

DEVELOPMENT SITE

Suitable for medical, daycare, office, retail & more



4569 Morse Rd, Columbus, OH 43230

City of Gahanna, Franklin County

Franklin County Parcel 025-004415-00

2.7 Acres

\$395,000 per acre



ALTERRA

Alterra Real Estate

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Site Features



Average annual daily traffic count of 36,686 vehicles

Located in pro-business City of Gahanna - zoning will allow a wide variety of commercial uses including medical and professional offices, retail, daycare, and much more

Site is less than 1/2 mile to busy Morse/Hamilton Rd intersection and Stoneridge Plaza

Utilities available to site

Gahanna School District

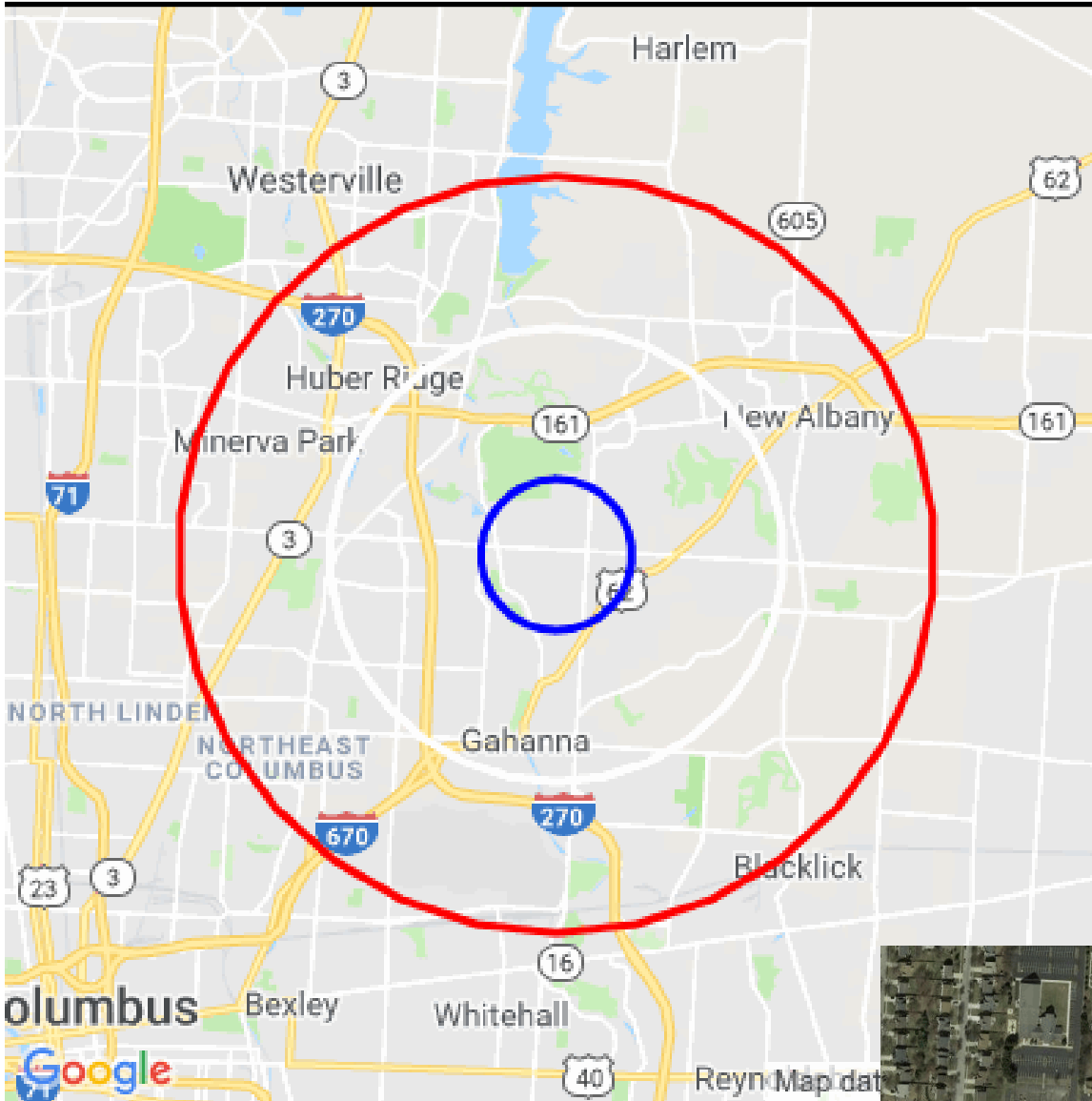


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Demographic Report



Population

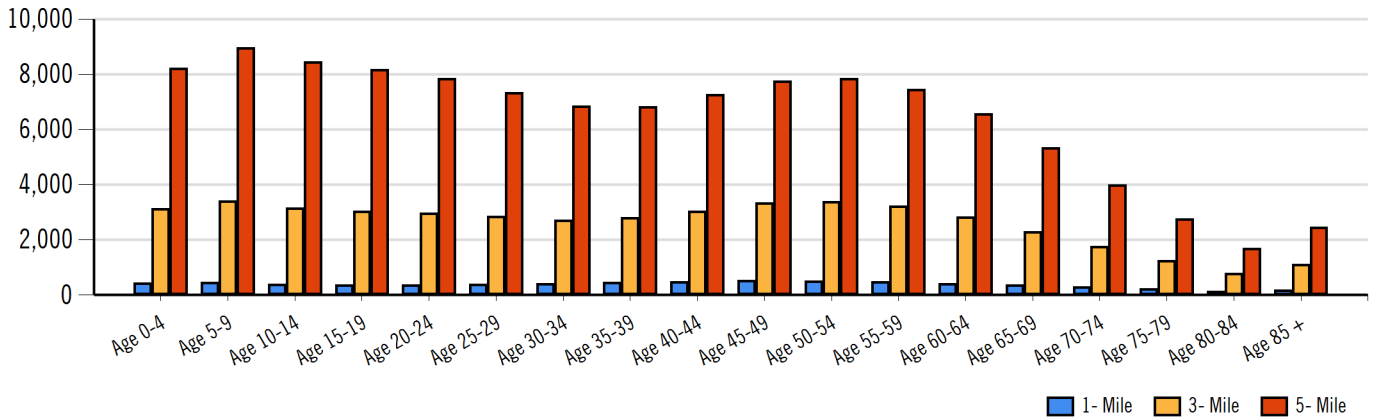
