



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**



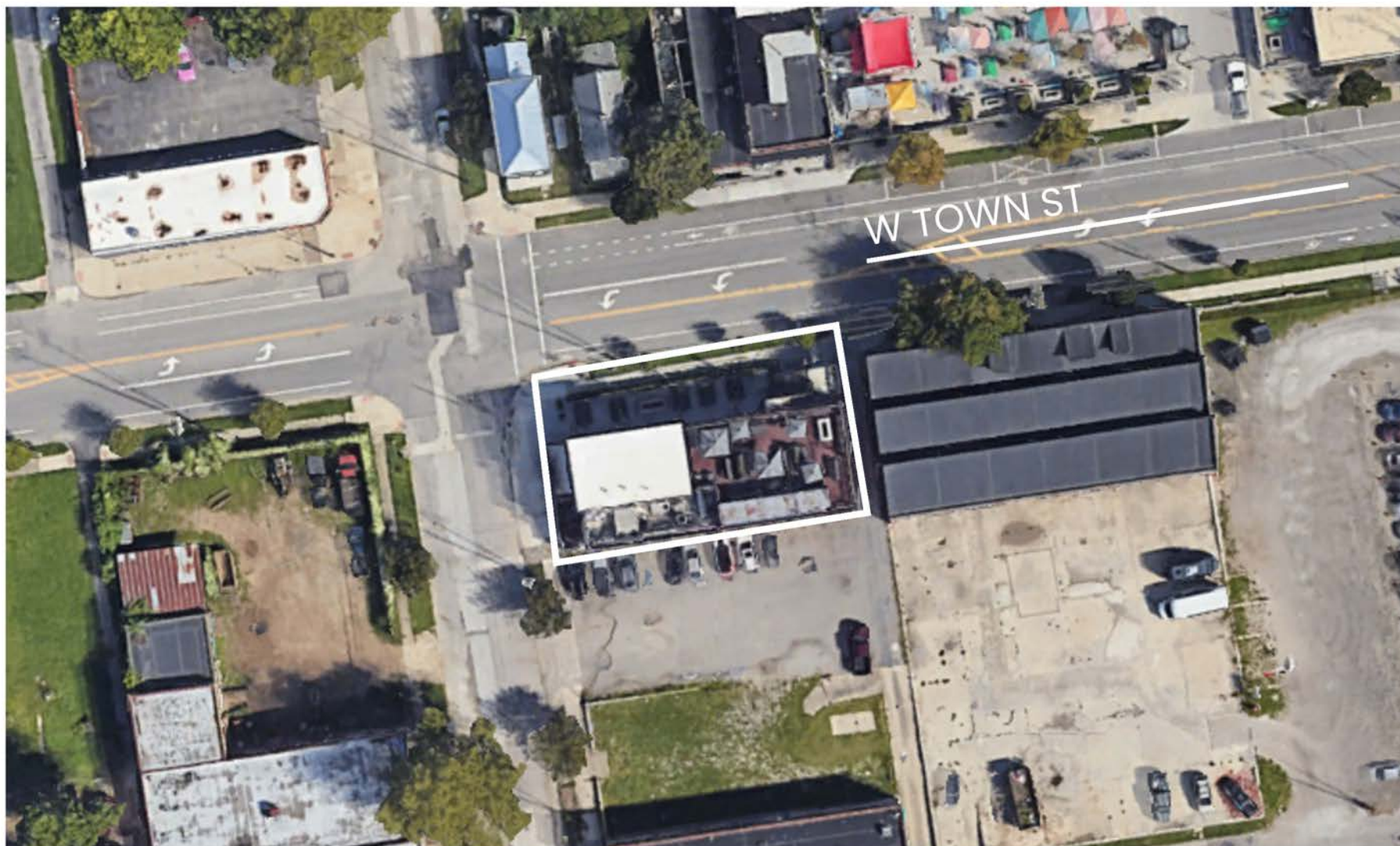
## STRONG TENANT

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	<b>BREWDOG</b>
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



**WILL ROTH**

WILL@ROTHREGROUP.COM  
614.721.6751

**SCOTT STEIDEL**

SCOTT@ROTHREGROUP.COM  
614.721.6752

**JENNIFER ROONEY**

JENNIFER@ROTHREGROUP.COM  
614.721.6755

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