



491
PARK

STREET

DOWNTOWN COLUMBUS

PRIME RESTAURANT SPACE
FOR LEASE

ROTH

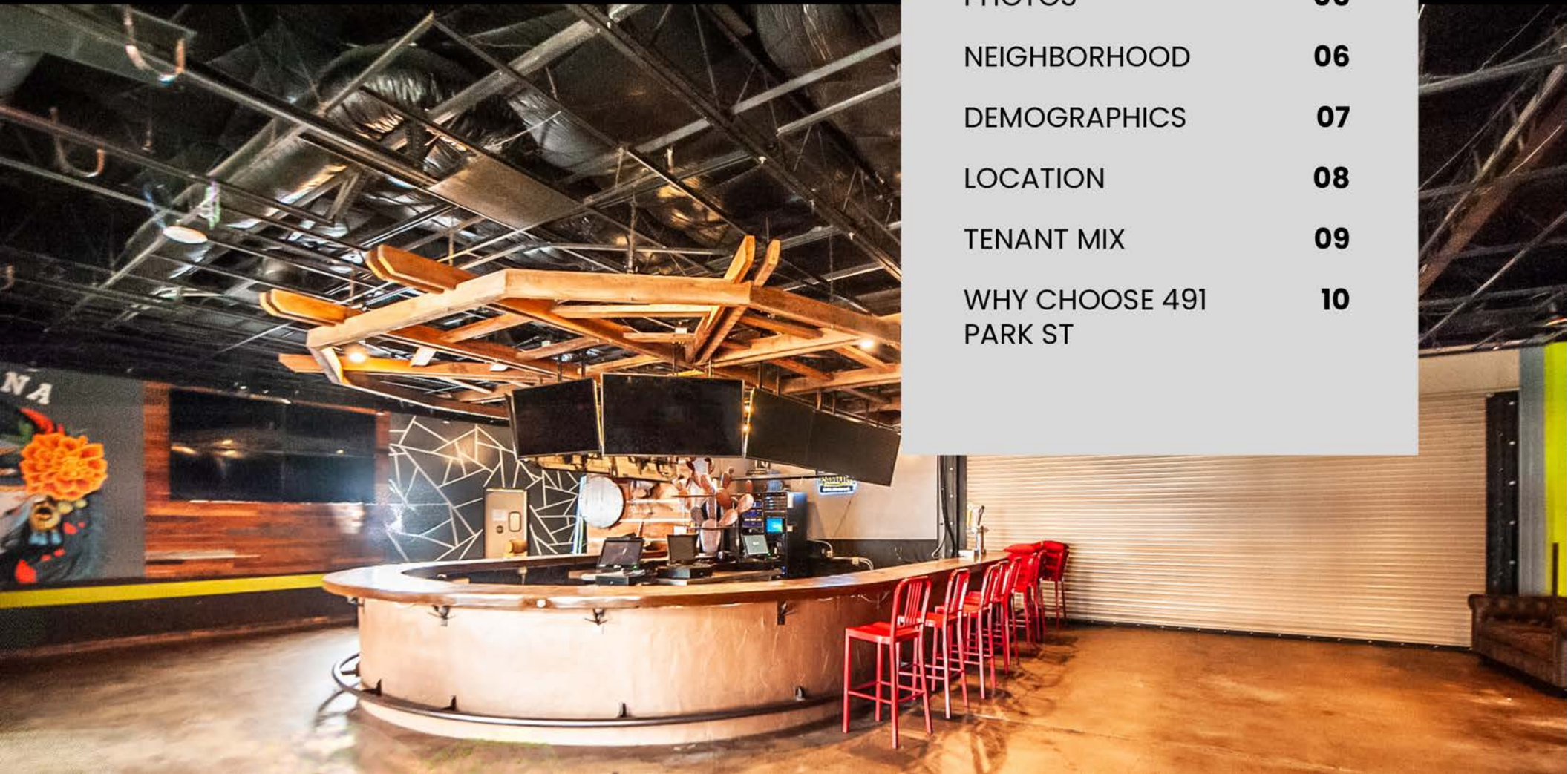
REAL
ESTATE
GROUP

491

TABLE OF CONTENTS



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



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

01



STREET

491 PARK

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 fully functional 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.

