

**RETAIL SPACE FOR
SALE OR LEASE**

BREWDOG

463
W TOWN ST

**TURNKEY 2ND-GEN RESTAURANT PROPERTY
IN THE GRAVITY/FRANKLINTON CORRIDOR**

COLUMBUS, OH 43215

ROTH

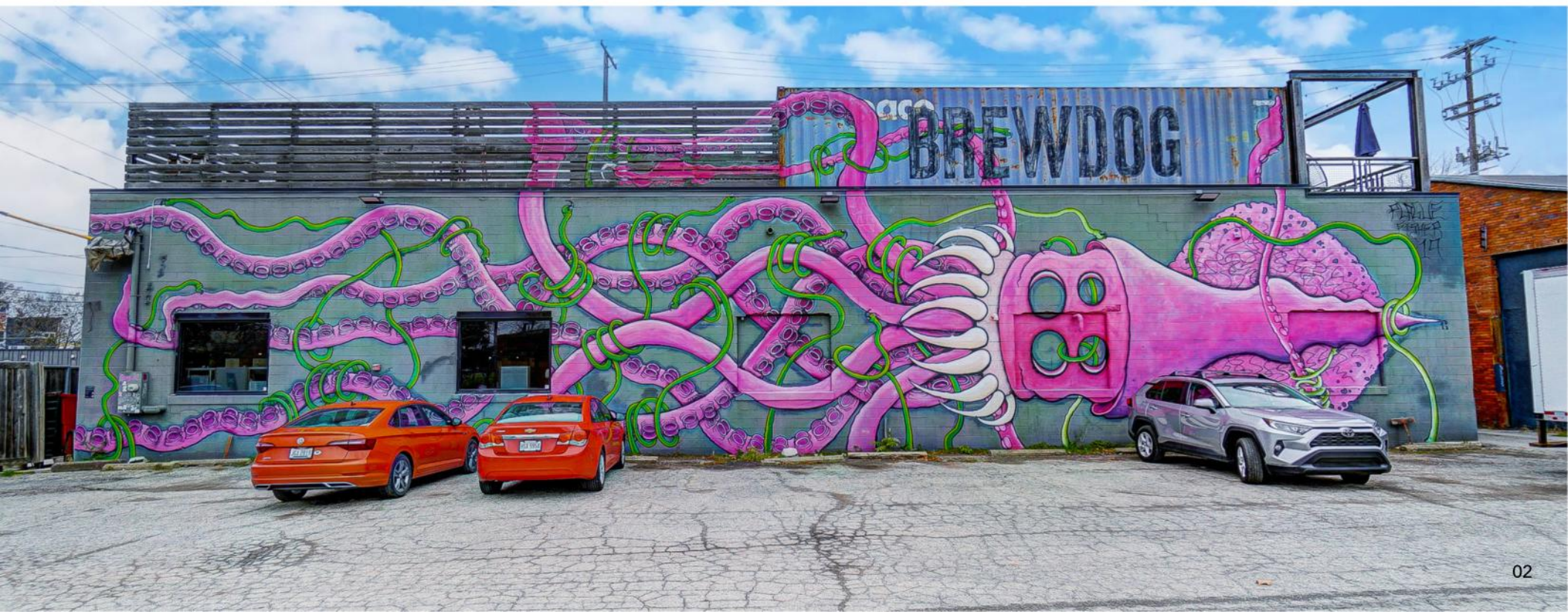
REAL
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GROUP

RARE 2ND-GENERATION RESTAURANT PROPERTY FOR SALE OR LEASE IN THE HEART OF FRANKLINTON

Rare opportunity to acquire or lease a fully built-out, high-visibility restaurant/bar property in the heart of Franklinton. Located at 463 W Town Street, the 4,936 SF freestanding building offers a turnkey second-generation restaurant opportunity in one of Columbus' most dynamic and rapidly growing districts.

Recently vacated by BrewDog, the property features a modern interior with a full commercial kitchen and bar, private restrooms, second-floor rooftop patio, and an open, flexible floor plan. With strong visibility, a walkable location and proximity to Gravity, The Peninsula and downtown Columbus, the property is well positioned for an owner-user, restaurant operator, retailer or investor seeking a distinctive property in the Franklinton corridor.

For Sale: \$1,500,000 | For Lease: \$32.50/SF/YR NNN



PROPERTY DETAILS

Address:	463 W Town St Columbus, OH 43215
Building Height:	2 Stories
Building Size:	4,936 SF
Building Class:	B
Typical Floor Size:	24,787 SF
Year Built/Renovated:	1958 / 2018
Lease Type:	NNN
Rental Rate:	\$32.50/SF/YR
Zoning:	C-4 Regional Scale Commercial District
Space Use:	Restaurant / Retail / Entertainment
Land Area:	0.14 Acres
Sale Price:	\$1,500,000
Price/SF:	Approximately \$303.89/SF



