



TURNKEY DRIVE-THRU RESTAURANT FOR SALE | GRANVILLE, OHIO | NEAR DENISON UNIVERSITY

PROPERTY DETAILS

Price:	\$800,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.85 AC
Gross Building Area:	2,898 SF
No. Stories:	1
Year Built:	1971
Tenancy:	Single
Parking Ratio:	17.25/1,000 SF
Zoning Description:	Commercial
APN / Parcel ID:	019-043674-00.000
Walk Score ®:	47 (Car-Dependent)

ROTH Real Estate Group is pleased to present a rare owner-user restaurant opportunity in the highly desirable Granville, Ohio market.

Located at 1256 Columbus Road, this 2,898 square foot freestanding restaurant building sits on 0.85 acres with 50 dedicated parking spaces and an existing drive-thru lane. The property underwent a complete renovation in 2021, creating a fully built-out restaurant facility with a first-class commercial kitchen and modern infrastructure designed for high-volume food service operations.

Turnkey restaurant properties with drive-thru capability are extremely limited in the Granville market. This location provides a unique opportunity for an owner-operator, franchise group, or restaurant concept seeking a move-in ready facility with strong visibility and easy access.

\$800K
ASKING PRICE



Sale Price	Price PSF	Size	Date Available
\$800K	\$276.05	2,898 SF	03/26

KEY HIGHLIGHTS

- Fully built-out first class restaurant kitchen
- Complete renovation completed in 2021
- Drive-thru infrastructure already in place
- 2,898 square feet freestanding building
- Freestanding building
- Large 0.85-acre lot
- Ample customer parking
- Strong road visibility
- Signage opportunities
- Located near major commuter routes
- 50 on-site parking spaces
- Located minutes from Downtown Granville



Restaurant construction costs have increased significantly in recent years. Acquiring a second-generation restaurant property allows operators to reduce buildout costs and significantly shorten the timeline required to open for business.

This property is well suited for:

- Quick service restaurants
- Fast casual dining concepts
- Coffee or beverage brands
- Regional restaurant groups
- National franchise operators

The existing infrastructure allows operators to significantly reduce build-out costs and open much faster than ground-up construction.

TURNKEY DRIVE-THRU RESTAURANT RETAIL FOR SALE

Ray Ray's Granville
1256 Columbus Rd
Granville, OH 43023



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LOCATION ADVANTAGES

Granville is one of Central Ohio's most attractive small-town markets, located approximately 30 miles east of Columbus. The community is known for its historic charm, strong residential base, and vibrant dining scene.

The property benefits from proximity to Denison University, a nationally recognized liberal arts institution with approximately 2,300 students. University communities generate consistent traffic from students, faculty, visiting families, and campus events.

The property sits directly on Columbus Road, one of the primary routes connecting Granville to nearby Newark and the Columbus metropolitan area.

