



RETAIL/RESTAURANT CONDO FOR SALE

FORMER WORTHINGTON INN

649 HIGH STREET, C-1, WORTHINGTON, OH 43085



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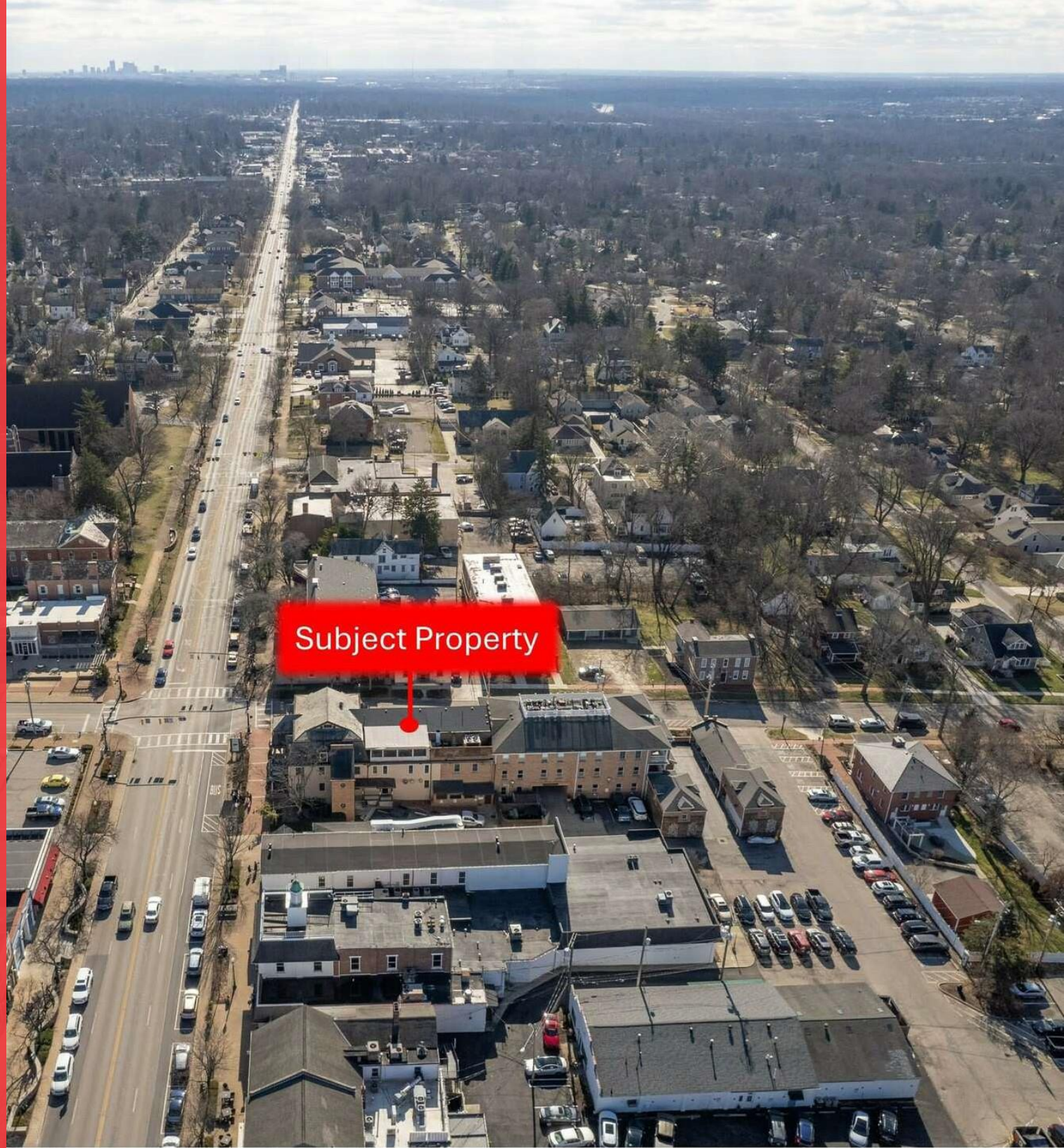