COLUMBUS, OH 43215

491 STREET PARK

**8,520 SF OF INTERIOR
RESTAURANT SPACE**

01

02

**PRIME LOCATION
WITH HIGH VISIBILITY
AND FOOT TRAFFIC**

**3,480 SF OF
UNIQUE PATIO
SPACE**

03

04

**PROXIMITY TO
MAJOR
ATTRACTIONS AND
DEVELOPMENTS**

**FULLY
EQUIPPED
KITCHEN WITH
AN 18-FOOT
HOOD**

05



ROTH

REAL
ESTATE
GROUP

HIGHLIGHTS

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



491
PARK
STREET

UNIQUE FEATURES

01 Ideal for a variety of dining and entertainment concepts.

**SPACIOUS
INTERIOR AND
EXTERIOR**

02 Ready for immediate use, minimizing setup time.

**FULLY
FUNCTIONAL
KITCHEN**

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

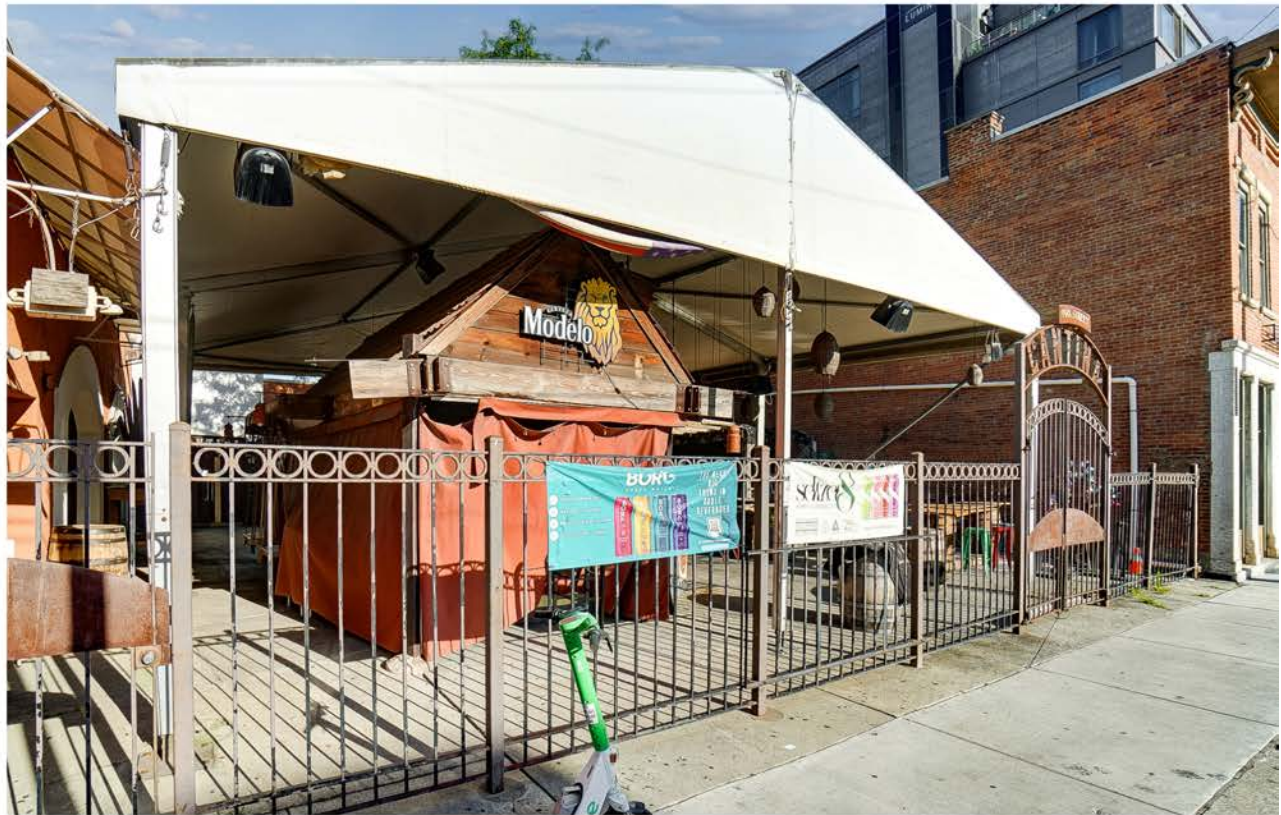
**HIGH
VISIBILITY**



05

PRIME
RESTAURANT
SPACE IN THE
HEART OF
COLUMBUS

ABUNDANCE OF
PATIO SPACE
EXTERIOR

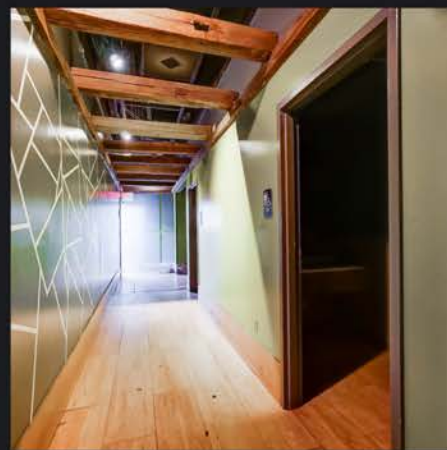


SPACIOUS
INTERIOR

**IDEAL FOR A
VARIETY OF
DINING AND
ENTERTAINMENT
CONCEPTS**









VERSATILE
KITCHEN
A BLANK
CANVAS FOR
YOUR CULINARY
VISION



STREET

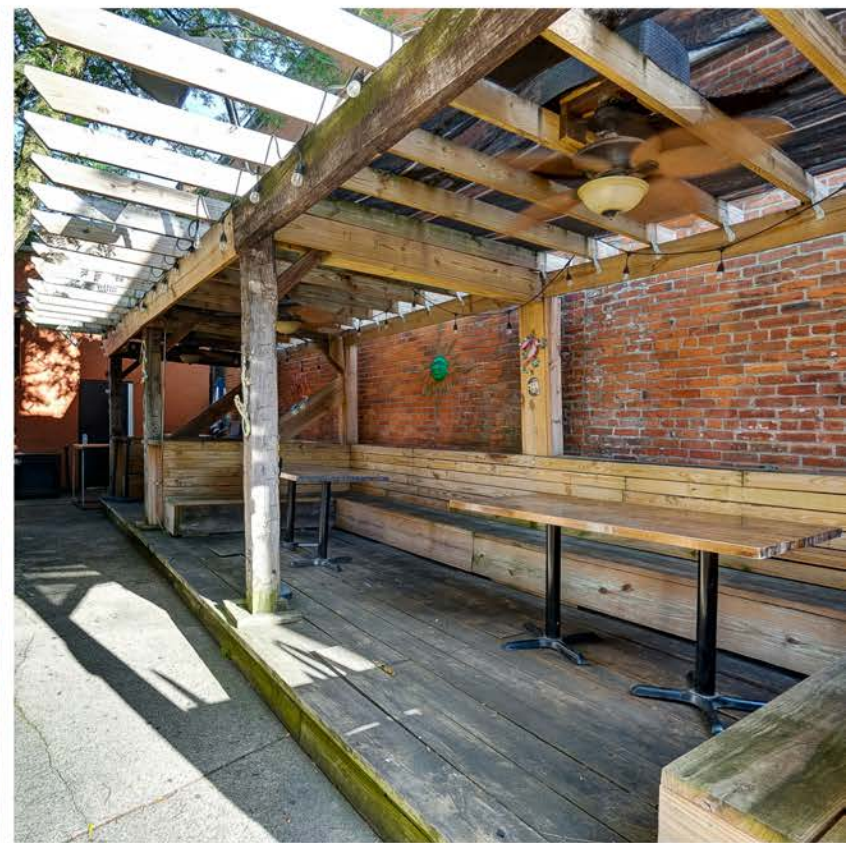
PARK
491

491 PARK

STREET

COLUMBUS, OH 43215







491 STREET PARK

STREET



A RARE CHANCE
TO ESTABLISH A
THRIVING
BUSINESS IN ONE
OF COLUMBUS'
MOST VIBRANT
AREAS



WELCOME TO

THE NEIGHBORHOOD