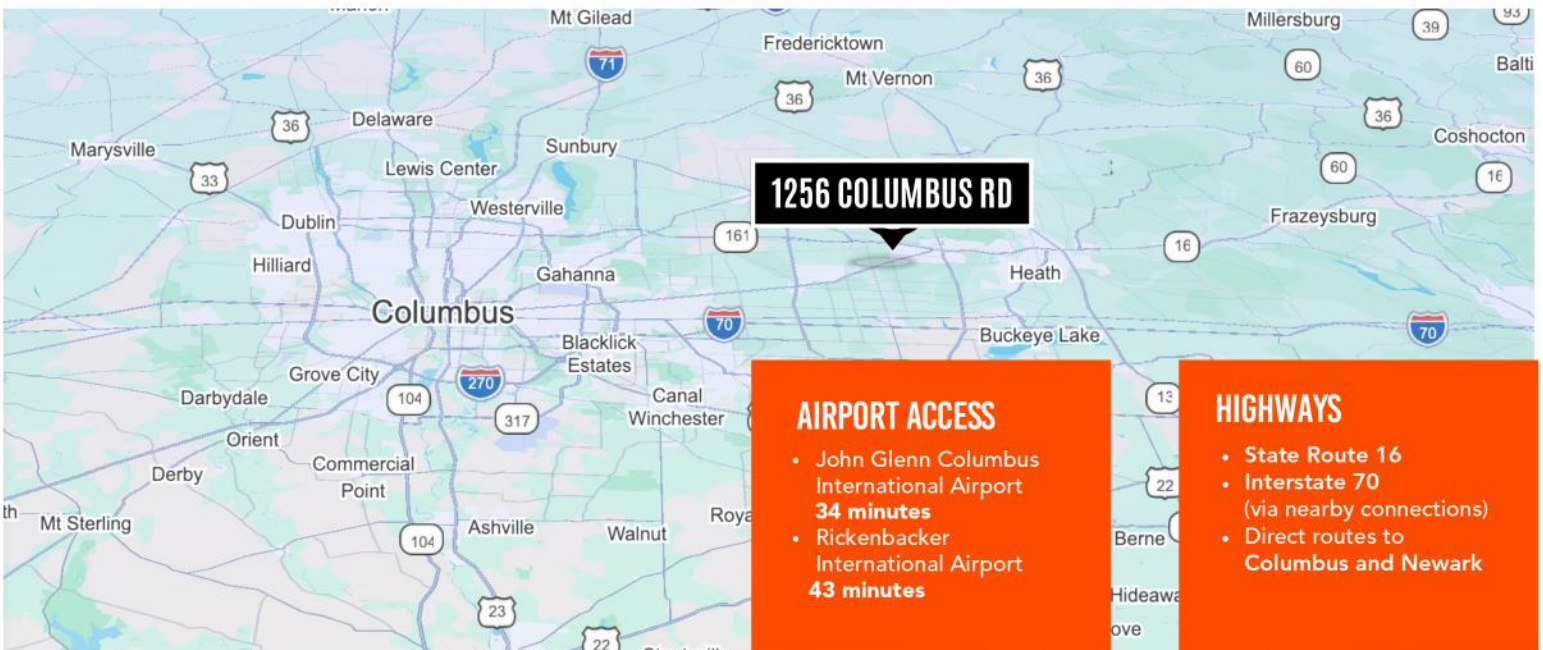
This corridor provides:

- Strong commuter traffic
- Access to surrounding residential communities
- Visibility for both local residents and regional travelers
- Direct access to Downtown Granville

Additionally, Granville attracts visitors throughout the year due to its walkable downtown district, restaurants, boutique retail, and community events.

Granville hosts numerous events throughout the year that attract visitors from across Central Ohio, including:

- Granville Fourth of July Celebration
- Granville Farmers Market
- Granville Art Walk
- Denison University Homecoming
- Christmas Candlelight Walking Tour



DENISON UNIVERSITY

A MAJOR TRAFFIC DRIVER

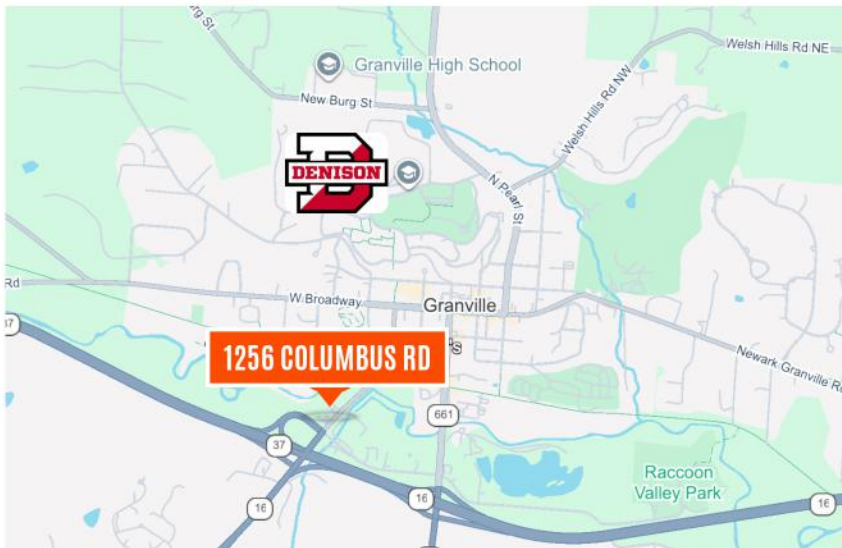
Granville is widely regarded as one of the most desirable communities in Central Ohio. The property benefits from proximity to Denison University, a nationally recognized liberal arts college with more than 2,000 students, faculty, and visiting families driving consistent dining demand.