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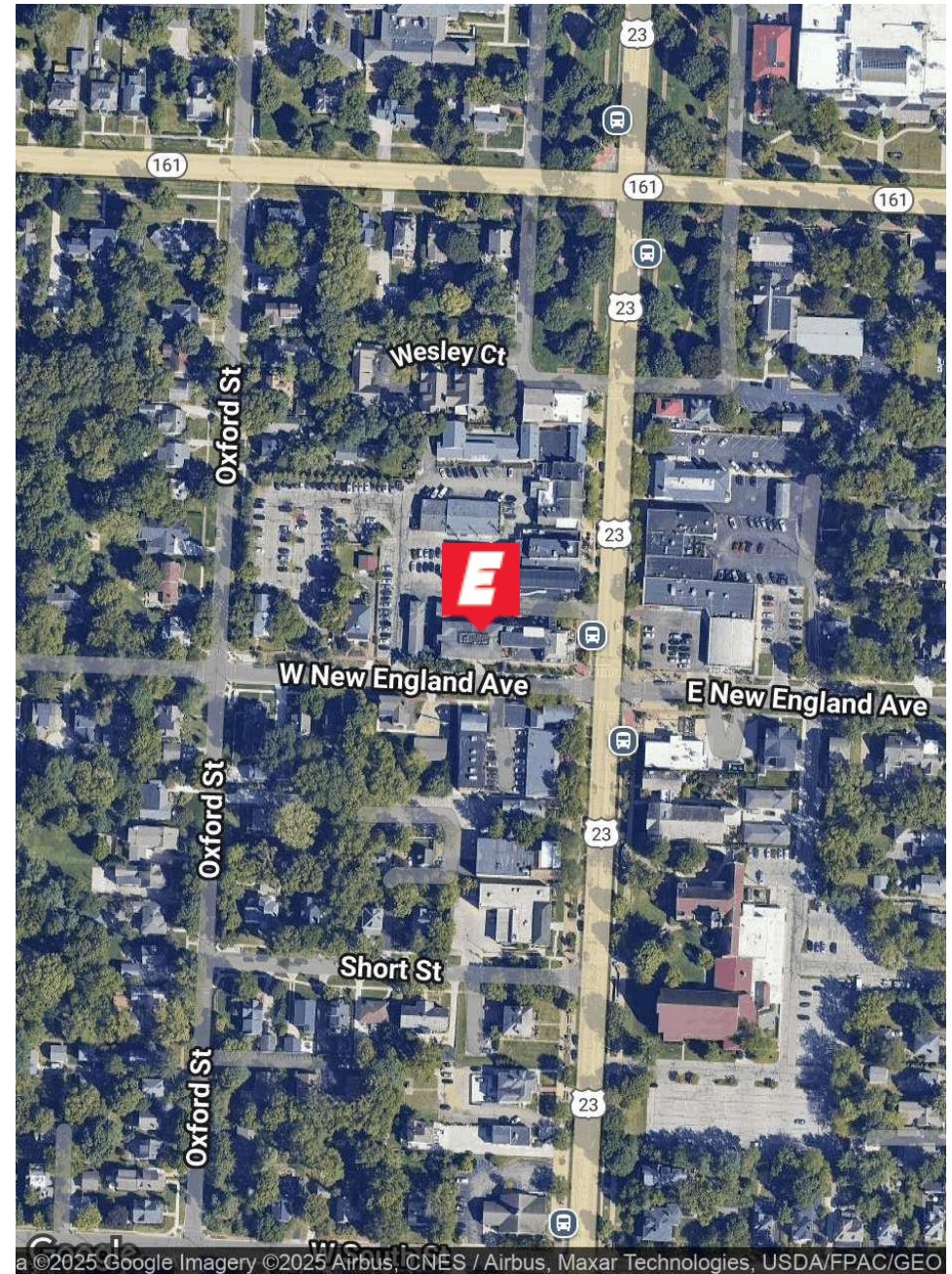
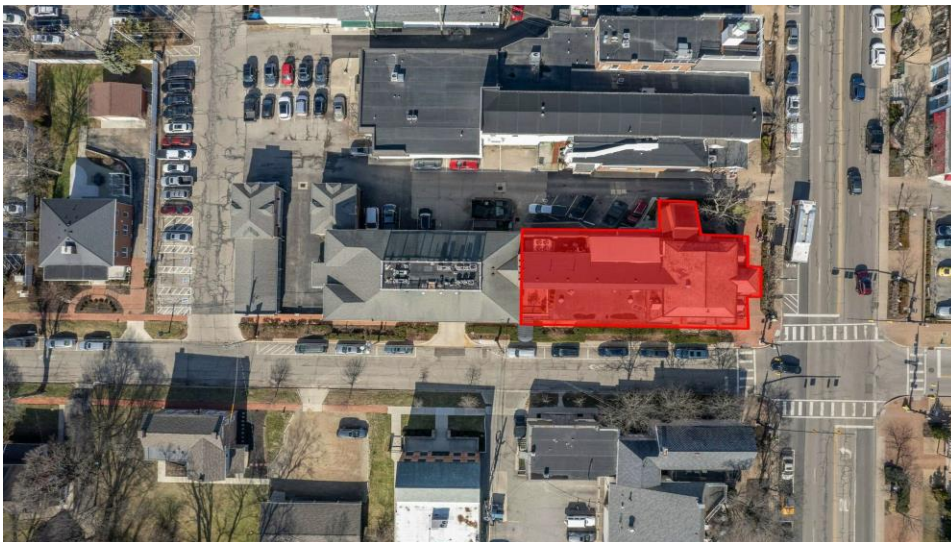
EXECUTIVE SUMMARY