The surrounding neighborhood is a bustling hub of activity, known for its vibrant cultural scene, diverse dining options, and thriving nightlife. The area attracts a mix of young professionals, families, and tourists, all seeking unique and memorable experiences.

07

Nationwide
DOWNTOWN

**CULINARY
EVENTS +
FESTIVALS**

Columbus hosts various food festivals and culinary events, which attract food enthusiasts and provide excellent marketing opportunities for new restaurants.

**GROWING
POPULATION**

Columbus is experiencing population growth, which increases the potential customer base for new restaurants.

The local community is enthusiastic about new dining experiences, as evidenced by the high number of restaurant openings and the support for local chefs and restaurateurs.

**SUPPORTIVE
COMMUNITY**

ARENA

THRIVING

COLUMBUS, OH

902,449

TOTAL
POPULATION

\$62,994

MEDIAN
HOUSEHOLD
INCOME

\$212,500

MEDIAN HOME
VALUE

*Columbus, Ohio,
A Hidden Gem In
Plain Sight
- Forbes*



97%

EMPLOYMENT RATE



**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**

491 PARK

STREET

COLUMBUS, OH 43215

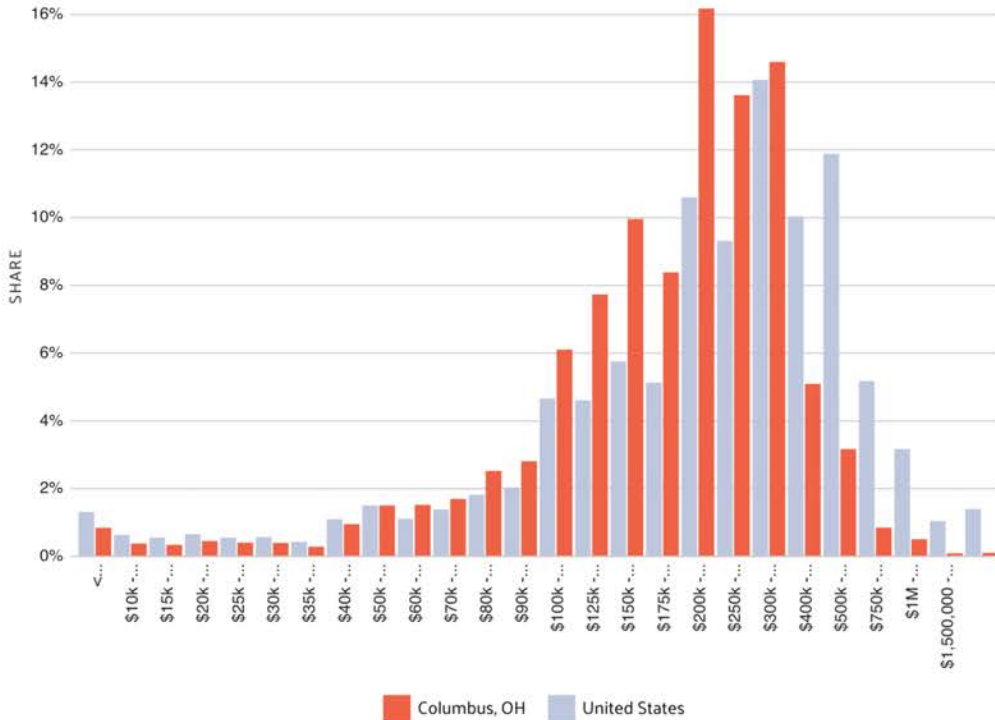
Columbus is one of the fastest-growing cities in the Midwest. In fact, Columbus has the most population growth out of any metropolitan in U.S. Vibrant and alive, Columbus is known for its public-private collaborations and entrepreneurial spirit.

