

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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1,804 +/- SF Available



Appraisal Brokerage Consulting Development

RESTAURANT BUILDING FOR LEASE
2924 East Main Street, Columbus, Ohio 43209

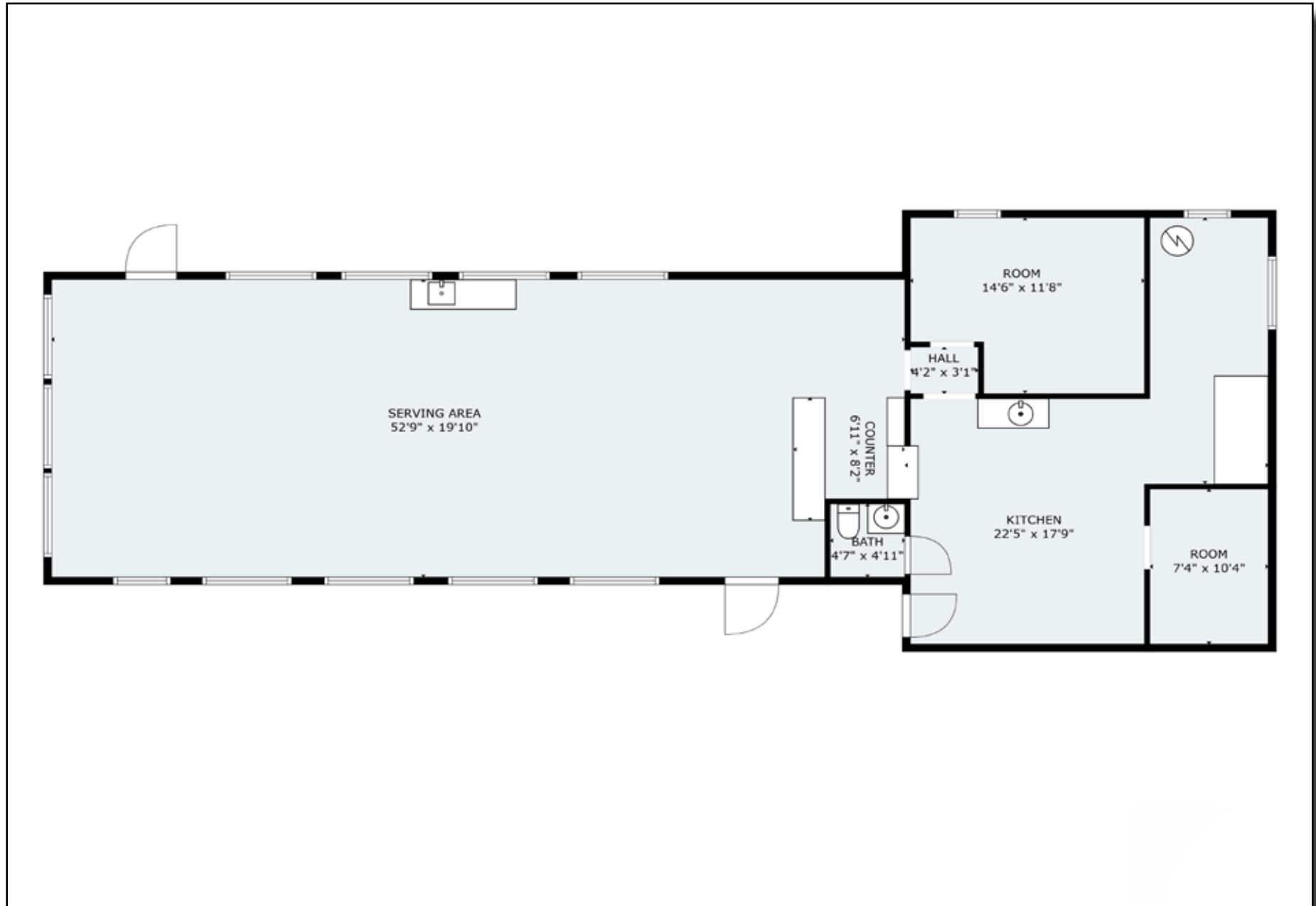
FORMER GRILL AND SKILLET BUILDING!