| Distance | Male | Female | Total |
|----------|--------|--------|---------|
| 1- Mile | 3,398 | 3,792 | 7,190 |
| 3- Mile | 22,494 | 24,833 | 47,327 |
| 5- Mile | 55,543 | 60,466 | 116,009 |



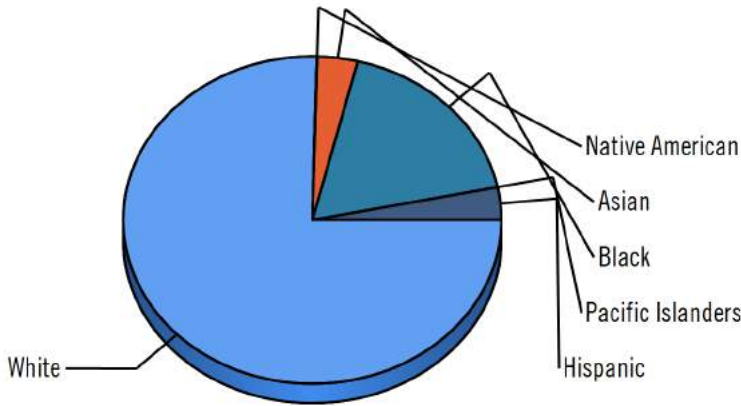
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Population by Distance and Age (2015)

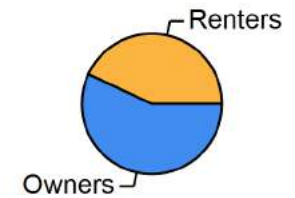


Ethnicity within 5 miles

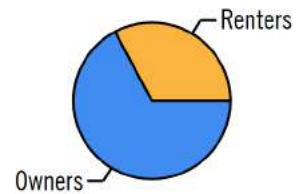


White Native American Asian Black Pacific Islanders Hispanic

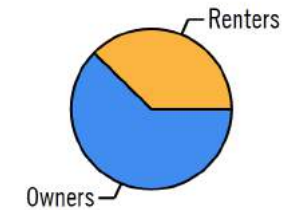
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

| Distance | Employed | Unemployed | Unemployment Rate |
|----------|----------|------------|-------------------|
| 1-Mile | 4,517 | 191 | 2.49 % |
| 3-Mile | 28,449 | 1,092 | 3.32 % |
| 5-Mile | 64,515 | 3,712 | 4.83 % |