COLUMBUS, OHIO

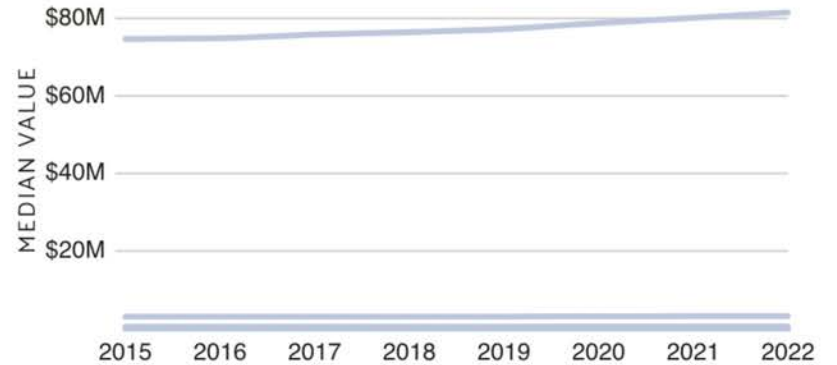
HOUSEHOLD INCOME [2022]



PROPERTY VALUE



MEDIAN PROPERTY VALUE



COLUMBUS, OH

A TOP DESTINATION FOR NEW RESTAURANTS

ECONOMIC VIABILITY

The cost of real estate in Columbus is relatively lower compared to other major cities, making it an attractive location for starting or expanding a restaurant business. This economic advantage, coupled with a diverse population, supports a wide range of culinary ventures.