Elford Realty is offering a rare opportunity to own a piece of the most iconic building in downtown Worthington with the sale of the former Worthington Inn restaurant condominium. This condominium offering includes approximately 10,000 square feet spanning the first floor and lower level of the historic portion of the primary building, located at 649 High Street in the heart of Old Worthington.

Originally built in 1831, the Worthington Inn has long been a cherished landmark, known for its elegant architecture, historic charm, and central location in one of Central Ohio's most sought-after neighborhoods. The space provides a unique blend of classic character and modern potential and is zoned C-5 ([Click for Uses](#)) making it ideal for a variety of uses, including restaurant, retail, event space, or creative office concepts.

Situated in a highly walkable and vibrant area, the property is surrounded by boutique shops, restaurants, businesses, and community attractions, drawing steady foot traffic year-round. With its prime location on High Street, excellent visibility, and proximity to Worthington's Village Green, this historic space presents an exceptional investment and redevelopment opportunity.

Additionally, the property offers convenient access with four owned parking spaces and a public parking lot adjacent to the building. The property also includes all kitchen FF&E. An itemized list of FF&E will be provided to qualified buyers.





\$3,000,000
ASKING PRICE

RESTAURANT/RETAIL
PROPERTY TYPE

10,000
TOTAL SF AVAILABLE

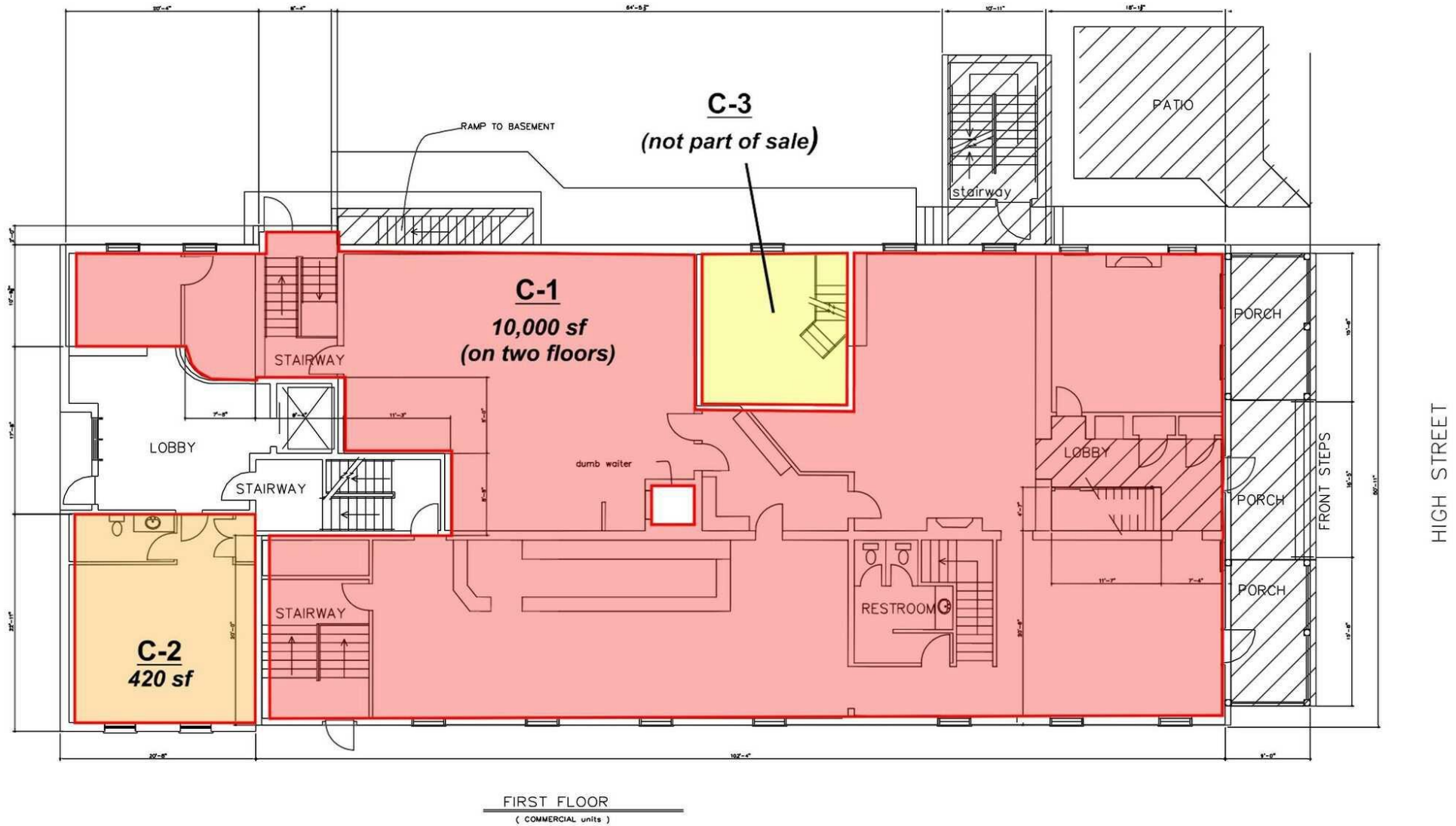
1831
YEAR BUILT

COLUMBUS/WORTHINGTON
NEIGHBORHOOD/CITY

4 OWNED SPACES
PARKING

C-5 (CLICK FOR USES)
ZONING

FLOOR PLAN: FIRST FLOOR



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



MARKET OVERVIEW MAP



WORTHINGTON INN HISTORIC TIMELINE



The Worthington Inn, located at 649 High Street, has a rich history that stretches back to the early 1800s. Originally built in 1831 by Rensselaer W. Cowles, it started as a private residence before transforming into a key stop for travelers on one of Columbus' main roads. Cowles sold the property after his death, and it was eventually operated as the Union Hotel in the mid-1800s by the Lewis family, providing lodging for those passing through the area.