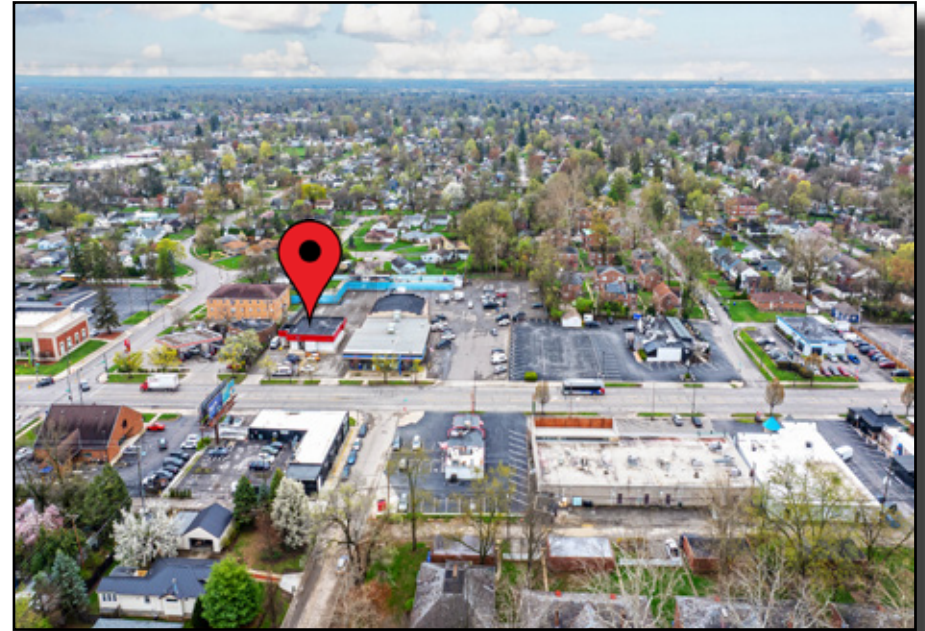
Location-Location-Location... 2924 E Main St presents a valuable 1,804 +/- SF leasing or investment opportunity near Bexley. Formerly home to the well-known Grille & Skillet, this property offers a highly visible location along one of the area's primary commercial corridors. With strong traffic counts, existing infrastructure, and flexible zoning potential, the site is well-suited for a variety of uses—including retail, restaurant, service-based businesses. The building is available for lease and will require renovation to meet a new tenant's specific needs. Surrounded by ongoing development and supported by municipal investment, this property offers both tenants and investors the chance to reimagine a legacy location with long-term upside.



Property Highlights

Address:	2924 East Main Street Columbus, OH 43209
County:	Franklin
PID:	010-092146-00
Location:	NWC of East Main Street and Enfield Road
Building Size:	1,804 +/- SF
Year Built:	1946
Year Remodeled:	2002
Levels:	1 Story
Space Available:	1,804 +/- SF
Lease Rate:	\$4,500/month NNN
Zoning:	Mixed-Use