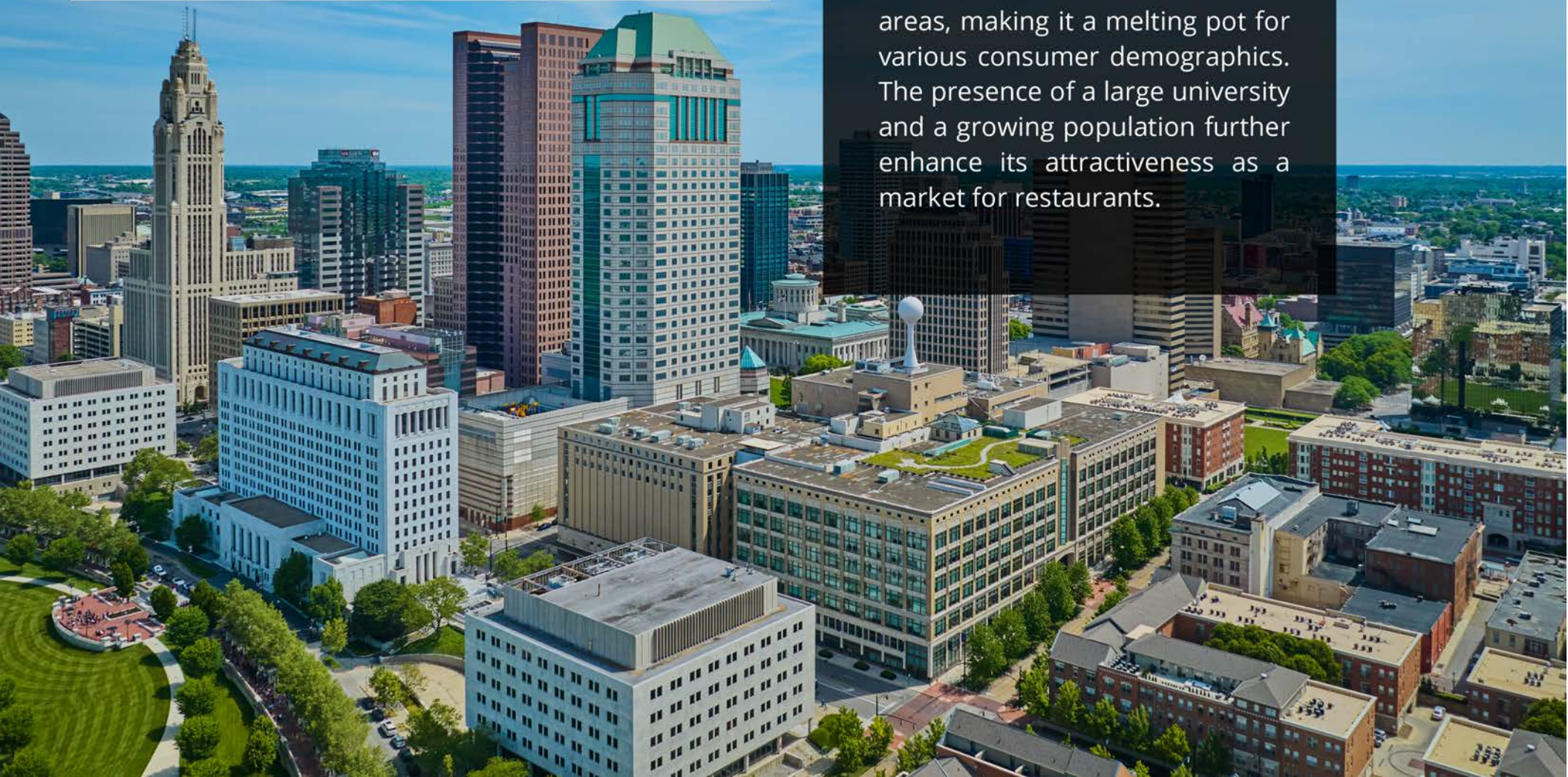
CULINARY INNOVATION + DIVERSITY

Columbus is recognized as one of America's top food cities, offering a vibrant and innovative culinary scene. This includes a mix of classic favorites and bold new creations, contributing to its reputation as a foodie's paradise.



DIVERSE MARKET + GROWING POPULATION

Columbus offers a unique blend of urban, suburban, and rural areas, making it a melting pot for various consumer demographics. The presence of a large university and a growing population further enhance its attractiveness as a market for restaurants.



A photograph of the Columbus, Ohio skyline at dusk. The sky is a deep blue, and the buildings are illuminated with warm orange and yellow lights. In the foreground, a multi-arched bridge spans across a river. The buildings vary in height and style, with some having prominent windows and others being more modern glass structures.

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

TECHNOLOGY + ADAPTATION

The incorporation of technology to address staffing shortages and enhance customer experience is a trend that Columbus restaurants are embracing. This adaptability is crucial in maintaining competitiveness in the restaurant industry.

