

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

Cleveland Morse Medical Center

4337 Cleveland Ave, Columbus, OH 43224

Exclusively Represented By:

Jake Mercer

Sales Associate

614 500 4122

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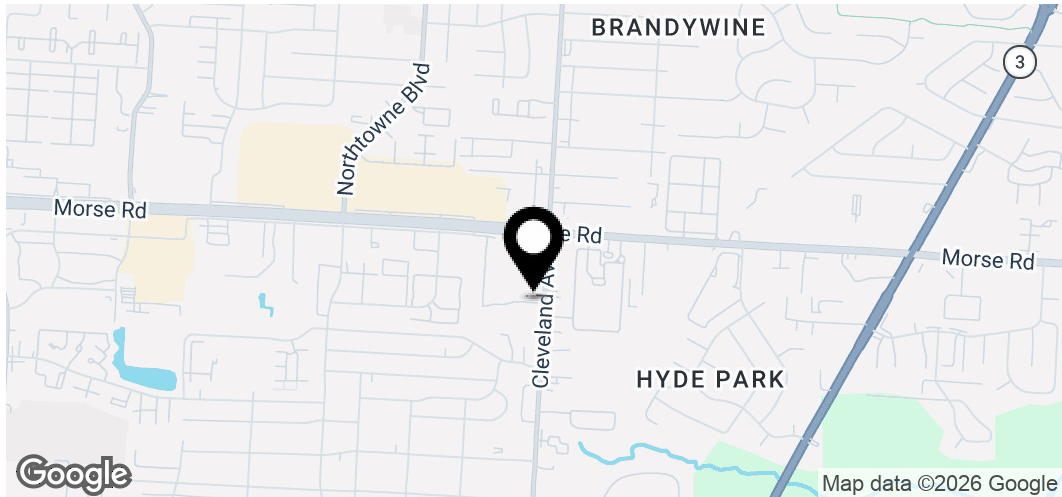
OFFICE SPACE FOR SALE / LEASE

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FOR SALE / LEASE

Executive Summary



Offering Summary

Price	\$2,000,000
Lease Rate	\$18/ sqft
Occupancy	75%
NOI	\$44,826.00
GSF	8,199 SF
# of Floors	1
Site Size	1.25 Acres
Year Built	1970

Property Overview

Huge medical/office building opportunity along the Morse Rd. corridor. Currently owner/user property occupied with dental office and daycare center, along with over 4000 sq ft of rentable space (currently listed for lease @ \$18/sqft, previously occupied by WIC center). 22k sq ft parking lot in rear, 159 ft road frontage on Cleveland Ave. Tenants currently pay all utilities.

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Rent Roll

Suite	Tenant Name	Size SF
A	Vacant	4,023 SF
B	Occupied	200 SF
C	Occupied	1,200 SF
D	Occupied	800 SF
Totals		6,223 SF

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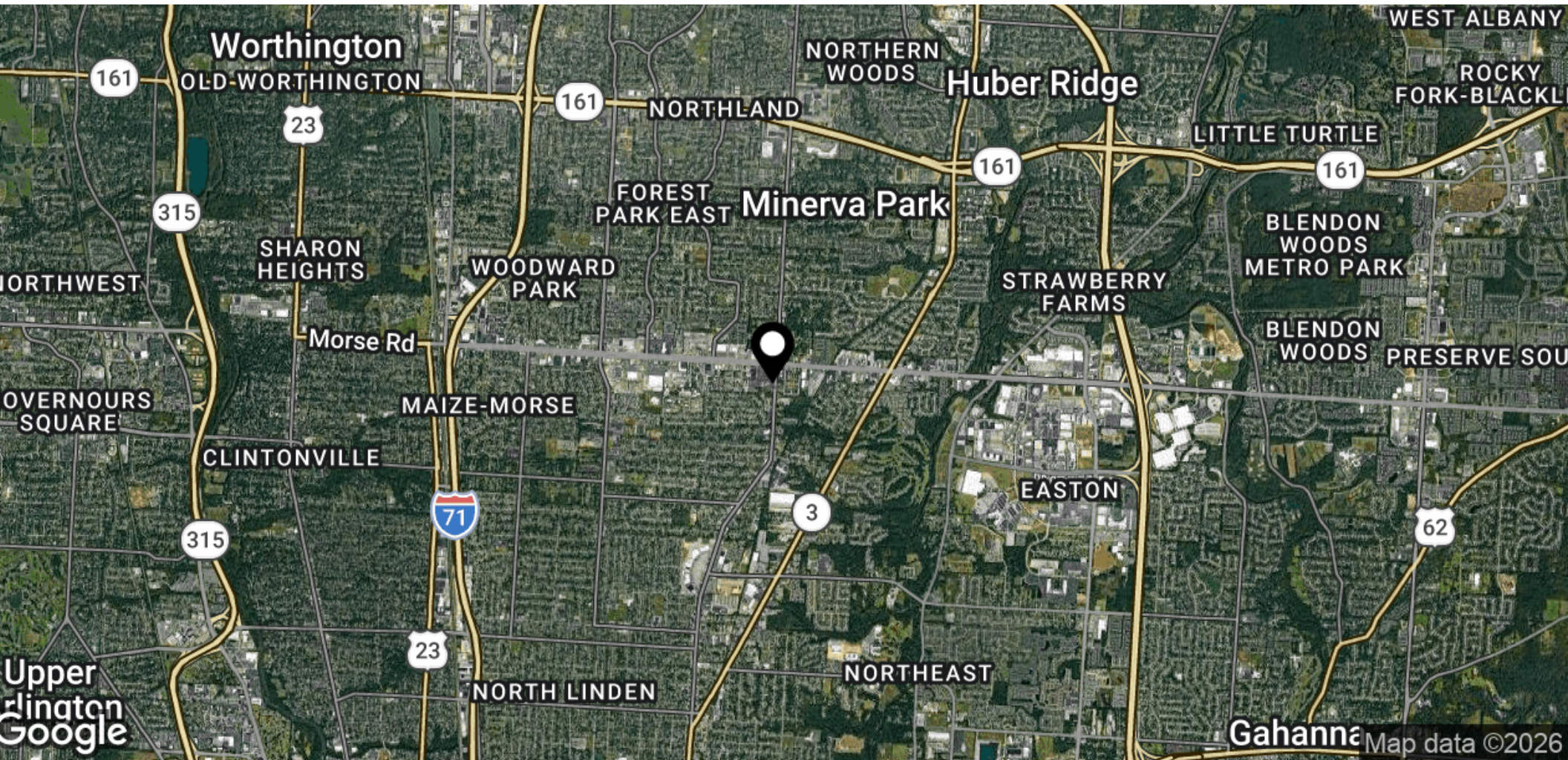
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Location Map