In the late 1800s, ownership shifted again to George Van Loon, who renamed it the Central House. A significant fire in 1901 led to the addition of a third floor, creating the Victorian façade that still characterizes the building today. Over time, the Inn evolved from a traditional hotel into a beloved dining venue, renowned for its elegant decor and high-quality cuisine.

By the 1980s, the Worthington Inn was transformed into a boutique hotel, fine dining restaurant, and banquet facility. However, in 2006, the hotel rooms were converted into condominiums, while the restaurant continued to operate as a popular local destination.

The Inn has recently undergone redevelopment efforts. In 2019, the restaurant and event spaces were closed as part of plans to renovate and repurpose the property into a mixed-use development. Since then, the second and third floors have been fully remodeled into commercial and residential uses. Today, the Worthington Inn remains a celebrated part of Worthington's identity.

NEIGHBORHOOD OVERVIEW

Worthington, Ohio, is a historic and vibrant city in Franklin County, just north of Columbus. Founded in 1803 by settlers from Connecticut, the city was named after Thomas Worthington, one of Ohio's first U.S. senators. Its design reflects traditional New England planning, with a central Village Green that remains a focal point of the community today. Worthington's historic district, known as Old Worthington, showcases well-preserved 19th-century architecture, contributing to the city's charming and timeless appeal.

Beyond its history, Worthington offers a high quality of life with excellent schools, a strong local economy, and abundant green spaces. The Worthington School District is highly rated, and the city hosts popular events like the Worthington Farmers Market and the Worthington Arts Festival. Residents enjoy access to over 200 acres of parks, including Highbanks Metro Park and Olentangy River Parklands, ideal for outdoor activities. With a mix of historic homes and modern developments, Worthington remains one of Central Ohio's most desirable places to live, blending small-town charm with urban accessibility.

AREA AMENITIES

HISTORIC SOCIETY MUSEUM

Local museum that preserves and showcases the history of Worthington, featuring exhibits on its culture, architecture, and important historical events and figures

OLD WORTHINGTON LIBRARY

Historic building that originally served as a library and community center before being repurposed as a museum and event space, preserving the town's architectural heritage

SHOPS AT WORTHINGTON PLACE

Shopping center offering a variety of retail stores, restaurants, and services in a convenient, walkable location, serving as a community hub for locals and visitors alike

WORTHINGTON FARMERS MARKET

Vibrant, community-oriented market that operates year-round and was named Best Farmer's Market in the United States (2024) by USA Today

ANTRIM METRO PARK

Scenic park known for its diverse wildlife, hiking trails and beautiful natural landscapes as well as birdwatching, picnicking and outdoor exploration

