



FOR LEASE











OVERVIEW 01 03 **HIGHLIGHTS FEATURES** 04 **FLOOR PLAN** 05 **PHOTOS** 06 **NEIGHBORHOOD** 07 **DEMOGRAPHICS** 08 **LOCATION** 09 **TENANT MIX** 10 WHY CHOOSE 491 11 **PARK ST**



COLUMBUS, OH 43215



ADDRESS: 491 PARK ST COLUMBUS, OH 43215



ROTH Real Estate Group is excited to present a unique opportunity to lease a premier restaurant space at 491 Park St, Columbus, OH. This prime location offers over 8,000 square feet of interior space and an expansive 3,500 square foot patio, perfect for creating a dynamic culinary or nightlife destination. Situated in the heart of Columbus, this property has exceptional visibility and foot traffic, making it an ideal spot for your next restaurant venture.

FOR LEASE

PRIME RESTAURANT SPACE



PROJECT OVERVIEW

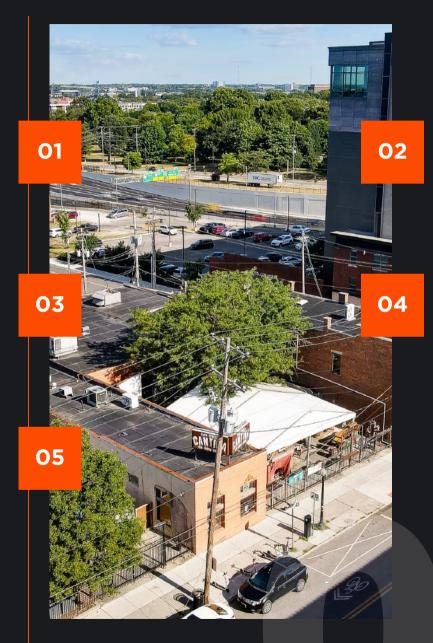
The available restaurant space at 491 Park St offers a rare chance to establish a thriving business in one of Columbus' most vibrant areas. The property is equipped with a versatile kitchen, including an 18-foot hood, ensuring efficient operations from day one. With its prime location near the Short North, Downtown Columbus, Lower Field. Nationwide Arena, the new North Market Development, and the City of Columbus Convention Center, this space is poised to attract a steady stream of customers both organically and as a destination spot.

STREET

8,520 SF OF INTERIOR RESTAURANT SPACE

3,480 SF OF UNIQUE PATIO SPACE

VERSATILE KITCHEN WITH AN 18-FOOT HOOD



PRIME LOCATION
WITH HIGH VISIBILITY
AND FOOT TRAFFIC

PROXIMITY TO MAJOR ATTRACTIONS AND DEVELOPMENTS



HIGHLIGHTS

Prime location
with a vibrant
cultural
scene, diverse
dining options,
and thriving
nightlife



UNIQUE FEATURES

Ideal for a variety of dining and entertainment concepts.

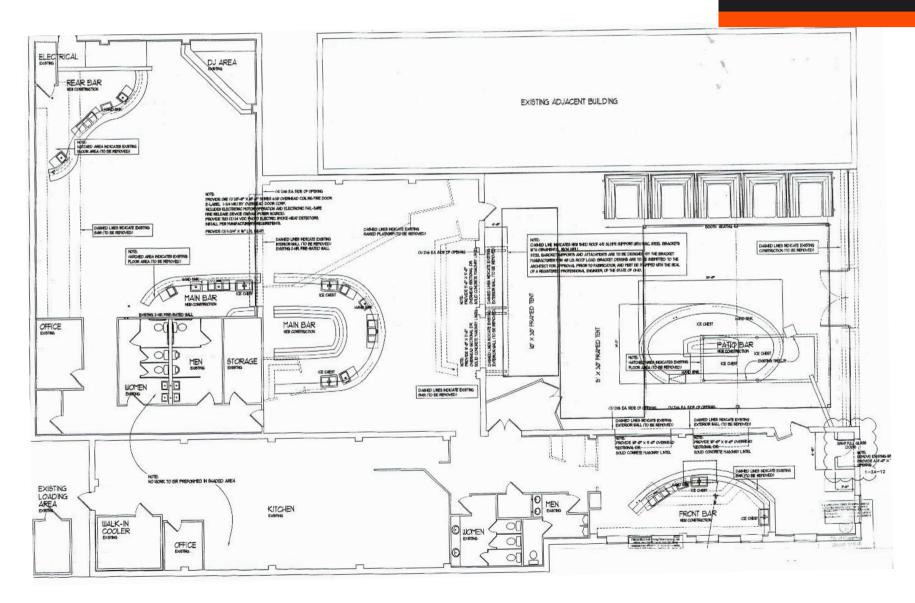
SPACIOUS INTERIOR AND EXTERIOR

Ready for immediate use, minimizing setup time.

