

PARTY HOUSE CARRYOUT

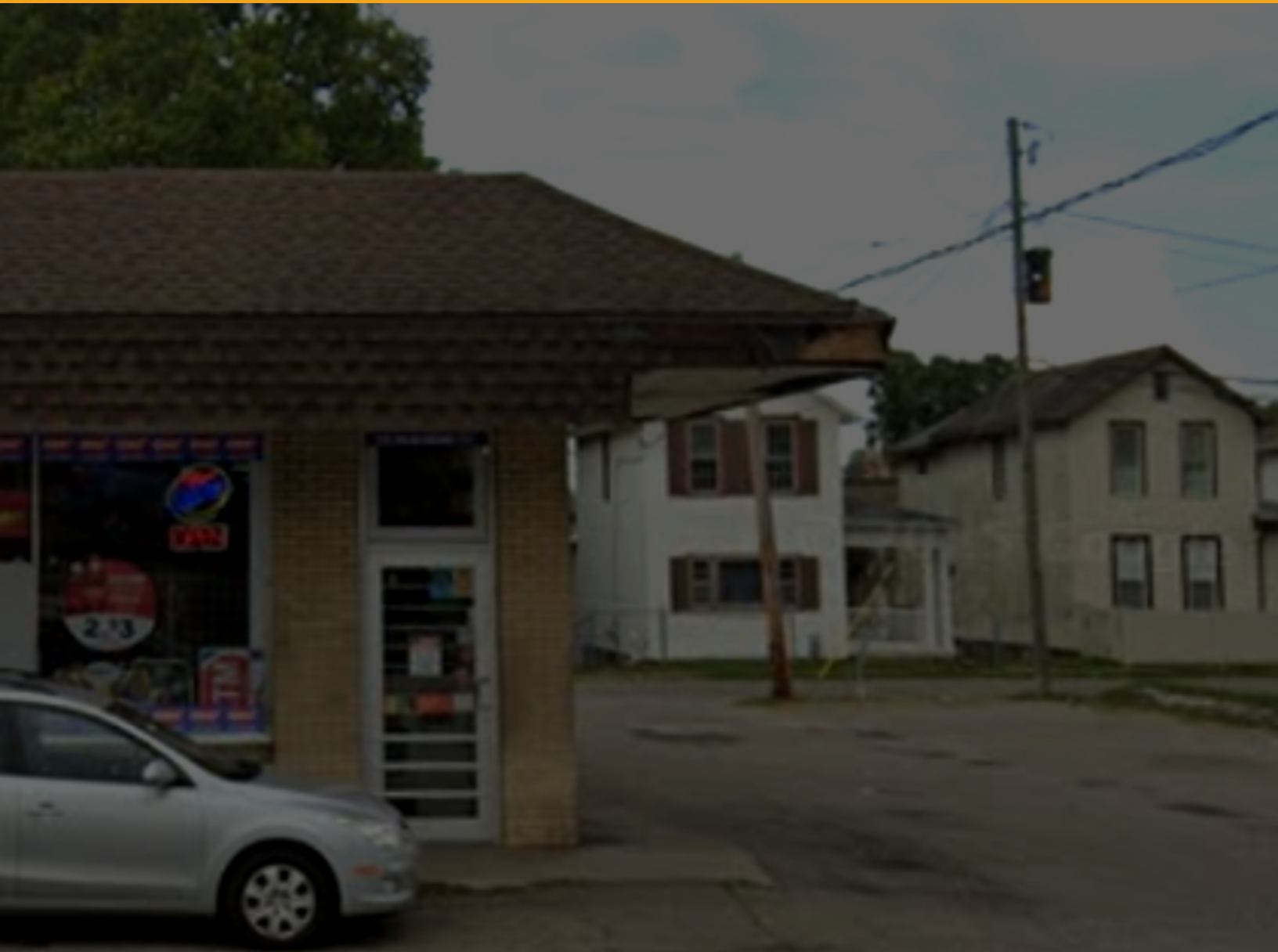
Newark, Ohio | Business + Real Estate Opportunity

REAL ESTATE

C1/C2 PERMITS

LOTTERY

INVENTORY



Listed by Rudy Stefanitsis | Red 1 Realty

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LONG-TERM OWNER
PREPARING TO RETIRE

338 Mount Vernon Road, Newark, OH 43055

An established carryout operation with seller-owned commercial real estate, beer and wine permits, Ohio Lottery income, current inventory, equipment, and attached tenant income - positioned less than 3 minutes from Downtown Newark in the path of Licking County growth.

This opportunity is not just a carryout business. It is a commercial real estate acquisition with multiple operating income streams and underutilized upside.