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[Additional Photos](#)



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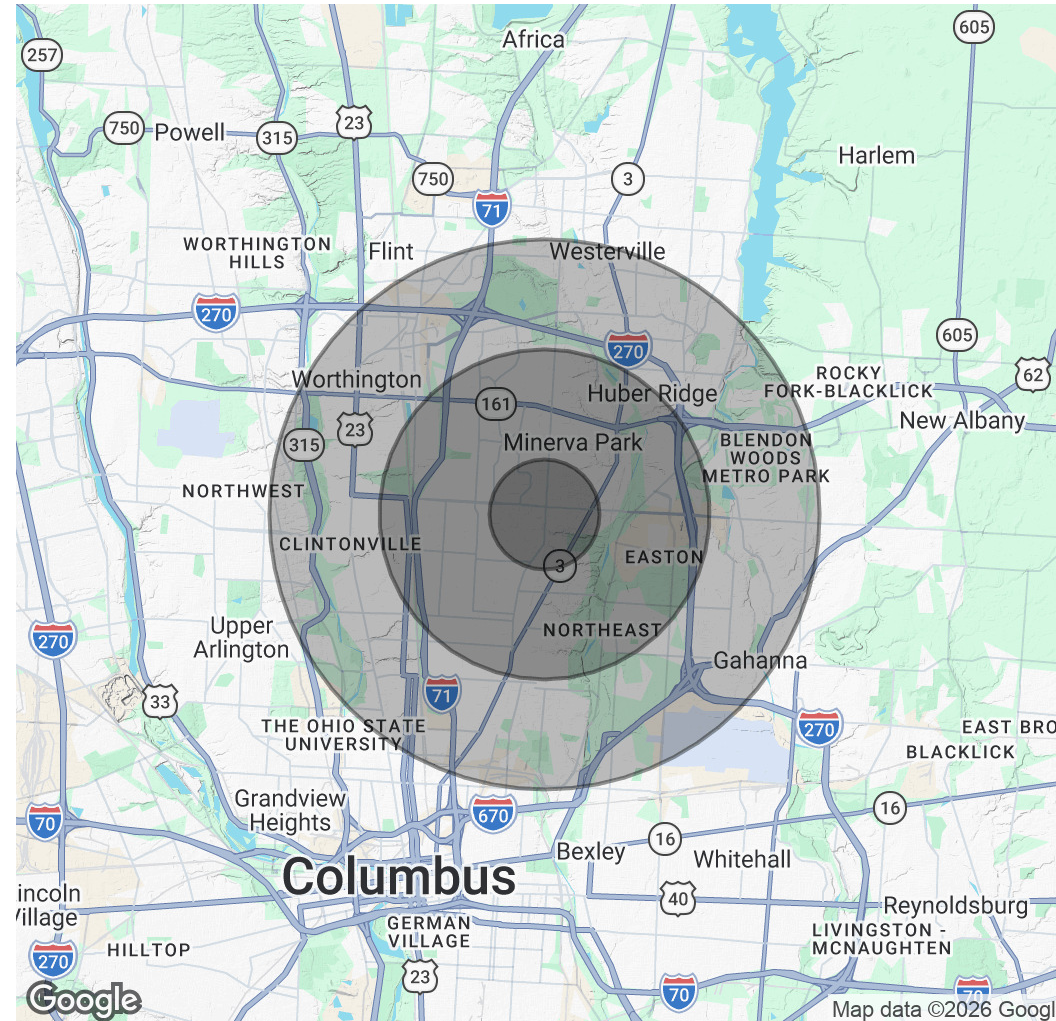
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	19,588	143,278	336,355
Average Age	31.3	34.6	34.9
Average Age (Male)	32.3	33.7	33.9
Average Age (Female)	30.5	35.5	35.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,222	56,210	135,194
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$66,688	\$73,938	\$87,569
Average House Value	\$187,904	\$212,340	\$262,689

2023 American Community Survey (ACS)



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Advisor Bio 1



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