VERSATILE KITCHEN

Located in a bustling area with significant pedestrian and vehicular traffic.

HIGH VISIBILITY





PRIME
RESTAURANT
SPACE IN THE
HEART OF
COLUMBUS

ABUNDANCE OF PATIO SPACE

EXTERIOR



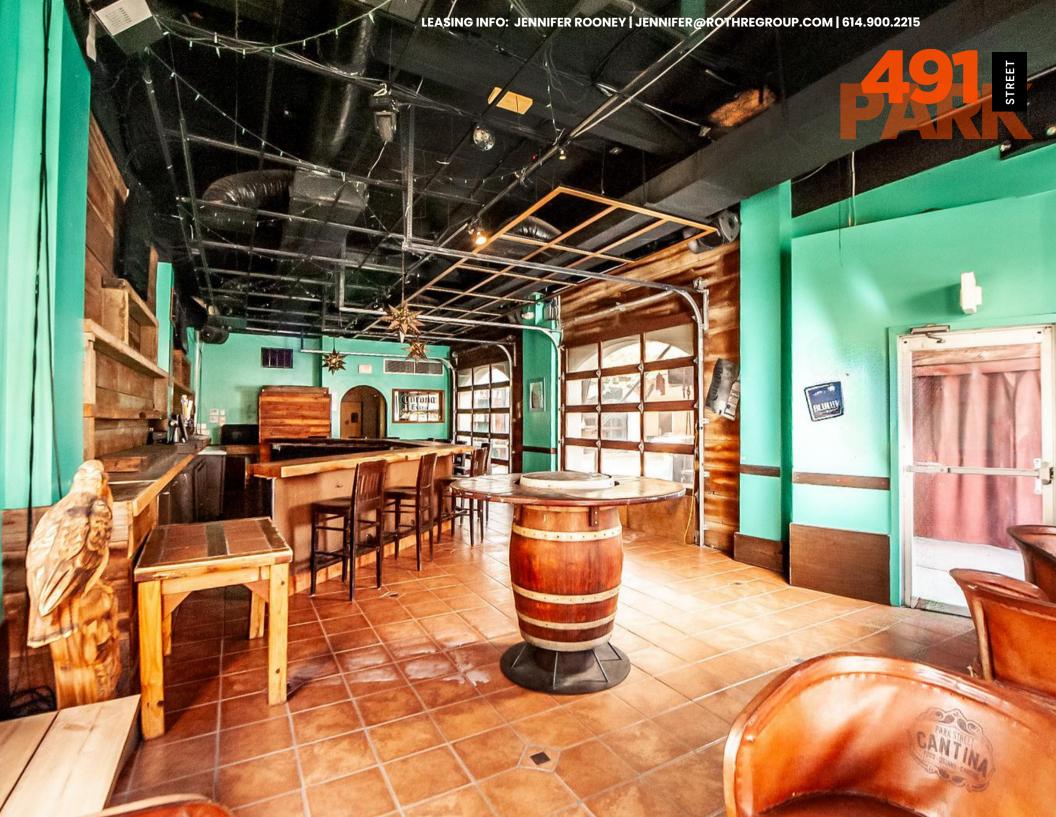


LEASING INFO: JENNIFER ROONEY | JENNIFER@ROTHREGROUP.COM | 614.900.2215

















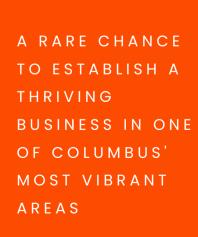


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THRIVING

COLUMBUS, OH

902,449

TOTAL POPULATION

\$62,994

MEDIAN HOUSEHOLD INCOME

\$212,500

MEDIAN HOME VALUE



NAMED TOP 10 BEST
CITIES TO MOVE TO IN
2024 | FORBES HOME

#3 BEST BEER CITIES IN THE US USA TODAY

BEST DESTINATIONS
FOR CULINARY TRAVEL
2024 | ESSENCE

OHIO RANKED
#7 AMERICA'S
TOP STATES FOR
BUSINESS 2024 |
CNBC

#3 HOTTEST
HOUSING MARKET
HEADING INTO
2024 | ZILLOW



COLUMBUS, OH 43215

Columbus is one of the fastest-growing cities in the Midwest. In fact, Columbus has the most population growth out of any metropolitan in U.S. Vibrant and alive, Columbus is known for its public-private collaborations and entrepreneurial spirit.