\$599,900

ASKING PRICE

\$32K-\$39K

ANNUAL LOTTERY
COMMISSIONS

\$1,000/mo

ATTACHED TENANT
RENT

C1/C2

BEER & WINE
PERMITS

\$20K-\$25K

CURRENT INVENTORY
RANGE

<3 MIN

TO DOWNTOWN NEWARK

Included in Sale

- Commercial real estate
- Operating carryout business
- C1/C2 beer and wine permits
- Ohio Lottery retailer operation
- Fixtures, equipment, and current inventory
- Attached pizza/sub tenant income
- Seller financing considered with minimum 50% down and written payoff strategy

Buyer Upside

- Expand product mix beyond current basic offerings
- Improve merchandising, signage, and curb appeal
- Increase beer/wine marketing and seasonal promotions
- Evaluate longer-term lease with Alley Cat Pizza & Subs
- Capture local traffic from downtown, nearby neighborhoods, contractors, and regional growth

Location: Newark Main-Corridor Retail

The business sits on Mount Vernon Road minutes from downtown Newark and regional highway connections. The physical property gives a buyer options: operate, lease, improve, reposition, or hold as a long-term commercial asset.



3 MI

TO LICKING COUNTY
REGIONAL AIRPORT

~30-35 MI

TO JOHN GLENN INTL
AIRPORT

SR-16

REGIONAL EAST-WEST
CORRIDOR

I-70

CENTRAL OHIO
LOGISTICS ACCESS

Positioned for multiple buyer types

- Hands-on owner-operator
- Existing carryout/convenience operator
- Small commercial real estate investor
- Local entrepreneur seeking building control
- Developer/investor focused on future site optionality

Why this matters

A buyer is acquiring more than current store cash flow. They are buying a physical commercial location, permitted beer/wine retail platform, tenant income, and a foothold in a county attracting major employment and infrastructure investment.

Sources: Licking County Regional Airport/Treneff Field; Uber/Rome2Rio CMH to Newark distance references.

\$28B

INTEL ANNOUNCED
INVESTMENT

3,000

EXPECTED INTEL
JOBS

7,000

EXPECTED
CONSTRUCTION JOBS

10+

SCHOOL DISTRICTS /
TALENT PIPELINE

Major regional demand drivers

- Intel selected the Licking County portion of the New Albany International Business Park for its semiconductor manufacturing campus; reported investment increased to \$28B.
- Data center and advanced manufacturing growth has expanded across Central Ohio, bringing contractors, suppliers, utility upgrades, and housing demand.
- The Columbus Region identifies Licking County key cities as Newark, Heath, and Pataskala, with notable businesses including AWS, Axiom Plastics, Owens Corning, and State Farm.

Why a carryout benefits from this

- More contractors and daytime traffic in the region.
- More households and rental demand over time.
- More supplier/service businesses supporting large employers.
- More need for convenient neighborhood retail, quick food, beer/wine, and lottery stops.
- Existing real estate provides control of location as nearby values and operating costs evolve.

Newark: Downtown, Workforce & Community Momentum

Downtown revitalization, education assets, regional employers, and infrastructure planning all support the long-term thesis: Newark is becoming a stronger place to live, work, shop, and own commercial real estate.

Historic Newark Arcade

- Restored historic downtown marketplace
- Retail, dining, entertainment, and 19 loft apartments
- 8,500 SF community/event space
- Reopened as a downtown destination after major restoration

Education & Workforce

- Licking County: 10 public school districts, 9 private schools, 3 technical school campuses, 2 universities
- C-TEC prepares students for workforce and college pathways
- COTC and Ohio State Newark provide local certificates, technical degrees, and OSU degree pathways

Local demand thesis for Party House Carryout

The property is minutes from Downtown Newark, with an existing customer base, attached tenant income, beer/wine permits, lottery revenue, and product-line upside. A new operator could modernize the store, add more high-margin convenience categories, optimize the tenant lease, and use ownership of the building as a long-term wealth lever.

Sources: Historic Newark Arcade; Ohio Magazine; Columbus Region Licking County profile; C-TEC; COTC; Ohio State Newark.

Buyer Upside & Next Steps

Product Expansion

Add broader snacks, grocery essentials, non-alcoholic beverages, tobacco/vape where permitted, grab-and-go items, and impulse buys.

Beer & Wine Merchandising

Improve cooler presentation, signage, seasonal promotions, craft/local selection, and high-frequency repeat purchasing.

Tenant Income

Alley Cat Pizza & Subs currently pays \$1,000/month on a month-to-month basis; opportunity exists to negotiate a longer lease and/or evaluate market rent.

Marketing

Google profile, social media, loyalty offers, contractor lunch traffic, neighborhood promotions, and exterior signage refresh.

Real Estate Control

Own the building rather than rent. Buyer captures operational upside plus long-term property value potential.

Seller Financing

Seller may consider financing for qualified buyers with minimum 50% down and a strong written payoff/exit strategy.

Confidential Offering

Please do not disturb ownership, employees, or tenants. Financial information available to qualified buyers only. Private showings by appointment through the listing agent.



Rudy Stefanitsis

Listing Agent | Red 1 Realty

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Business + Real Estate Opportunity

338 Mount Vernon Road, Newark, OH 43055

Asking Price: \$599,900

Long-Term Owner Preparing for Retirement

CELL

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EMAIL

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MLS

226020023



Included in Sale

Real Estate

Operating Business

Inventory

Equipment

C1/C2 Beer & Wine Permits

Ohio Lottery Retailer

Tenant Income

Seller Financing Available*

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