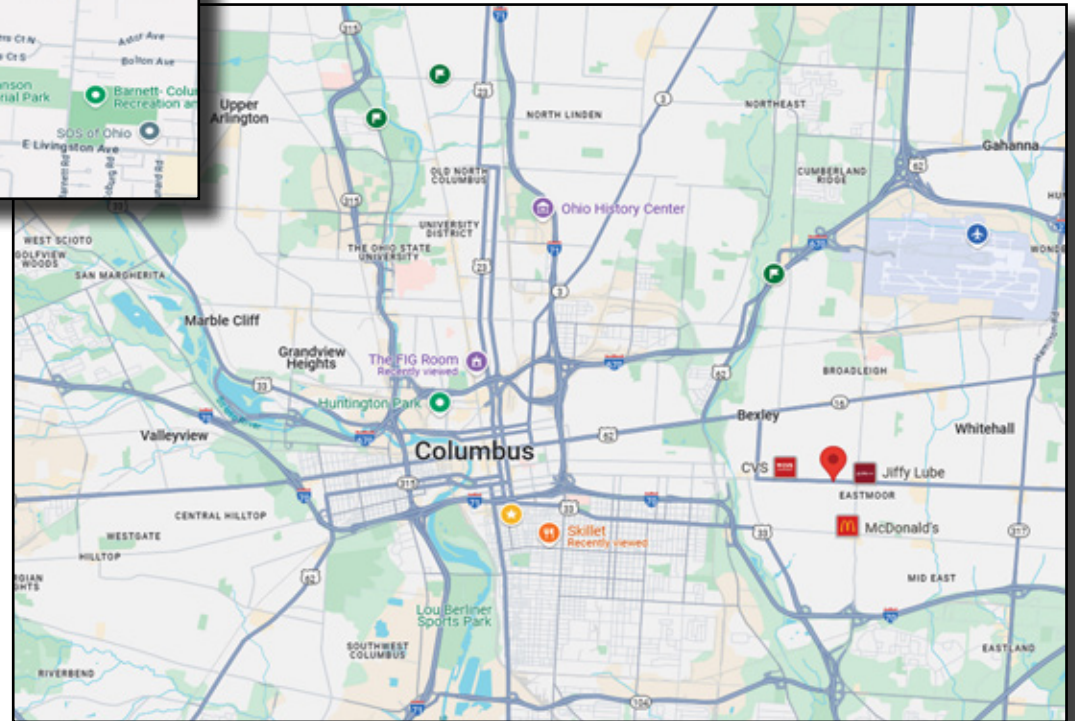






1,804 +/- SF Restaurant Building
2924 E Main St, Columbus, OH 43209

Street Map



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