Forbes

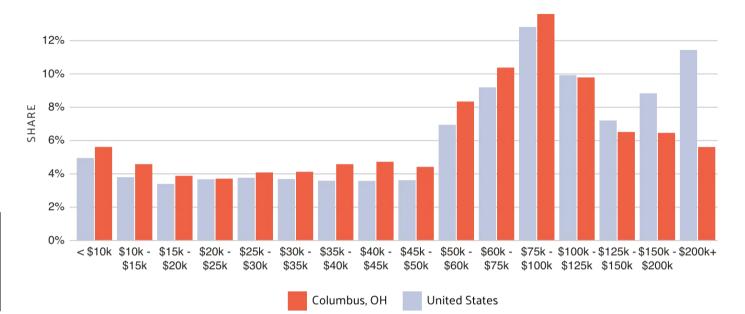
Forbes HOME



ESSENCE

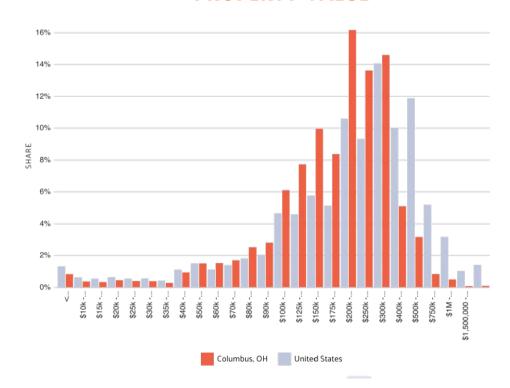


HOUSEHOLD INCOME [2022]

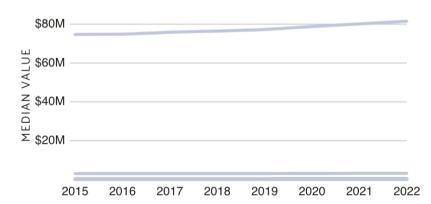


COLUMBUS, OHIO

PROPERTY VALUE



MEDIAN PROPERTY VALUE







37K
COLLEGE +
GRADUATE

STUDENTS



28M

VISITORS FROM FOOTBALL ATTRACTIONS

14K

NEW RESIDENTS IN 2024





PROJECTED
RESIDENTS IN THE
NEXT 5 YEARS



2 BILLION EXPANSION AT JOHN GLENN INTERNATIONAL AIRPORT BREAKS GROUND IN EARLY 2025

COLUMBUS'S CENTRAL LOCATION IN OHIO MAKES IT ACCESSIBLE TO A LARGE REGIONAL MARKET, INCLUDING NEARBY CITIES AND SUBURBS.



WELCOME TO

FRANKLIN COUNTY

1.32M

TOTAL POPULATION

\$71,070

MEDIAN HOUSEHOLD INCOME

\$243,100

MEDIAN HOME VALUE



42.3%

BACHELOR'S DEGREE OR HIGHER



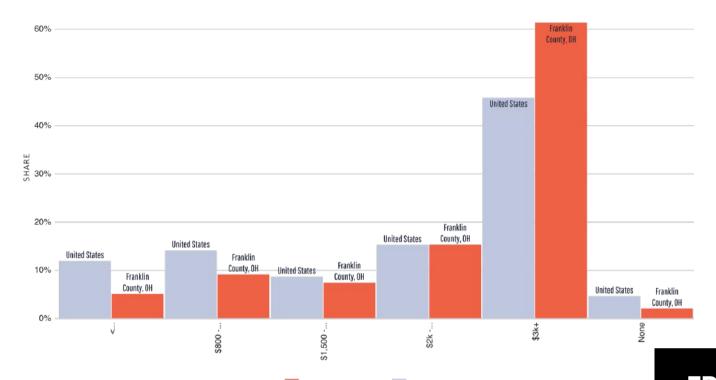
#3 IN AMERICA'S BEST COUNTIES 2024 | SITE SELECTION MAGAZINE



Franklin County, Ohio is a community first and foremost. A place where more than 1.3 million people are building lives, families, and businesses. It is the largest and one of the most diversely populated counties in the state of Ohio, and a cultural and economic hub for the millions of people who call Central Ohio home.



