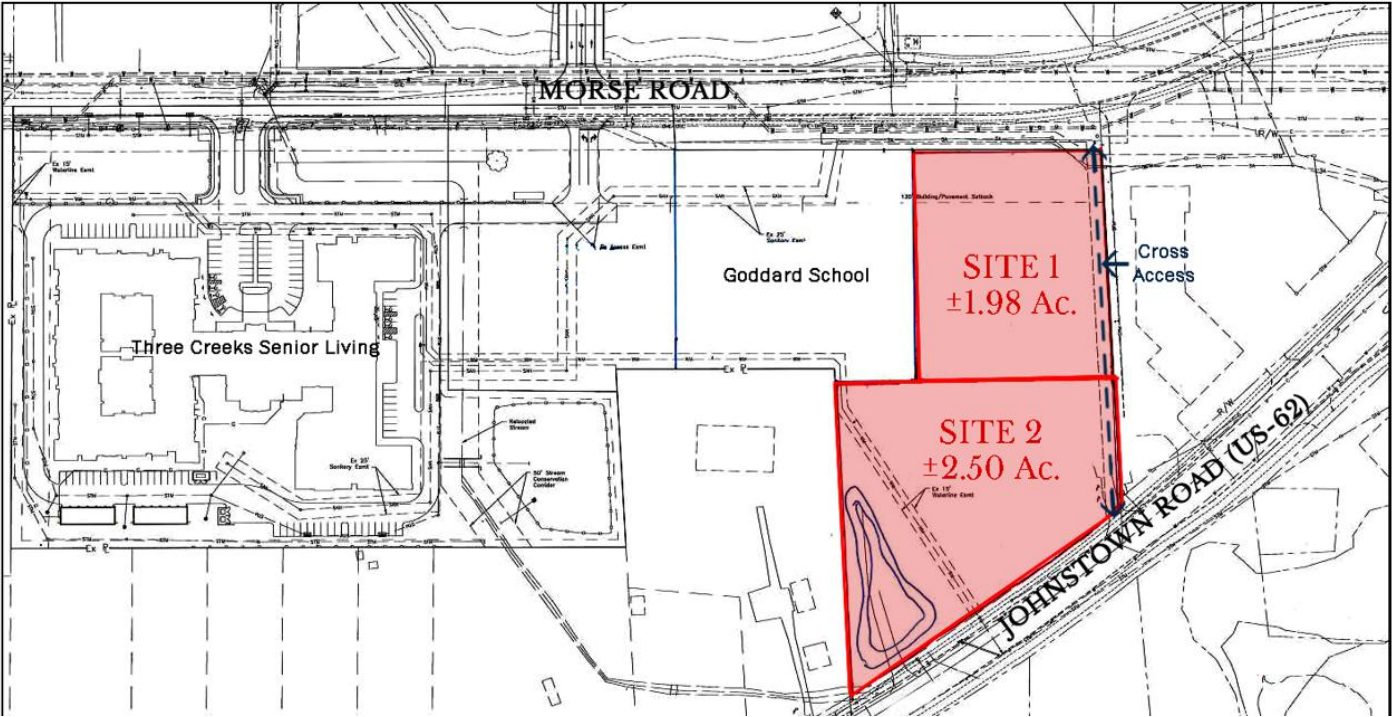
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LOT #	SUB-TYPE	SIZE	PRICE	DESCRIPTION
1	Retail	1.98 Acres	\$450,000 / Acre	Available
2	Retail	2.5 Acres	\$350,000 / Acre	Available

