

For Sale or Lease



\$2,250,000 or \$37/SF NNN

2055 Riverside Dr, Upper Arlington, OH 43221

Restaurant For Sale or Lease in Upper Arlington, Ohio

- Own or Lease a Restaurant in an established location in Upper Arlington on RTE. 33 / Riverside Dr. with approximately $\pm 31,673$ VPD
- Currently known as Eastern Bay Chinese Restaurant with 3,415 Sq Ft on two lots totaling approximately 1.148 acres
- Extra parking and drive through window capabilities
- Opportunity to purchase, lease, or redevelop with a ground lease
- Equipment not included
- Business is currently operating, do not disturb tenants



Click Here to View Property Video

Randy Best CCIM, SIOR

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4608 Sawmill Road, Columbus, Ohio 43220

www.BestCorporateRealEstate.com



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Additional Property Information

Legal Information

Legal Property Description	Commercial
Sale Price	\$2,250,000
Lease Rate	\$37/SF NNN
Parcel Number	070-012-905-00 and 070-012-903-00
Possession	Immediately

Land Information

Land Acreage	± 1.148 Acres
Land Use	Fast Food and Dine-In Restaurant
County	Franklin

Structural Information

Building Square Footage	± 3,415 Sq Ft
Grade	B
Floors Above Ground	1
Year Built	1968
Year Remodeled	1996

Additional Information

Lot Specifics	Drive-Through
Parcel Benefits	± 50 Parking Spaces
Basement	Present
Water/Sewer System	Public
Real Estate Taxes (2025)	\$26,847.04

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Parcel View



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Nearby Amenities



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Traffic Counts and Regional Demographics



Local Traffic

Riverside Dr - Route 33 (2025)	±31,673 VPD
Trabue Rd - Riverside Drive (2025)	±21,696 VPD
Lane Avenue - Riverside Drive (2025)	±14,847 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population (2024)	5,103	54,757	194,036
Households (2024)	7,909	33,118	95,492
Avg Household Income (2024)	\$102,107.27	\$79,611.53	\$59,098.89

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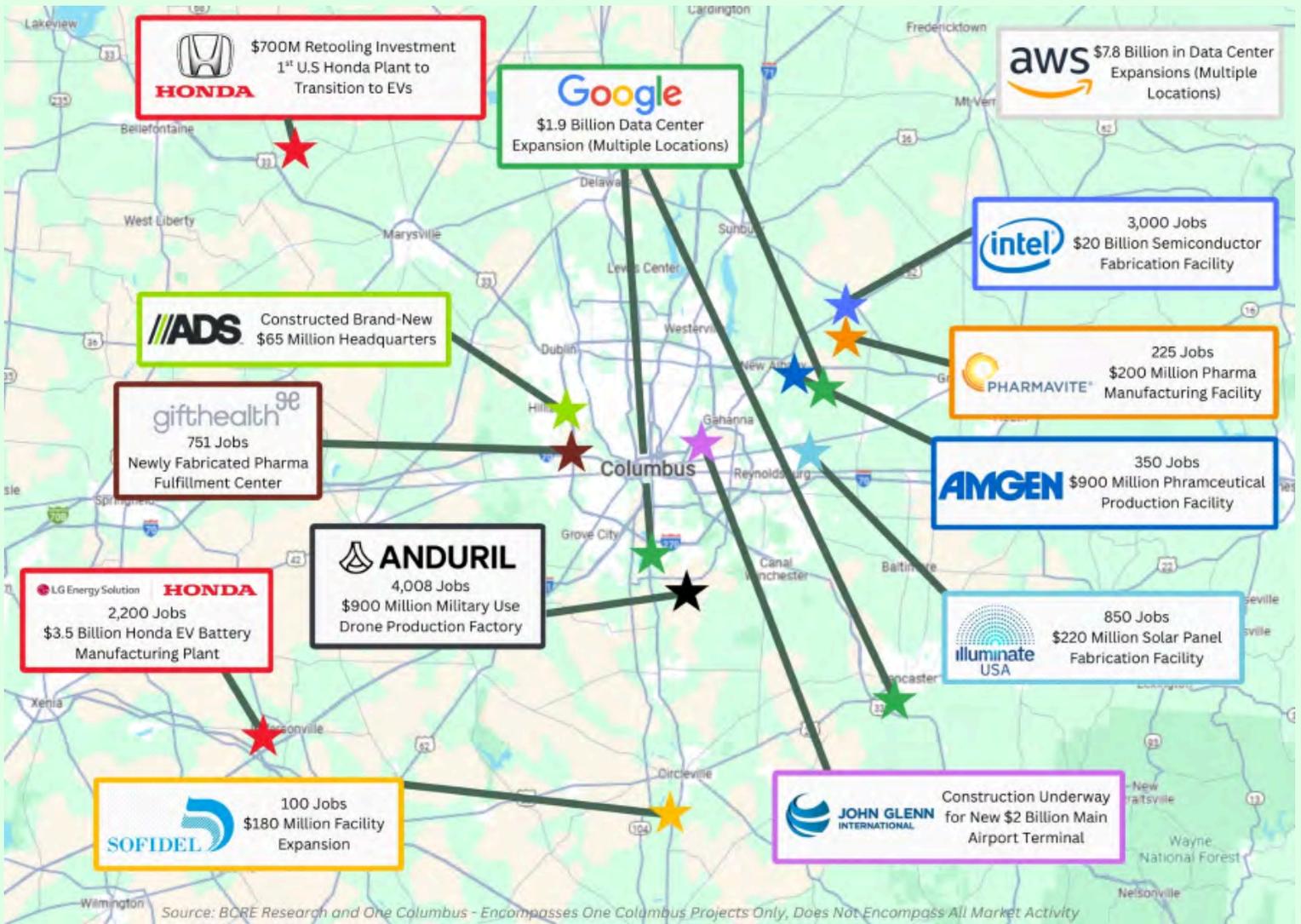
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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**Disclaimer
And Confidentiality Agreement
- Continued -**

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