Denison University is one of the region's most prominent institutions and a major economic driver for Granville.

Denison University Overview

- Approximately 2,300 undergraduate students
- Highly ranked liberal arts institution
- Major employer in the region
- Regular campus events and programming
- Visiting families, alumni, and prospective students

University communities are known to support strong restaurant markets due to the constant flow of students, faculty, visitors, and events.



Restaurants located near Denison University benefit from:

- ✓ Consistent weekly traffic
- ✓ Parent visits and campus tours
- ✓ Sporting events
- ✓ Alumni gatherings
- ✓ Graduation and orientation events



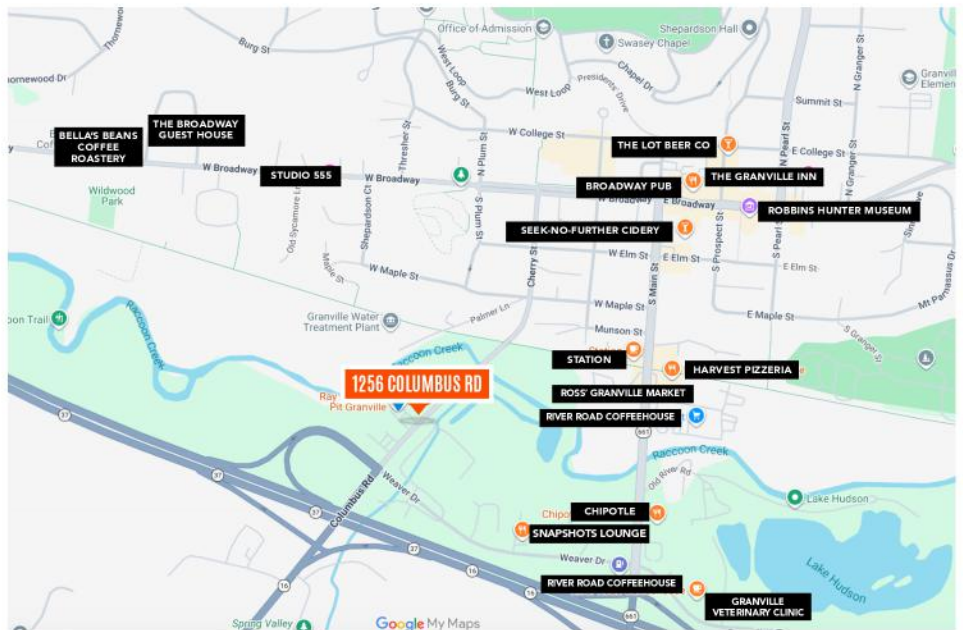
LOCAL AMENITIES

Downtown Granville has become a destination for dining and entertainment, attracting both residents and visitors from across Central Ohio.

Restaurants and businesses in the area include:

- The Pub on Broadway
- Three Tigers Brewing
- Broadway Pub
- Village Coffee Company
- River Road Coffeehouse
- Whit's Frozen Custard

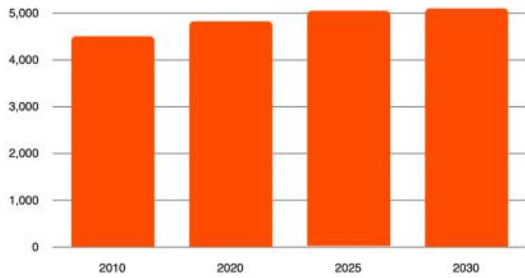
The success of these establishments demonstrates the strong demand for quality dining experiences in Granville.