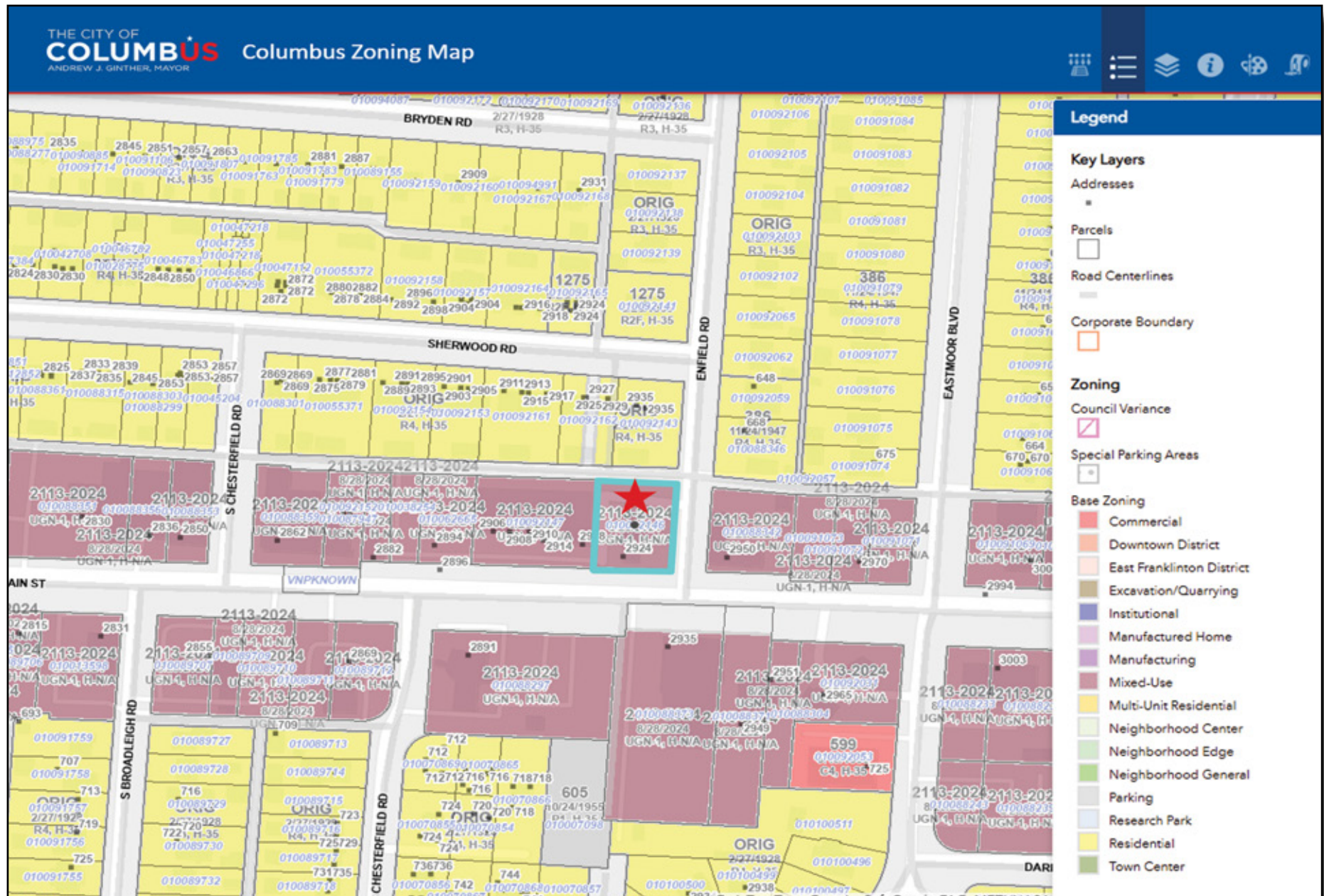
1,804 +/- SF Restaurant Building
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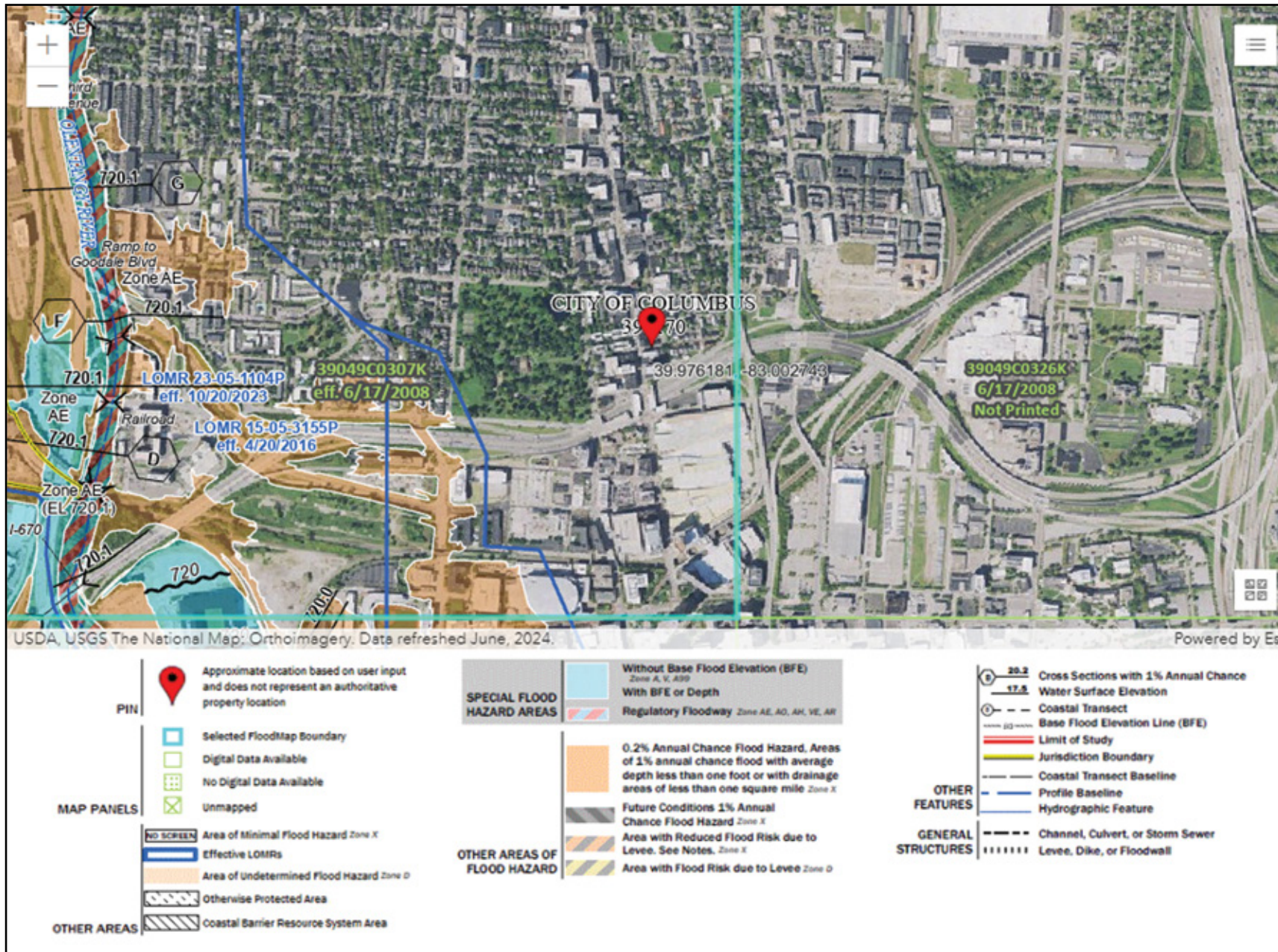
Location Map