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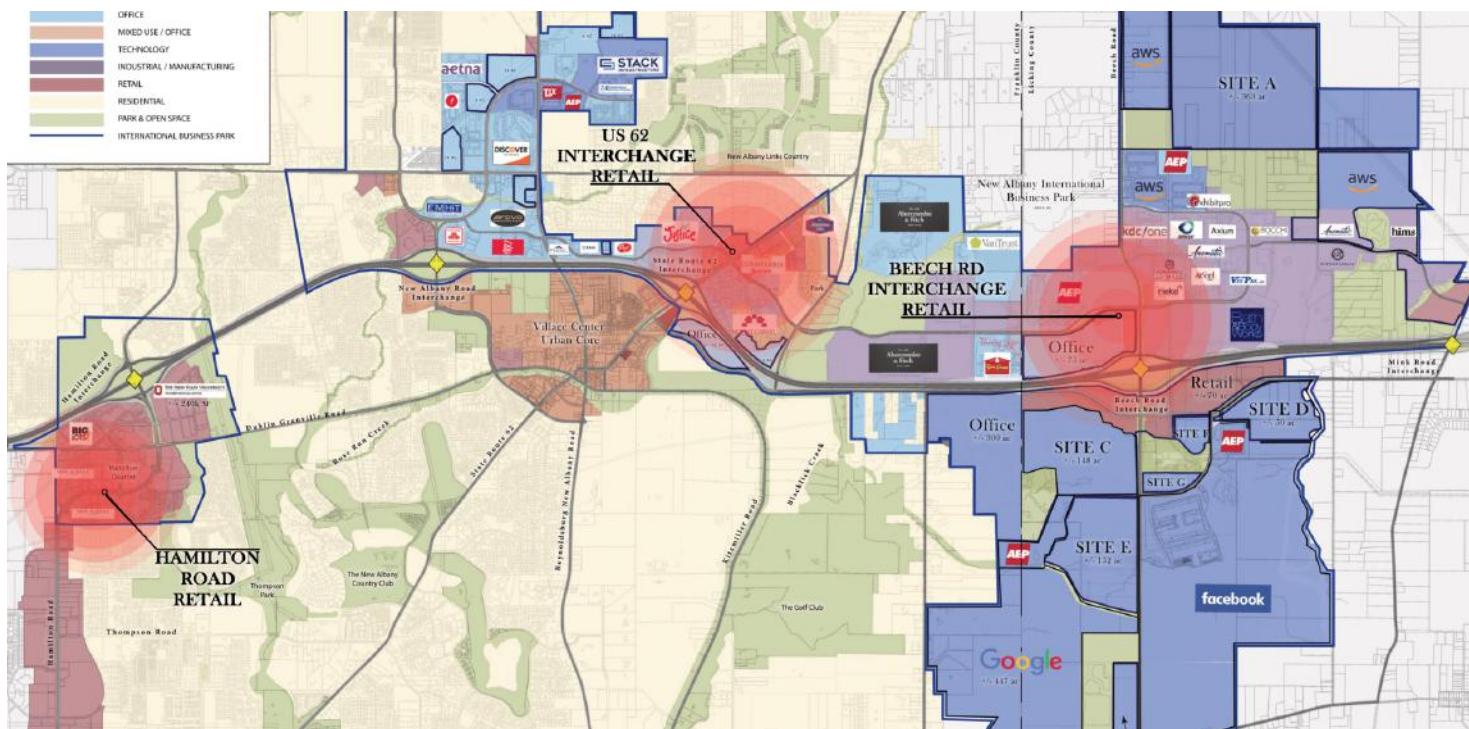
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NEW ALBANY, OHIO

- Founded in 1837, the City of New Albany, Ohio is a nationally-acclaimed 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.

New Albany is Home to Some of the Top Employers in Central Ohio

The New Albany International Business Park is master planned to protect business investment for the long term. That is why it attracts and retains a remarkable range of businesses, from Fortune 500 headquarters, R&D facilities, and professional services to manufacturing and logistics, data centers and entrepreneurial enterprises. And, that adds up to \$3.4 billion in private investment and a workforce that has grown to 15,000, a 75 percent increase since 2009.

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
Axiom Plastics	Packaging	600
Aetna	Corporate Office	500
KDC/Tri-Tech	Contract Manufacturer	460
Justice	Corporate Office	450
Bob Evans	Corporate Headquarters	414
Accel	Contract Manufacturer	406
Abercrombie & Fitch	Logistics	400
EMH&T	Corporate Headquarters	350
Bath & Body Works	Distribution Center	300

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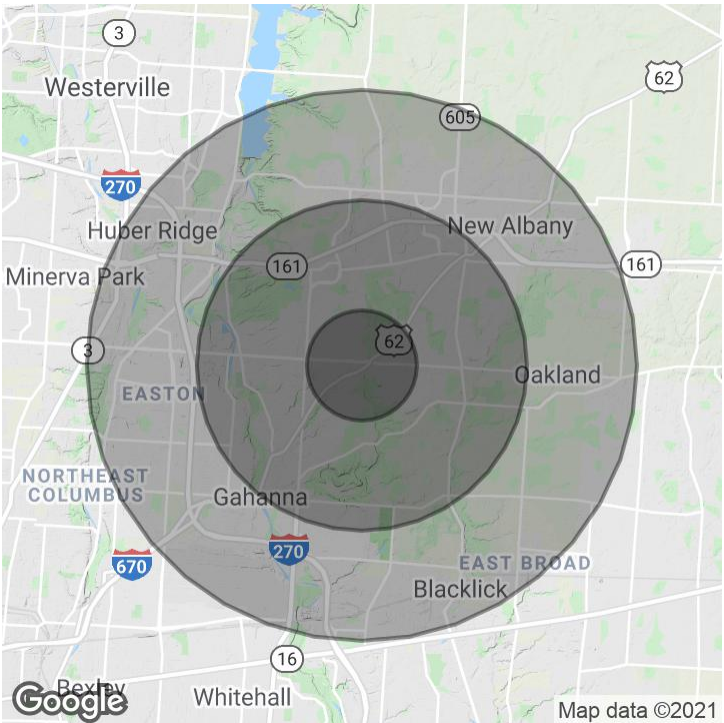


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,054	30,988	101,973
Average age	41.4	38.0	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,566	11,905	41,451
# of persons per HH	2.6	2.6	2.5
Average HH income	\$138,073	\$128,988	\$97,158
Average house value	\$571,491	\$391,159	\$276,703

* Demographic data derived from 2010 US Census

CROSS STREETS	DIR	YEAR	COUNT
Morse Rd & Collingwood Pointe Pl	E	2011	14,118 AADT
Morse Rd & E Johnstown Rd	W	2011	12,824 AADT
E Johnstown Rd Morse Rd	E	2014	9,332 AADT



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