POPULATION





COLUMBUS, OH 43215

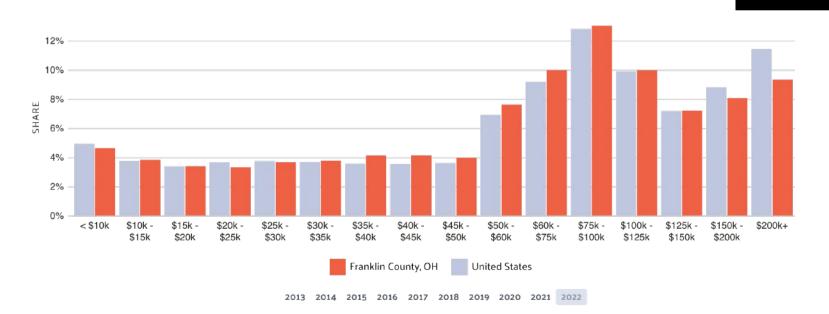
STREET

Franklin County, OH United States

FRANKLIN

2013 2014 2015 2016 2017 2018 2019 2020 2021 2022

COUNTY





DEMOGRAPHICS

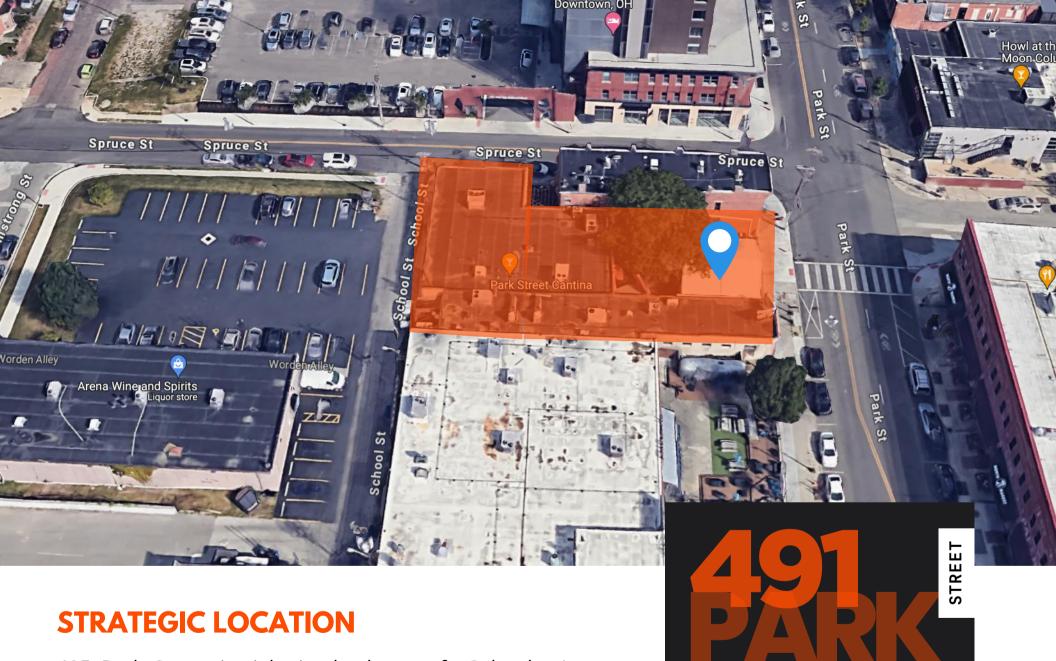
COLUMBUS IS
EXPERIENCING
POPULATION
GROWTH, WHICH
INCREASES THE
POTENTIAL
CUSTOMER BASE
FOR NEW
RESTAURANTS

	1 MILE	3 MILE	5 MILE
2023 Total Population	20,035	175,839	381,743
2028 Population	21,137	180,150	386,520
Pop Growth 2023-2028	+ 5.50%	+ 2.45%	+ 1.25%
Average Age	36	34	36
2023 Total Households	11,959	76,383	159,973
HH Growth 2023-2028	+ 5.81%	+ 2.79%	+ 1.35%
Median Household Inc	\$69,587	\$50,321	\$52,609
Avg Household Size	1.60	2.10	2.20
2023 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$434,080	\$263,669	\$200,396
Median Year Built	2001	1956	1956