Great Location!

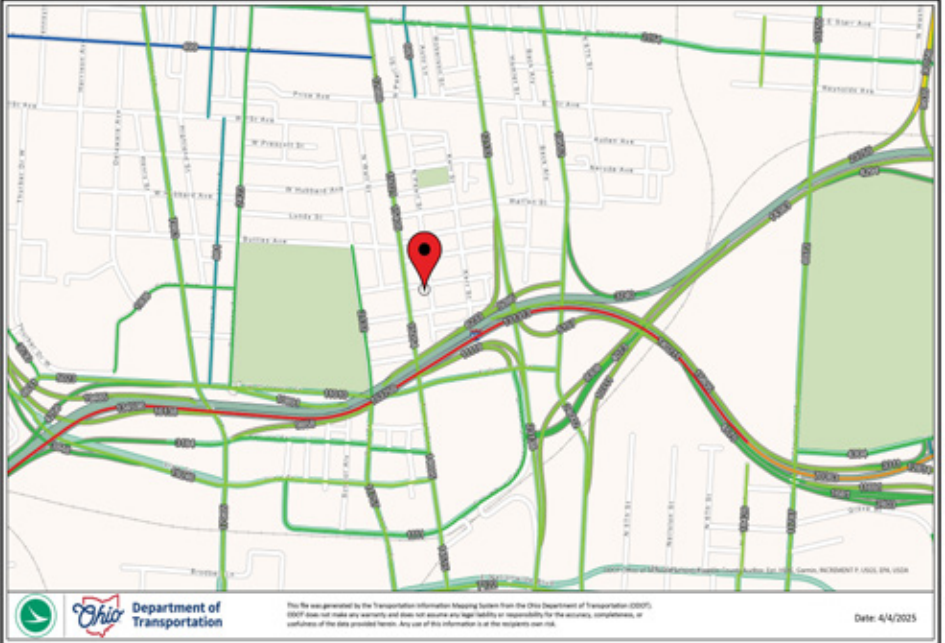
Easy access to major roads
15 minutes to Downtown Columbus