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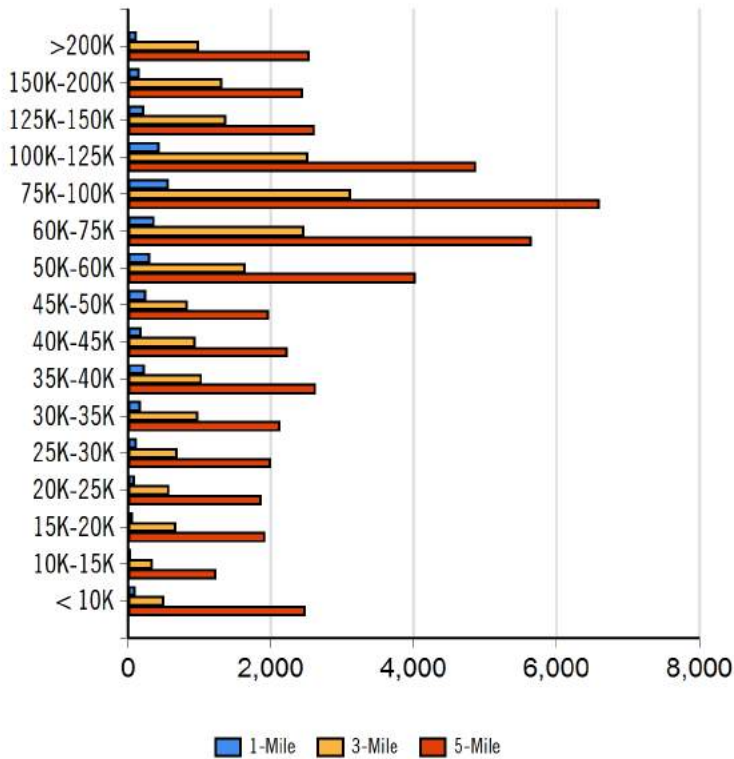
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Labor & Income

| | Agriculture | Mining | Construction | Manufacturing | Wholesale | Retail | Transportation | Information | Professional | Utility | Hospitality | Pub-Admin | Other |
|--------|-------------|--------|--------------|---------------|-----------|--------|----------------|-------------|--------------|---------|-------------|-----------|-------|
| 1-Mile | 0 | 0 | 167 | 259 | 124 | 767 | 220 | 152 | 473 | 867 | 392 | 326 | 271 |
| 3-Mile | 54 | 0 | 1,402 | 1,650 | 774 | 4,001 | 1,410 | 676 | 3,658 | 6,691 | 1,734 | 1,959 | 1,535 |
| 5-Mile | 74 | 0 | 2,760 | 4,394 | 2,046 | 9,620 | 2,872 | 1,468 | 7,792 | 14,809 | 4,752 | 3,929 | 3,752 |

Household Income



| Radius | Median Household Income |
|--------|-------------------------|
| 1-Mile | \$73,179.86 |
| 3-Mile | \$81,024.35 |
| 5-Mile | \$68,843.07 |

| Radius | Average Household Income |
|--------|--------------------------|
| 1-Mile | \$82,889.00 |
| 3-Mile | \$84,615.26 |
| 5-Mile | \$75,063.96 |

| Radius | Aggregate Household Income |
|--------|----------------------------|
| 1-Mile | \$267,144,151.76 |
| 3-Mile | \$1,679,357,684.56 |
| 5-Mile | \$3,642,121,799.47 |

Education

| | 1-Mile | 3-mile | 5-mile |
|------------------|--------|--------|--------|
| Pop > 25 | 5,152 | 31,896 | 75,118 |
| High School Grad | 792 | 6,190 | 17,875 |
| Some College | 907 | 6,363 | 16,677 |
| Associates | 288 | 2,174 | 4,788 |
| Bachelors | 2,046 | 10,694 | 20,539 |
| Masters | 607 | 3,402 | 6,065 |
| Prof. Degree | 208 | 1,148 | 2,361 |
| Doctorate | 136 | 397 | 608 |