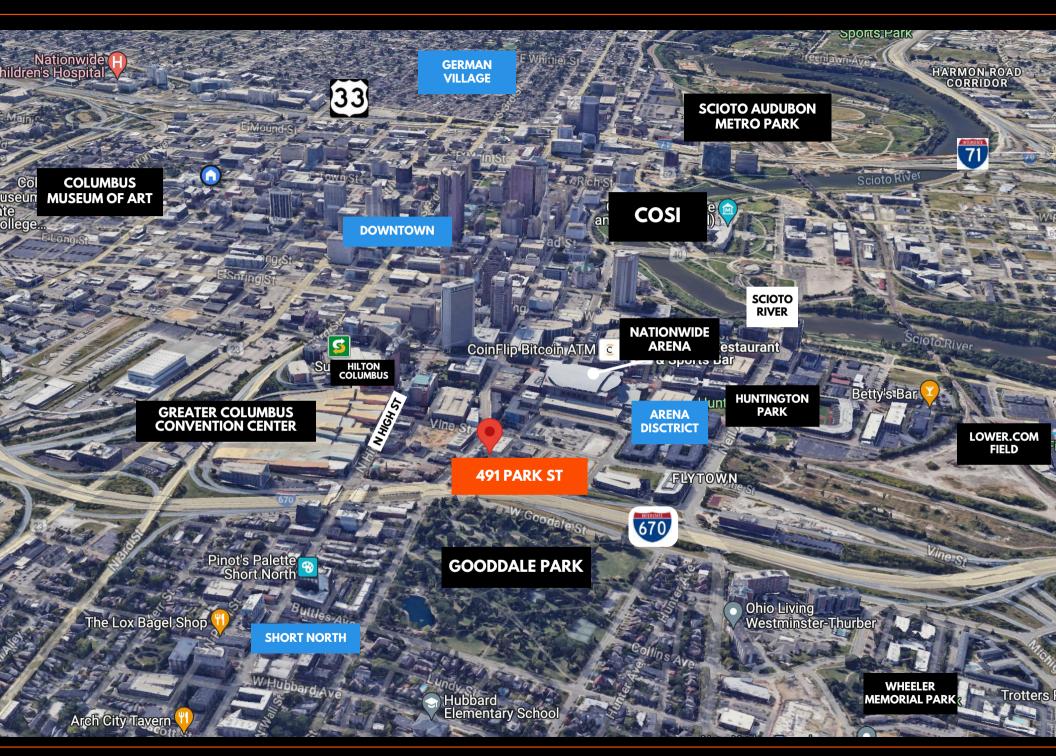
LOCATION

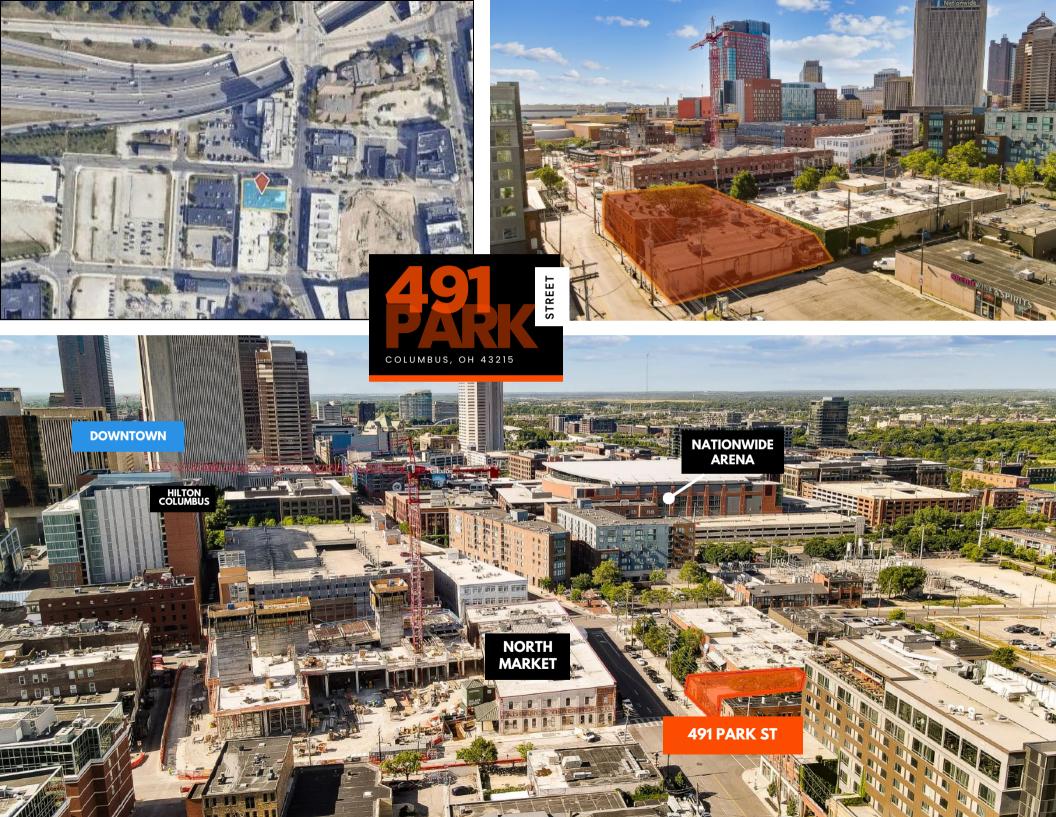
Situated at 491 Park St, this restaurant space is located in the heart of Columbus, offering unparalleled access to some of the city's most popular areas. The proximity to the Short North, Downtown Columbus, and major developments like the new North Market ensures a constant flow of potential customers.