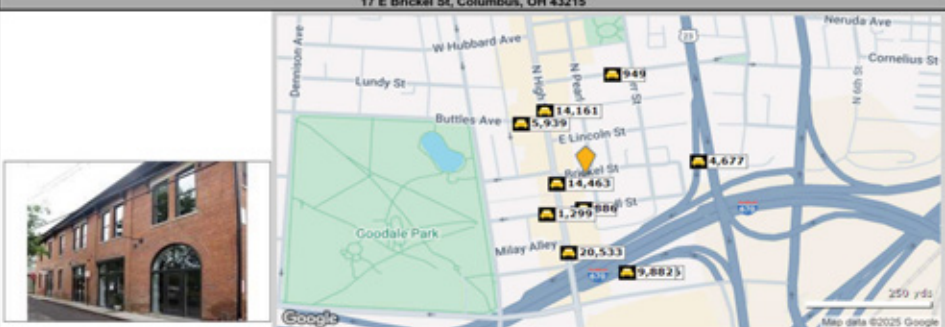


Demographic Summary Report

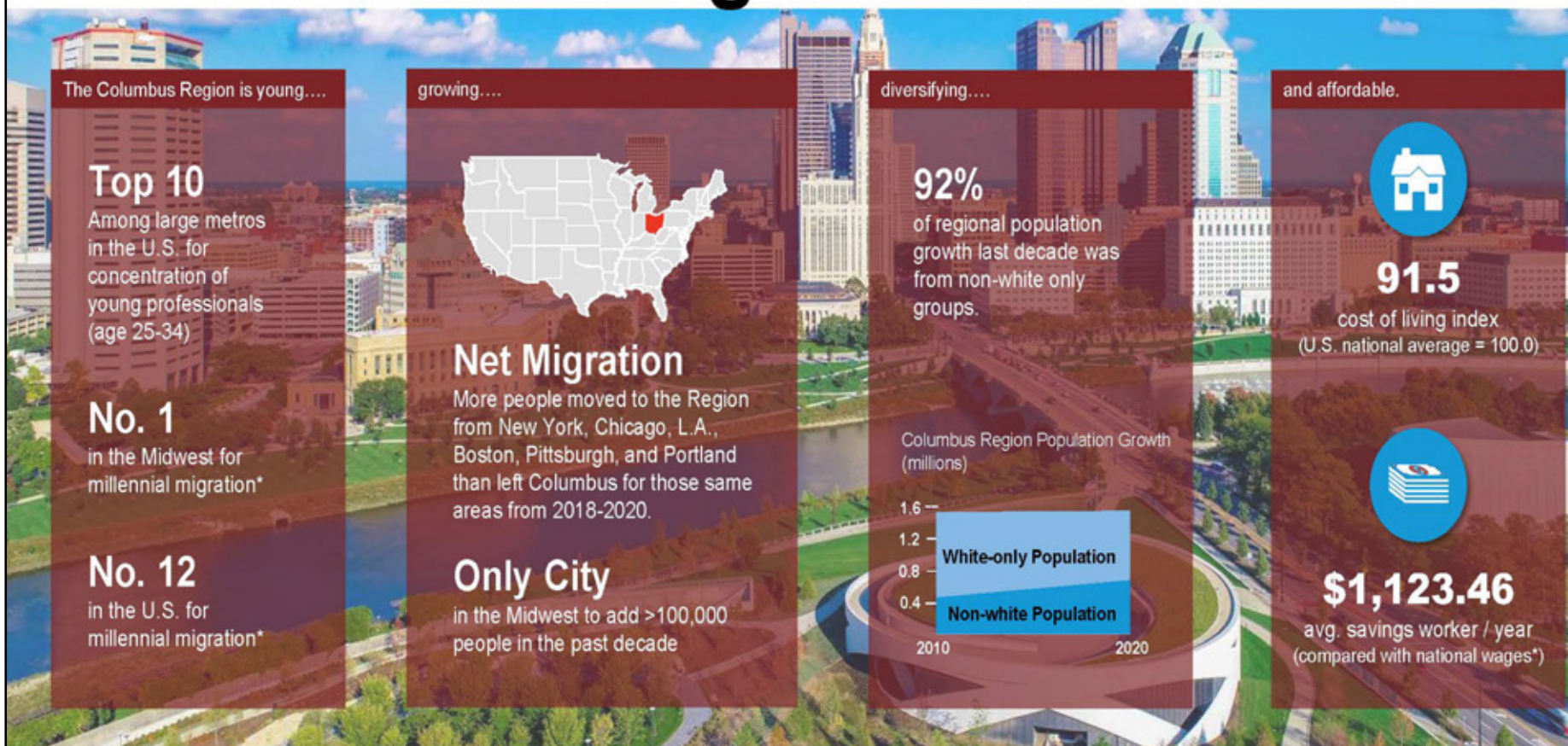
17 E Brickel St 17 E Brickel St, Columbus, OH 43215				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	23,531	172,541	374,800	
2024 Estimate	23,043	169,880	370,280	
2020 Census	20,712	157,889	350,399	
Growth 2024 - 2029	2.12%	1.57%	1.22%	
Growth 2020 - 2024	11.25%	7.59%	5.67%	
2024 Population by Hispanic Origin	1,203	8,272	22,841	
2024 Population	23,043	169,880	370,280	
White	17,139 74.38%	104,083 61.27%	217,956 58.86%	
Black	2,414 10.48%	39,772 23.41%	92,058 24.86%	
Am. Indian & Alaskan	70 0.30%	523 0.31%	1,574 0.43%	
Asian	1,076 4.67%	7,402 4.36%	13,441 3.63%	
Hawaiian & Pacific Island	6 0.03%	109 0.06%	190 0.05%	
Other	2,337 10.14%	17,992 10.59%	45,061 12.17%	
U.S. Armed Forces	11	129	168	
Households				
2029 Projection	13,947	79,366	161,394	
2024 Estimate	13,676	78,144	159,449	
2020 Census	12,398	72,465	150,688	
Growth 2024 - 2029	1.98%	1.56%	1.22%	
Growth 2020 - 2024	10.31%	7.84%	5.81%	
Owner Occupied	3,303 24.15%	19,468 24.91%	61,190 38.38%	
Renter Occupied	10,372 75.84%	58,676 75.09%	98,259 61.62%	
2024 Households by HH Income	13,676	78,144	159,449	
Income: <\$25,000	1,928 14.10%	21,696 27.76%	39,350 24.68%	
Income: \$25,000 - \$50,000	1,831 13.39%	16,124 20.63%	34,626 21.72%	
Income: \$50,000 - \$75,000	2,255 16.49%	12,744 16.31%	27,275 17.11%	
Income: \$75,000 - \$100,000	2,105 15.39%	8,533 10.92%	17,850 11.19%	
Income: \$100,000 - \$125,000	1,701 12.44%	5,696 7.29%	12,177 7.64%	
Income: \$125,000 - \$150,000	1,251 9.15%	3,987 5.10%	8,045 5.05%	
Income: \$150,000 - \$200,000	1,120 8.19%	5,037 6.45%	9,542 5.98%	
Income: \$200,000+	1,485 10.86%	4,327 5.54%	10,584 6.64%	
2024 Avg Household Income	\$105,122	\$74,397	\$78,237	
2024 Med Household Income	\$84,786	\$52,143	\$54,801	