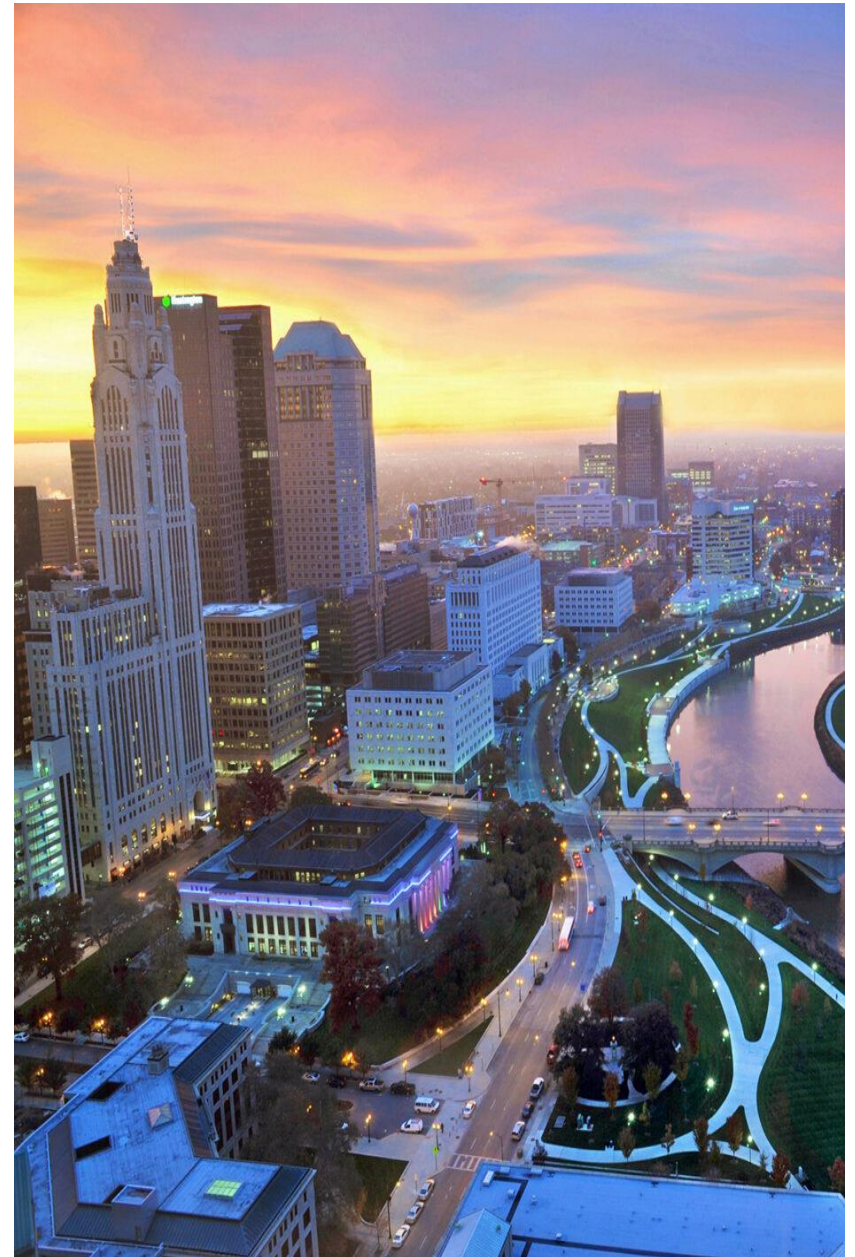
MCCONNELL ARTS CENTER

Vibrant cultural hub housed in a historic school building offering visual and performing art exhibitions, concerts, educational programs, and community events

COLUMBUS AREA TOP EMPLOYERS

Ohio State University	41,791 Employees
State of Ohio	48,000 Employees
OSU Health System	26,307 Employees
Ohio Health	35,000 Employees
JPMorgan Chase	17,480 Employees
Nationwide Insurance	16,000 Employees
Nationwide Children's Hospital	15,868 Employees
Amazon	9,250 Employees
Mount Carmel Health System	9,000 Employees
Honda	8,850 Employees
City of Columbus	8,870 Employees

FORTUNE 1000 HEADQUARTERS



POPULATION OVERVIEW

The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented population growth. Centrally located between Chicago and New York, the Columbus Region boasts the greatest market access of any major metro—with 46% of the United States population within a 10-hour drive.

With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ holds a bachelor’s degree or higher. The Region offers a steady pipeline of young talent with one of the highest concentrations of college students in the nation.

*Source: <https://www.macrotrends.net/cities/22963/columbus/population>

	POPULATION			
	2021	2022	2023	2024
Columbus	1,666,000	1,687,000	1,708,000	2,200,000

FOR SALE | RETAIL/RESTAURANT CONDO



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.

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