Tapestry

| | 1-Mile | 3-mile | 5-mile |
|-----------------------------|--------|--------|--------|
| Vacant Ready For Rent | 31 % | 48 % | 53 % |
| Teen's | 44 % | 71 % | 80 % |
| Expensive Homes | 32 % | 96 % | 87 % |
| Mobile Homes | 0 % | 1 % | 6 % |
| New Homes | 204 % | 169 % | 156 % |
| New Households | 86 % | 92 % | 93 % |
| Military Households | 14 % | 9 % | 11 % |
| Households with 4+ Cars | 35 % | 68 % | 72 % |
| Public Transportation Users | 3 % | 11 % | 18 % |
| Young Wealthy Households | 101 % | 60 % | 64 % |

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

| | 1-Mile | % | 3-Mile | % | 5-Mile | % |
|---------------------------------|-------------|---------|---------------|---------|---------------|---------|
| Total Expenditures | 170,757,302 | | 1,037,208,316 | | 2,329,753,946 | |
| Average annual household | 51,784 | | 52,727 | | 49,402 | |
| Food | 6,746 | 13.03 % | 6,867 | 13.02 % | 6,473 | 13.10 % |
| Food at home | 4,163 | | 4,216 | | 4,026 | |
| Cereals and bakery products | 583 | | 591 | | 564 | |
| Cereals and cereal products | 203 | | 206 | | 197 | |
| Bakery products | 380 | | 385 | | 367 | |
| Meats poultry fish and eggs | 850 | | 862 | | 828 | |
| Beef | 210 | | 212 | | 203 | |
| Pork | 155 | | 156 | | 151 | |
| Poultry | 158 | | 160 | | 155 | |
| Fish and seafood | 137 | | 140 | | 133 | |
| Eggs | 62 | | 63 | | 60 | |
| Dairy products | 432 | | 439 | | 417 | |
| Fruits and vegetables | 819 | | 833 | | 792 | |
| Fresh fruits | 126 | | 129 | | 122 | |
| Processed vegetables | 150 | | 152 | | 146 | |
| Sugar and other sweets | 153 | | 154 | | 147 | |
| Fats and oils | 127 | | 128 | | 122 | |
| Miscellaneous foods | 782 | | 789 | | 753 | |
| Nonalcoholic beverages | 359 | | 361 | | 348 | |
| Food away from home | 2,583 | | 2,651 | | 2,447 | |
| Alcoholic beverages | 419 | | 429 | | 394 | |
| Housing | 18,254 | 35.25 % | 18,539 | 35.16 % | 17,580 | 35.59 % |
| Shelter | 11,138 | | 11,324 | | 10,710 | |
| Owned dwellings | 7,119 | | 7,260 | | 6,706 | |
| Mortgage interest and charges | 3,776 | | 3,848 | | 3,532 | |
| Property taxes | 2,234 | | 2,276 | | 2,103 | |
| Maintenance repairs | 1,108 | | 1,134 | | 1,070 | |
| Rented dwellings | 3,108 | | 3,107 | | 3,142 | |
| Other lodging | 911 | | 956 | | 862 | |
| Utilities fuels | 4,107 | | 4,140 | | 3,990 | |
| Natural gas | 438 | | 440 | | 420 | |
| Electricity | 1,589 | | 1,603 | | 1,559 | |
| Fuel oil | 164 | | 167 | | 158 | |
| Telephone services | 1,294 | | 1,302 | | 1,252 | |
| Water and other public services | 620 | | 626 | | 598 | |
| Household operations | 1,256 | 2.43 % | 1,285 | 2.44 % | 1,190 | 2.41 % |
| Personal services | 410 | | 418 | | 379 | |
| Other household expenses | 844 | | 865 | | 808 | |
| Housekeeping supplies | 639 | | 652 | | 617 | |
| Laundry and cleaning supplies | 162 | | 164 | | 157 | |
| Other household products | 368 | | 375 | | 353 | |
| Postage and stationery | 108 | | 112 | | 106 | |
| Household furnishings | 1,112 | | 1,137 | | 1,070 | |
| Household textiles | 81 | | 85 | | 78 | |
| Furniture | 157 | | 162 | | 161 | |
| Floor coverings | 5 | | 5 | | 5 | |
| Major appliances | 154 | | 149 | | 146 | |
| Small appliances | 101 | | 104 | | 97 | |
| Miscellaneous | 613 | | 630 | | 581 | |
| Apparel and services | 1,518 | 2.93 % | 1,545 | 2.93 % | 1,451 | 2.94 % |
| Men and boys | 335 | | 341 | | 315 | |
| Men 16 and over | 277 | | 281 | | 258 | |
| Boys 2 to 15 | 58 | | 60 | | 56 | |
| Women and girls | 583 | | 600 | | 564 | |



