



RETAIL SPACE FOR LEASE

463  
W TOWN ST

2ND-GEN RESTAURANT OPPORTUNITY IN  
GRAVITY/FRANKLINTON CORRIDOR

COLUMBUS, OH 43215

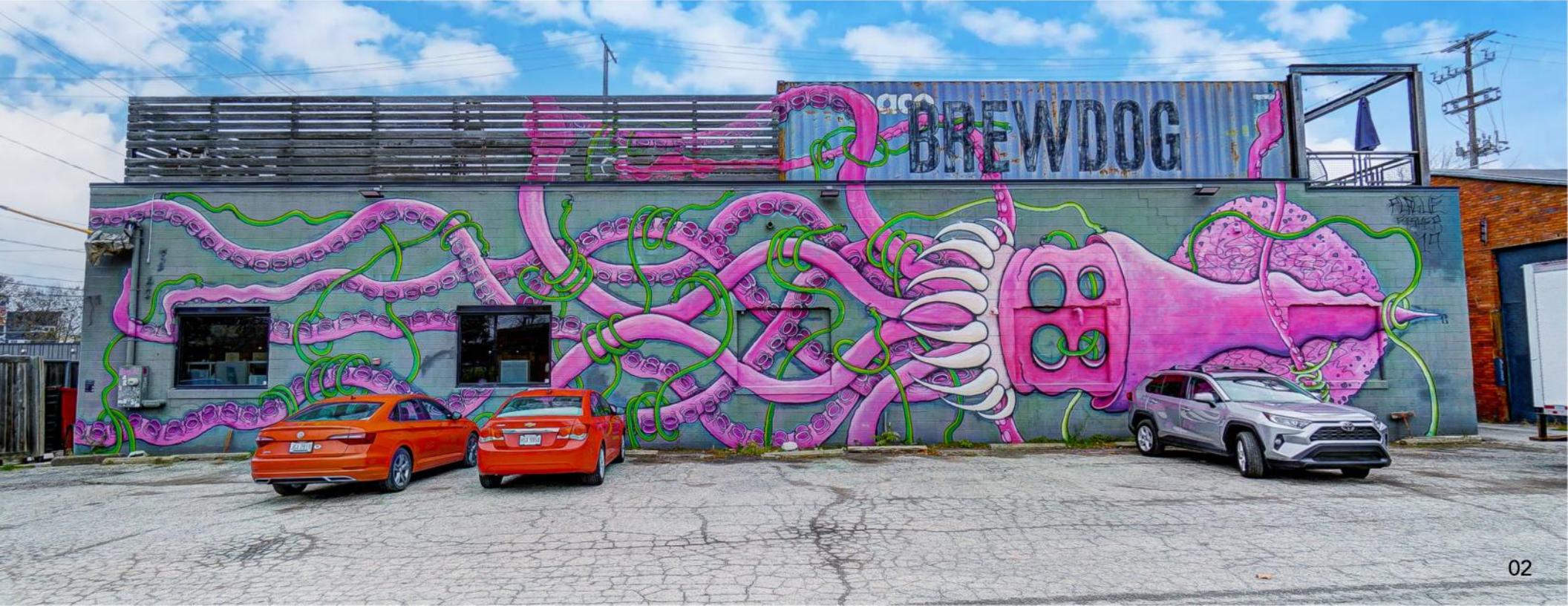
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## RARE 2ND-GENERATION RETAIL SPACE FOR LEASE IN THE HEART OF FRANKLIN

Unlock a rare opportunity to lease a fully built-out, high-visibility restaurant/bar or retail space in one of Columbus' most vibrant and rapidly growing districts. Located at 463 W Town St, this 4,936 SF freestanding building is an ideal fit for restaurant, brewery, bar, café, or creative retail operators looking to establish a flagship presence in Franklinton—the city's premier destination for innovation, culture, and culinary creativity.

Recently vacated by BrewDog, the space features a modern interior with a commercial kitchen and bar, private restrooms, a second-floor rooftop patio, and an open, flexible floor plan. With high corner visibility, a walkable environment, and strong surrounding traffic drivers, the property is move-in ready and positioned to thrive in Columbus' most exciting neighborhood.



# 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

**LEASE RATE**  
**\$32.50/SF NNN**

**4,936**  
**SQUARE FEET**  
**(2 STORIES)**

**FULLY**  
**RENOVATED**  
**IN 2018**

**AVAILABLE**  
**FEBRUARY 2026**

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





## A LOOK AT THE BUILDING















# 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

### COVERMYSMEDS 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 BREWDUG FRANKLINTON



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