DOWNTOWN COLUMBUS



495 Park Street is right in the heart of Columbus's central location which makes it accessible to a large regional market, including nearby cities and suburbs.









GREATER COLUMBUS
CONVENTION CENTER IN
LINE FOR MILLIONS OF
DOLLARS IN UPGRADES
BY 2031



NORTH MARKET
CONSTRUCTION: WHEN
MARKET EXPANSION
AND 32-STORY TOWER
COULD OPEN



PICKLE PARK & PUB TO
OPEN AS ASTOR PARK'S
FIRST RETAIL TENANT
NEAR LOWER.COM FIELD



NEW ROOFTOP BAR
AND RESTAURANT
COMING TO
DOWNTOWN HOTEL



NATIONWIDE REALTY
INVESTORS WRAPPING
WORK ON ARENA
DISTRICT APARTMENT
COMPLEX

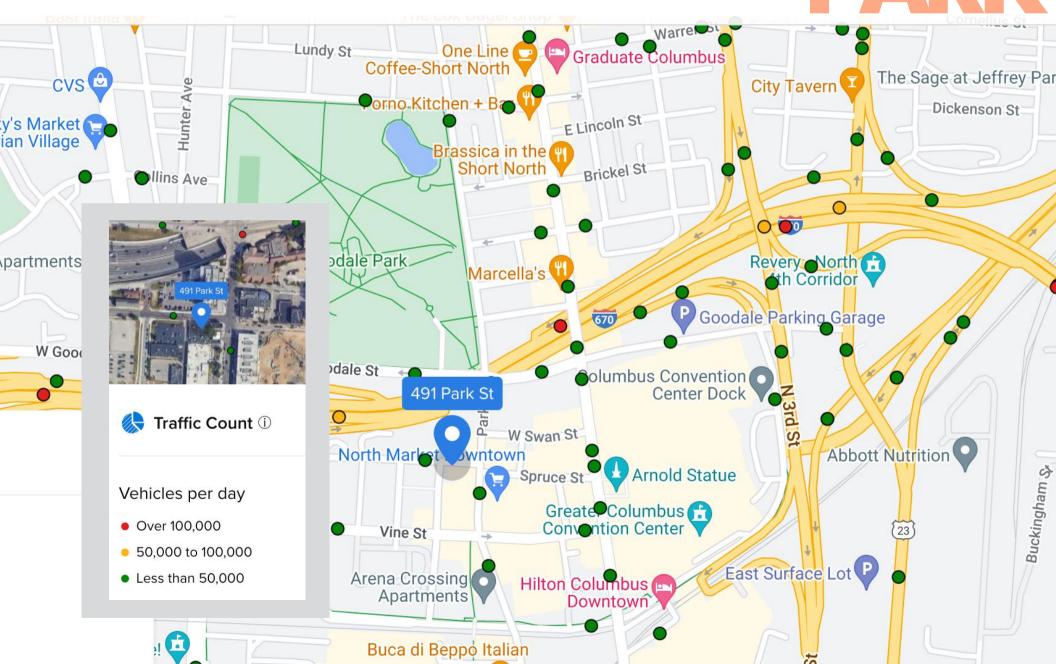






25 RICKENBACKER INTERNATIONAL









UNIQUE

OPPORTUNITY

Don't miss this extraordinary opportunity to lease a prime restaurant space in the heart of Columbus.

Secure your space in this landmark property and become an integral part of Columbus' dynamic culinary scene.



Contact ROTH Real Estate Group today to schedule a viewing and learn more about how your business can thrive at 491 Park St.



REAL ESTATE GROUP

PARKSTREE

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