Traffic Count Report

17 E Brickel St 17 E Brickel St, Columbus, OH 43215						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N High St	Brickel St	0.01 N	2022	14,463	MPSI	.03
2 E Russell St	N Pearl St	0.02 E	2018	886	MPSI	.04
3 W Russell St	N High St	0.02 E	2018	1,299	MPSI	.06
4 N High St	N High St	0.02 S	2022	14,161	MPSI	.09
5 Buttles Ave	N Wall St	0.01 W	2018	5,939	MPSI	.10
6 N High St	W Poplar Ave	0.02 S	2018	20,533	MPSI	.10
7 E Goodale St	Kerr St	0.05 SE	2022	10,756	MPSI	.13
8 RAMP FROM IR670 EB TO THIRD &	Kerr St	0.05 SE	2020	9,882	AADT	.13
9 RAMP FROM US23 DA SB TO IR670 WB	Henrietta St	0.01 W	2020	4,677	AADT	.13
10 Warren St	Kerr St	0.02 E	2018	949	MPSI	.13

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

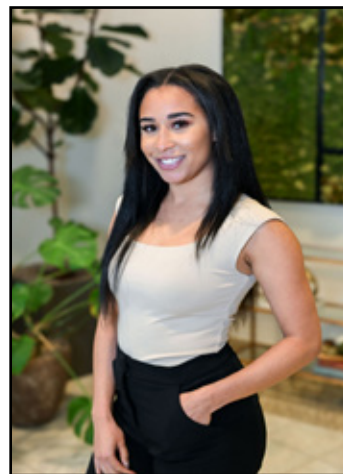
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Learn more about us at
www.rweiler.com

The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 87 years in the business, we have a competitive advantage in the market... a value that 7 clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.