SALE PRICE
\$1,500,000

LEASE RATE
\$32.50
/SF/YR NNN

4,936
SQUARE FEET
2 STORIES

RECENTLY
RENOVATED IN
2018

AVAILABLE
IMMEDIATELY

**ECONOMIC
HOTSPOT**

Situated in Franklinton,
Columbus' fastest-growing
neighborhood

**PRIME
ACCESSIBILITY**

Close to major highways,
public transit, and
downtown Columbus

PROPERTY HIGHLIGHTS

- ✓ Turn-key 2nd-Gen restaurant/bar with kitchen and bar infrastructure
- ✓ Fully renovated in 2018 in excellent condition—no deferred maintenance
- ✓ Full commercial kitchen, including:
 - hood
 - bar
 - dishwashing
 - storage areas
- ✓ Expansive rooftop patio features slatted wood decking designed to prevent water pooling—ideal for four-season usability and guest comfort
- ✓ Outfitted with key restaurant utilities reducing build-out costs including:
 - a grease trap
 - floor drains
 - kitchen hood
 - bar service lines
 - HVAC
- ✓ High-visibility corner location with excellent exposure on W Town St.
- ✓ Indoor/outdoor flow and flexible seating layout

AVAILABLE FOR SALE OR LEASE

\$1,500,000 Asking Price

\$32.50/SF/YR NNN Lease Rate

Owner-User or Investment Opportunity



FOR SALE OR LEASE INFO:

SCOTT STEIDEL

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A LOOK AT THE BUILDING





[illegible]









PRIME LOCATION



This location provides retailers with a platform to engage a creative, connected, and fast-growing population. As Columbus continues its ascent as a top-tier secondary market for talent and development, Franklinton leads the way in culture, density, and community.

KEY DEVELOPMENTS AND AREA ANCHORS

GRAVITY PHASES I & II

500+ luxury residential units, creative offices, wellness-focused retail (2 blocks away)

COSI

Science and industry museum attracting hundreds of thousands annually

400 WEST RICH

Creative art studios and event spaces with daily visitor traffic

Local Hot Spots – Land-Grant Brewing, Milo's Deli, Rehab Tavern, Brass Eye Rooftop, and more

THE JUNTO HOTEL

198-key boutique hotel with rooftop dining, café, and coworking

THE PENINSULA

Massive new 26-acre mixed-use development with Class A office, residential, and hospitality

COVERMYMEDS HQ

\$240M campus home to 1,000+ employees

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 POPULATION	15.9K	98K	282K
2026 POPULATION (EST)	16.5K	101K	290K
MEDIAN HOME VALUE	\$52K	\$62K	\$76K

U.S. Census ACS 5-Year Estimates (via data.census.gov)

TRANSPORTATION & ACCESS

- **Downtown Columbus:** 1 mile east
- **Interstates:** Immediate access to I-70, I-71, SR-315
- **John Glenn Columbus International Airport:** 6.5 miles (approx. 15–20 min)
- **Bike Score:** 83 – Very Bikeable
- **Transit:** Bus lines and nearby scooter/bike share options

FRANKLINTON: COLUMBUS' PREMIER DISTRICT FOR CULINARY, CREATIVE, AND COMMUNITY-DRIVEN CONCEPTS

Located just west of Downtown Columbus, Franklinton has rapidly evolved into one of the city's most dynamic live-work-play neighborhoods—where historic warehouses meet bold new architecture, and innovation thrives alongside art, culture, and cuisine. With over \$1 billion in public and private investment, Franklinton is now a magnet for creative entrepreneurs, tech companies, and culinary concepts seeking authenticity, foot traffic, and proximity to downtown.

The district is home to a growing community of residents, remote workers, and visitors, drawn by its unique blend of coworking spaces, breweries, art galleries, boutique hotels, and walkable streets. Franklinton is more than a neighborhood—it's a destination for dining, gathering, and cultural experiences.



WHY IT'S PERFECT FOR RESTAURANT + BAR CONCEPTS:

- **Built-in daytime and evening audience** from Gravity, The Peninsula, and CoverMyMeds HQ
- Known for its **thriving brewery and dining scene**
- **Strong cultural identity** anchored by events like Franklinton Fridays drive regular community foot traffic
- **Walkable, creative, and community-driven** that supports breweries, rooftop bars, and destination restaurants —ideal for experiential F&B brands
- **Proximity to downtown (1 mile)** without downtown rent premiums
- Ideal for **chef-driven, brand-forward, or experiential F&B brands**

902K

TOTAL
POPULATION

97%

EMPLOYMENT
RATE

\$212.5K

MEDIAN HOME
VALUE

\$63K

MEDIAN
HOUSEHOLD
INCOME

COLUMBUS

NAMED A TOP 10 UP-
AND-COMING FOODIE
DISTRICT



COLUMBUS RANKED ONE
OF THE TOP U.S. CITIES
FOR YOUNG
PROFESSIONALS
SMARTASSET (2024)

*Columbus named one
of the Best
Destinations for
Culinary Travel in
2024 by Essence*

Demographic data derived from datausa.io

WELCOME TO BREWDOG FRANKLINTON



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