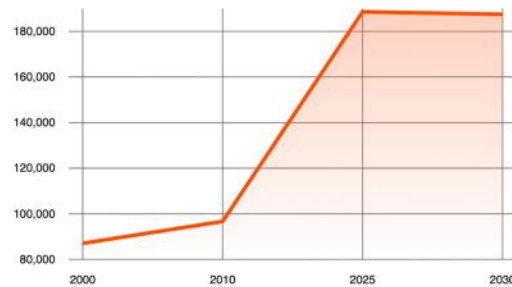
TRADE AREA DEMOGRAPHICS

The property is supported by a strong and growing consumer base, with more than 277,000 residents within a 5-mile radius and an average household income approaching \$95,000. The surrounding population offers a balanced mix of young professionals, families, and established households, creating consistent demand for dining and service-based retail.

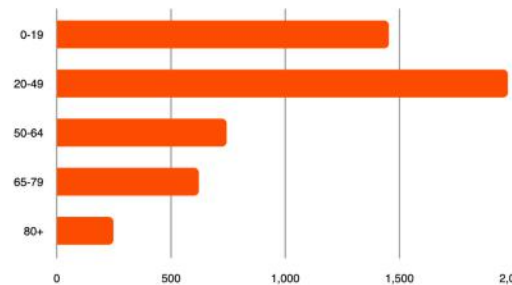
Population



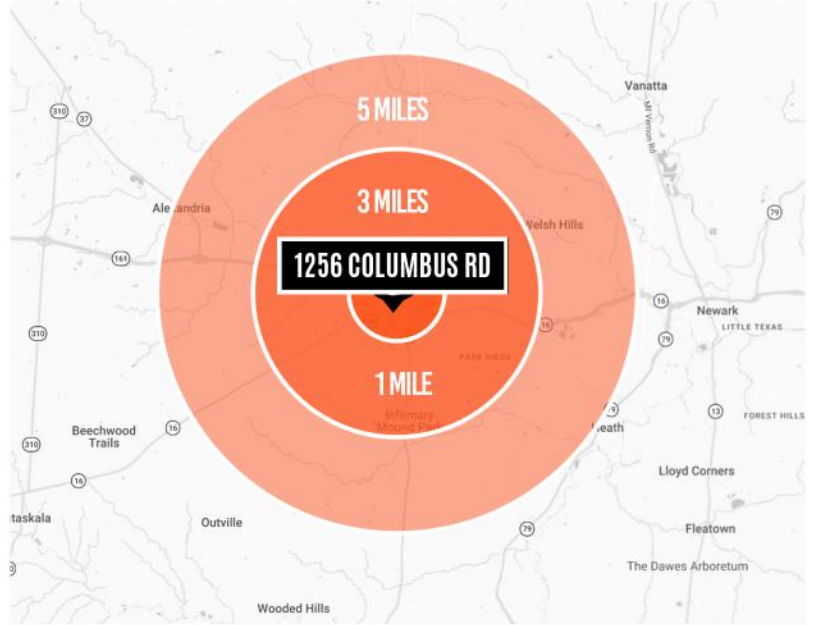
Average HH Income



Age



Central Ohio continues to experience significant population and economic growth, including the Intel semiconductor development in nearby Licking County, which is expected to bring thousands of jobs and additional residential growth to the region.



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5K	12.8K	35.5K
AVERAGE AGE	29.9	33.6	38.3
AVERAGE HH INCOME	\$142K	\$153K	\$105K
AVERAGE HOUSE VALUE	\$459K	\$459K	\$349K

Demographic data derived from Sites USA

Proximity to Denison University and nearby residential neighborhoods further strengthens daily traffic patterns, while the area's income levels and home values support a wide range of restaurant concepts from quick service to upscale casual dining.

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1256 COLUMBUS RD



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