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| | | | |
|-------------------|-----|-----|-----|
| Women 16 and over | 491 | 509 | 476 |
| Girls 2 to 15 | 91 | 91 | 87 |
| Children under 2 | 94 | 94 | 91 |

Expenditures (Continued)

| | 1-Mile | % | 3-Mile | % | 5-Mile | % |
|-----------------------------------|-------------|---------|---------------|---------|---------------|---------|
| Total Expenditures | 170,757,302 | | 1,037,208,316 | | 2,329,753,946 | |
| Average annual household | 51,784 | | 52,727 | | 49,402 | |
| Transportation | 6,789 | 13.11 % | 6,860 | 13.01 % | 6,454 | 13.06 % |
| Vehicle purchases | 1,251 | | 1,243 | | 1,150 | |
| Cars and trucks new | 214 | | 190 | | 174 | |
| Cars and trucks used | 991 | | 1,006 | | 932 | |
| Gasoline and motor oil | 2,278 | | 2,291 | | 2,189 | |
| Other vehicle expenses | 2,715 | | 2,750 | | 2,594 | |
| Vehicle finance charges | 228 | | 228 | | 214 | |
| Maintenance and repairs | 900 | | 918 | | 862 | |
| Vehicle insurance | 1,173 | | 1,173 | | 1,108 | |
| Vehicle rental leases | 397 | | 408 | | 375 | |
| Public transportation | 543 | | 575 | | 520 | |
| Health care | 3,939 | 7.61 % | 3,987 | 7.56 % | 3,781 | 7.65 % |
| Health insurance | 2,341 | | 2,357 | | 2,247 | |
| Medical services | 832 | | 847 | | 787 | |
| Drugs | 428 | | 435 | | 412 | |
| Medical supplies | 129 | | 132 | | 123 | |
| Entertainment | 3,010 | 5.81 % | 3,077 | 5.84 % | 2,863 | 5.80 % |
| Fees and admissions | 662 | | 691 | | 619 | |
| Television radios | 1,062 | | 1,065 | | 1,021 | |
| Pets toys | 988 | | 1,017 | | 943 | |
| Personal care products | 670 | | 685 | | 641 | |
| Reading | 76 | | 79 | | 73 | |
| Education | 1,346 | | 1,428 | | 1,291 | |
| Tobacco products | 372 | | 373 | | 371 | |
| Miscellaneous | 878 | 1.70 % | 890 | 1.69 % | 836 | 1.69 % |
| Cash contributions | 1,592 | | 1,589 | | 1,496 | |
| Personal insurance | 6,380 | | 6,589 | | 5,902 | |
| Life and other personal insurance | 236 | | 245 | | 224 | |
| Pensions and Social Security | 6,143 | | 6,343 | | 5,678 | |

| Distance | Year | Estimated Households | | | Housing Occupied By | | Housing Occupancy | | |
|----------|------|----------------------|--------|--------|---------------------|--------|-------------------|--------|--------|
| | | Projection | 2000 | Change | 1 Person | Family | Owner | Renter | Vacant |
| 1-Mile | 2015 | 6,604 | 6,225 | 5.19 % | 2,577 | 3,302 | 3,909 | 2,695 | 527 |
| 3-Mile | 2015 | 25,162 | 23,756 | 5.05 % | 7,369 | 15,954 | 17,206 | 7,956 | 2,086 |
| 5-Mile | 2015 | 59,166 | 55,416 | 5.32 % | 16,542 | 38,429 | 37,787 | 21,379 | 4,321 |
| 1-Mile | 2020 | 6,604 | 6,225 | 6.56 % | 2,552 | 3,336 | 3,963 | 2,641 | 1,224 |
| 3-Mile | 2020 | 25,891 | 23,756 | 8.08 % | 7,538 | 16,477 | 17,930 | 7,961 | 3,954 |
| 5-Mile | 2020 | 61,099 | 55,416 | 8.91 % | 16,945 | 39,864 | 39,415 | 21,684 | 8,155 |



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