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](#)**

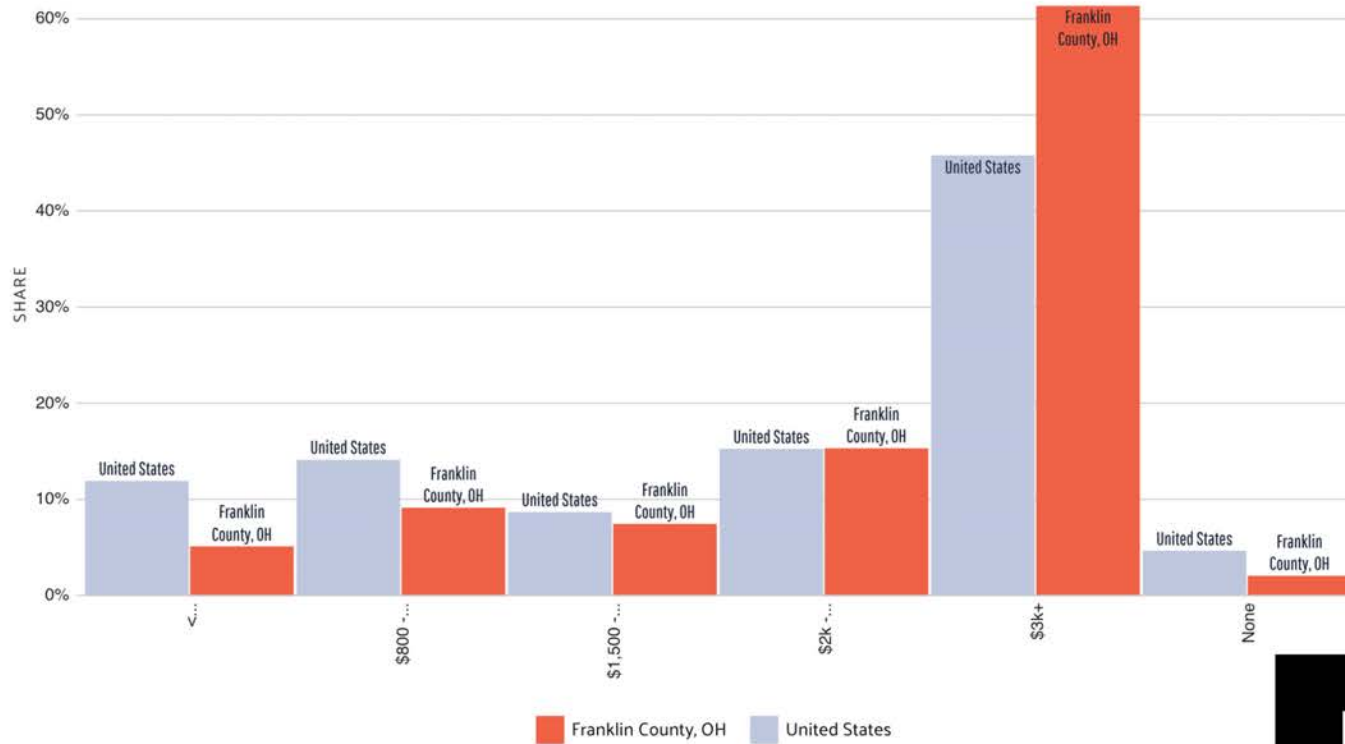
**491
PARK**

STREET

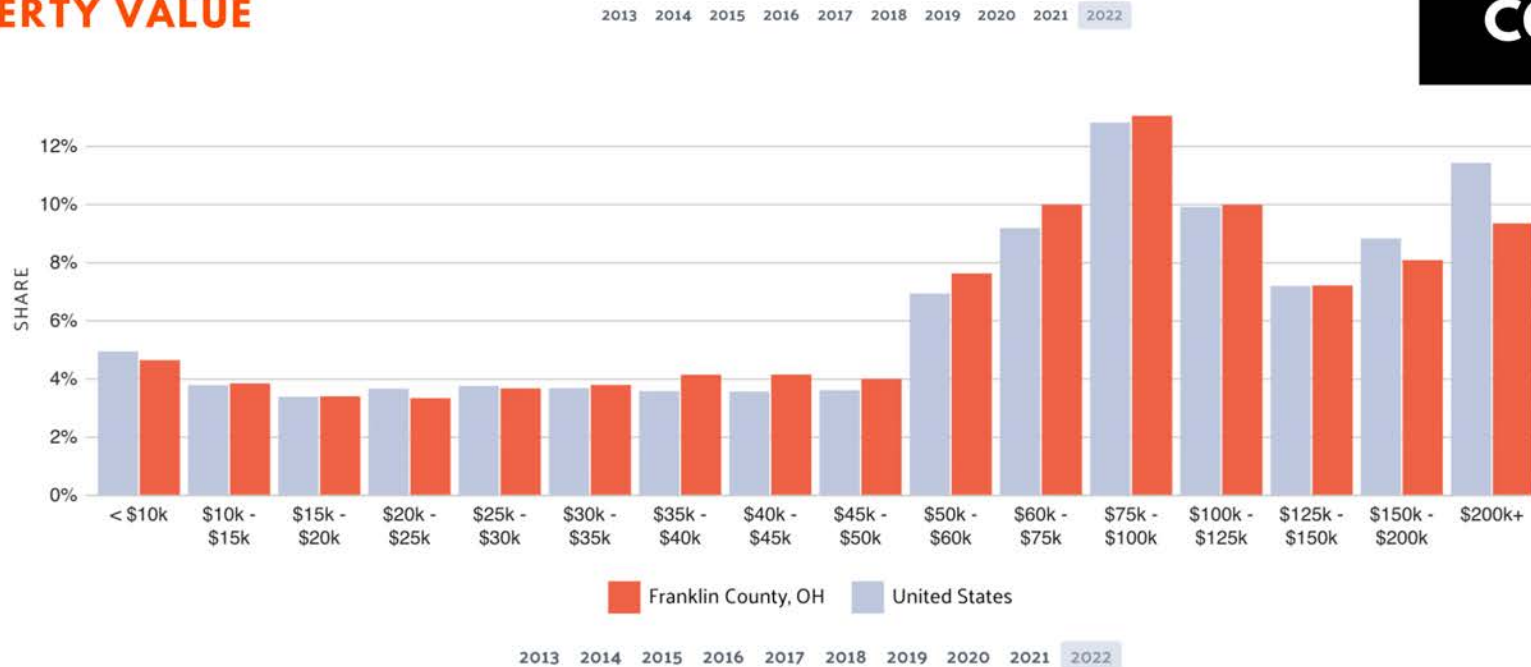
COLUMBUS, OH 43215

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



PROPERTY VALUE





DEMOGRAPHICS



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

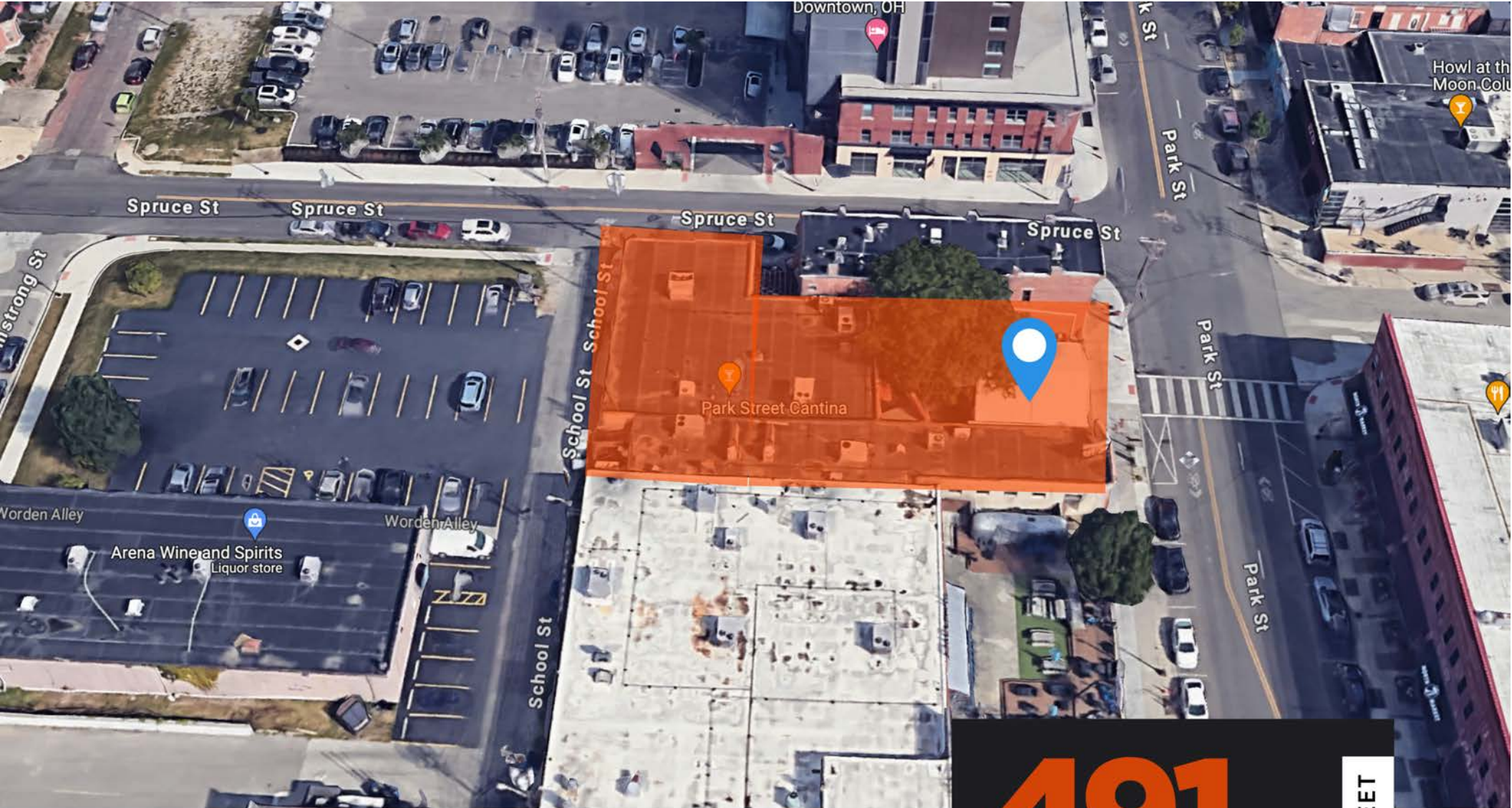
	1 MILE	3 MILE	5 MILE
2023 Total Population	20,035	175,839	381,743
2028 Population	21,137	180,150	386,520
Pop Growth 2023-2028	+ 5.50%	+ 2.45%	+ 1.25%
Average Age	36	34	36
2023 Total Households	11,959	76,383	159,973
HH Growth 2023-2028	+ 5.81%	+ 2.79%	+ 1.35%
Median Household Inc	\$69,587	\$50,321	\$52,609
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



STRATEGIC LOCATION

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.

