

RETAIL SPACE FOR LEASE

BREWDOG

463
W TOWN ST

**2ND-GEN RESTAURANT OPPORTUNITY IN
GRAVITY/FRANKLINTON CORRIDOR**

COLUMBUS, OH 43215

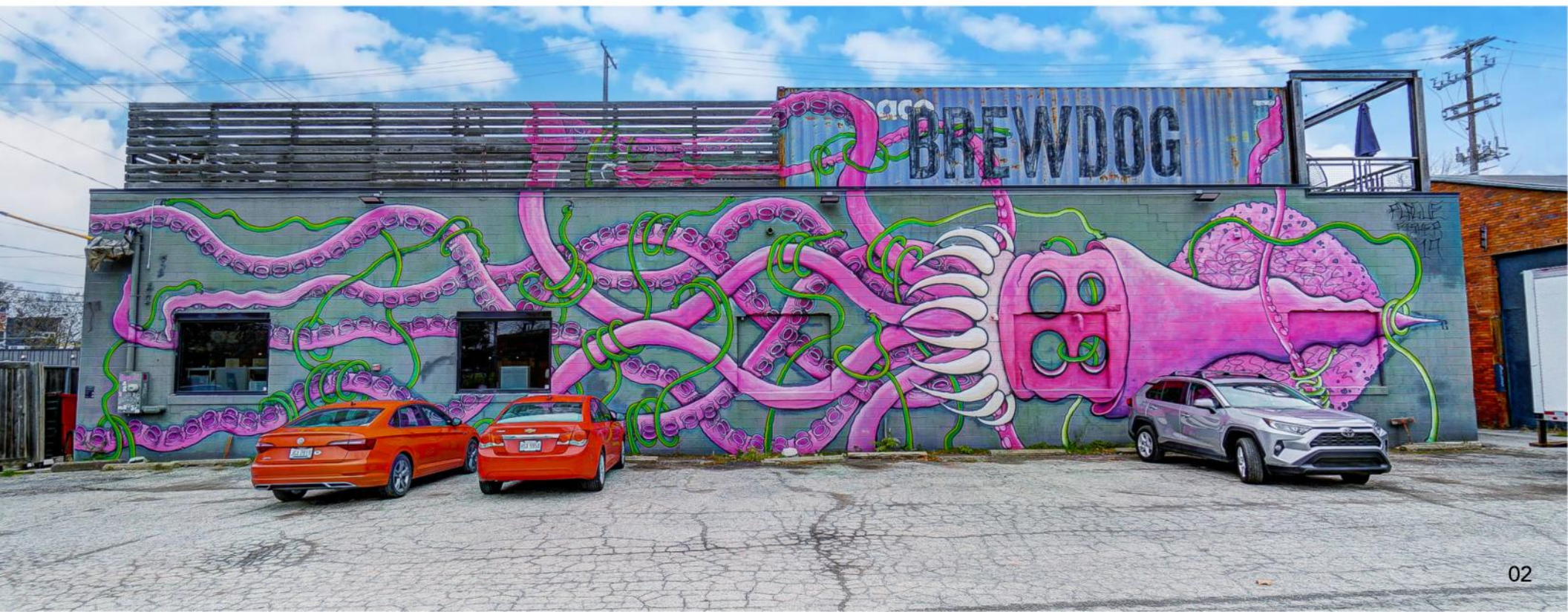
ROTH

REAL
ESTATE
GROUP

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

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
- ✓ 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
- ✓ 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





A LOOK AT THE BUILDING







COMMUNITY		
12 BEERS OF CHRISTMAS	5.4%	\$8.00
	5.6%	\$7.50
	6.0%	\$5.50
	6.0%	\$8.00
	6.5%	\$8.00
	6.6%	\$8.00
	7.5%	\$8.00
ASK A TEAM MEMBER FOR A FLIGHT		
NANODOG		
2 NILBOG		
5.5%		
WIFI PASSWORD CARBON		

STAND FOR BETTER BEER		
4.0%	\$2.25	OCHAMSGLE HILL
4.7%	\$2.25	PAWPAW WIZEN
5.3%	\$2.25	CHOPPY XMAS
5.9%	\$2.25	CHERRY DR.
6.5%	\$2.25	BLACK WALNUT DUNKEL
7.5%	\$2.25	CHRISTMAS ALE

CIDER		
6.0%	\$3.00	PINEAPPLE PUNCH
6.0%	\$3.00	APPLE MEIST

PRICING FOR 12 OZ		
16 OZ + \$1.50	20 OZ + \$3.00	

BEER, WINE AND WINES		
12 OZ + \$1.50	20 OZ + \$3.00	









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



ROTH

REAL
ESTATE
GROUP

**SCOTT
STEIDEL**

DD: 614.721.6751 | C: 614.404.1423

SCOTT@ROTHREGROUP.COM

ROTHREGROUP.COM

**WILL
ROTH**

DD: 614.721.6751 | C: 614.284.2083

WILL@ROTHREGROUP.COM

ROTHREGROUP.COM



395 LIBRARY PARK S.
COLUMBUS, OH 43215
ROTHREGROUP.COM

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