



INVESTMENT OPPORTUNITY

BREWD OG

463 W TOWN ST. COLUMBUS, OH

ROTH

REAL
ESTATE
GROUP

BREWDOG FRANKLINTON.

ROTH Real Estate Group is pleased to present a Prime Investment opportunity in Columbus, OH. Property is located amongst many new & future developments in the electric, downtown neighborhood of Franklinton. Current owner/tenant will stay through the current long-term lease of 2035. Extension options are possible as this is a top performing location for them.





SALE PRICE

\$2,100,000
(7.14% CAP Rate)



LOCATION

Heart of
Franklinton
Art District



SQUARE FEET

4,936 SF



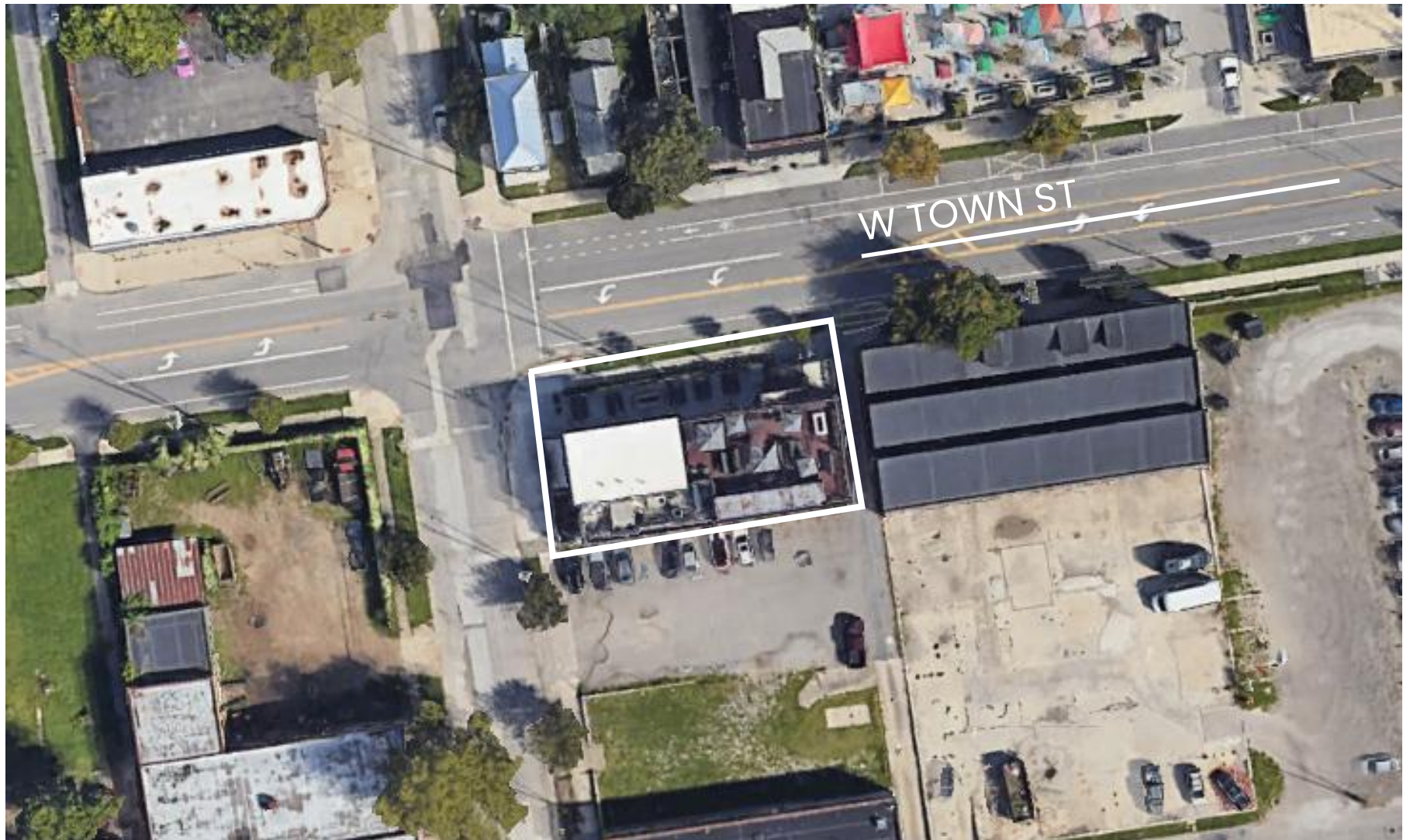
STRONG TENANT

Brewdog with the
master lease with
12.1 years remaining
in their term

SURROUNDING ATTRACTIONS

1	One at The Peninsula
2	The Junto Hotel
3	Brass Eye Rooftop Bar
4	COSI
5	Scioto Mile River Walk
6	National Veterans Memorial and Museum
7	Studio Torch
8	One Line Coffee
9	Punch Social - Coming 2025
10	Gravity Playground
11	Gravity Development
12	Roosevelt Coffee
13	BREWD OG
14	Land Grant
15	Lower.com Field
16	PINS Mechanical Bar - Coming 2025
17	Grocer
18	Punch Bowl Social - Coming 2024





PARCEL ID: 010-050183-00

PARCEL ID

INVESTMENT HIGHLIGHTS



SALE FOR LEASEBACK

\$2,100,000 PURCHASE PRICE (7.14% CAP Rate)

SUCCESSFUL, TENURED, COMMITTED TENANT

12 YEARS REMAINING ON LEASE

TWO STORIES - 4,936 SF

EXPANSIVE PATIO

ROLLING GARAGE-DOOR WALLS

UPSTAIRS PATIO WITH COMMANDING
VIEW OF DOWNTOWN

SLATTED WOOD FLOORING TO
PREVENT PUDDLING (UPSTAIRS)

LOCATED WITHIN A MILE OF DOWNTOWN'S
NEWEST DEVELOPMENTS (THE PENINSULA AND
GRAVITY)

WELCOME TO BREWDOG FRANKLINTON

ROTH

REAL
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