491
PARK
STREET



495 PARK ST





DOWNTOWN

**HILTON
COLUMBUS**

**GREATER COLUMBUS
CONVENTION CENTER**

NORTH MARKET

AC HOTEL

491 PARK ST



491 PARK

STREET

COLUMBUS, OH 43215

AIRPORTS



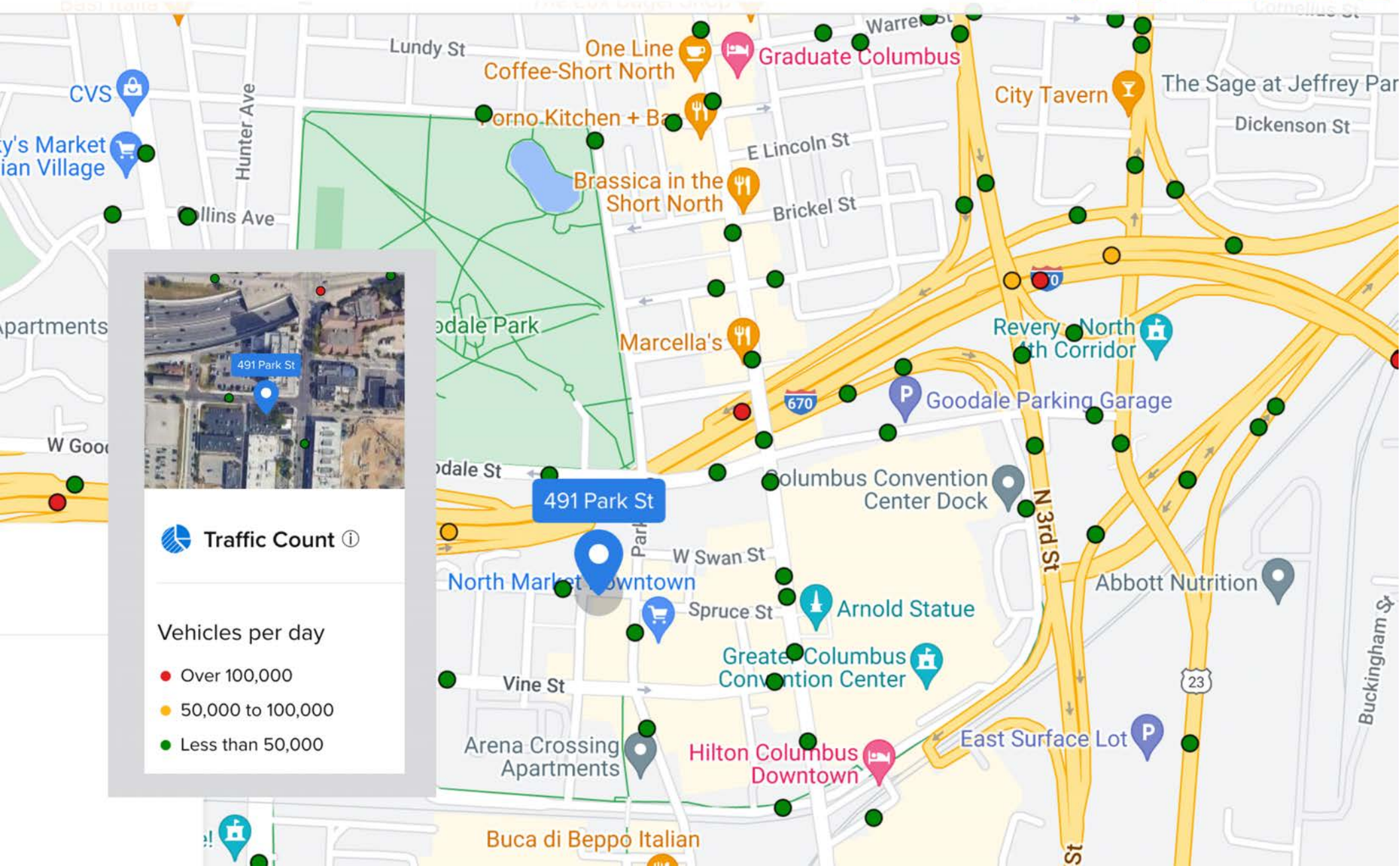
11 MINS

JOHN GLENN COLUMBUS INTERNATIONAL

25 MINS

RICKENBACKER INTERNATIONAL

491 PARK STREET



Traffic Count ⓘ

Vehicles per day

- Over 100,000
- 50,000 to 100,000
- Less than 50,000

491 Park St

North Market Downtown

Arena Crossing Apartments

Buca di Beppo Italian

Hilton Columbus Downtown

Greater Columbus Convention Center

Arnold Statue

Columbus Convention Center Dock

Goodale Parking Garage

Revery North 4th Corridor

City Tavern

The Sage at Jeffrey Park

One Line Coffee-Short North

Graduate Columbus

Brassica in the Short North

Marcella's

Porno Kitchen + Bar

Goodale Park

Goodale St

W Swan St

Spruce St

Vine St

N 3rd St

Abbott Nutrition

East Surface Lot

Buckingham St

CVS

City's Market

apartments

W Goodale St

Hunter Ave

Illins Ave

Lundy St

E Lincoln St

Brickel St

Warren St

Kornelius St

Dickenson St

670

23

491 PARK

COLUMBUS, OH 43215

STREET

TENANT MIX AND OPPORTUNITIES

The surrounding area features a mix of upscale restaurants, boutique shops, and entertainment venues, creating a vibrant ecosystem that draws both locals and visitors. This property is ideal for restaurateurs looking to capitalize on the bustling Columbus market and establish a standout dining destination.

*Columbus named one
of the Best
Destinations for
Culinary Travel in
2024 by Essence*





**3,480 SF
OF UNIQUE
PATIO
SPACE**

**BUILT-IN
CUSTOMER
BASE**

**PRIME
LOCATION
WITH HIGH
VISIBILITY +
FOOT
TRAFFIC**

WHY CHOOSE **491 PARK STREET**

Choosing 491 Park St for your restaurant means positioning your business in a high-traffic, high-visibility area with a built-in customer base. The fully equipped kitchen and expansive patio space provide a versatile canvas for your culinary vision. The proximity to major attractions and developments further enhances the potential for success.

**8,520 SF OF
INTERIOR
RESTAURANT
SPACE**

**FULLY
EQUIPPED
KITCHEN WITH
AN 18-FOOT
HOOD**

**PROXIMITY
TO MAJOR
ATTRactions +
DEVELOPMENTS**

**CAPITALIZE
ON THE
BUSTLING
COLUMBUS
MARKET**

**SPACIOUS
INTERIOR +
EXTERIOR
AREAS**

491

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.



PARK STREET

ROTH

REAL
ESTATE
GROUP

JENNIFER ROONEY

📞 614.721.6752

✉️ JENNIFER@ROTHREGROUP.COM

🌐 ROTHREGROUP.COM



**The information contained herein was furnished by sources believed to be reliable, but it is not guaranteed, warranted, or represented by Roth Real Estate Group. The presentation of this property is submitted and could be subject to error, omissions, change of price or condition prior to sales or lease, or withdrawn without notice.

491
PARK

COLUMBUS, OH 43215

STREET