

For Sale or Lease: \$2,250,000 or \$8,750/Mo. NNN



Ground Lease for \$125,000 NNN

2055 and 2081 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 $\pm$ 3,415 Sq Ft with approximately $\pm$ 1,200 Sq Ft lower level on two lots totaling approximately $\pm$ 1.033 acres
- Extra parking and drive through window capabilities
- Opportunity to purchase, lease, or redevelop with a ground lease
- Equipment not included
- Property can be ground leased at \$125,000/Year NNN
- 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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Property Information

Legal Property Description	Commercial
Sale Price	\$2,250,000
Lease Rate	\$8,750/Month NNN
Parcel Number	070-012-905-00 and 070-012-903-00
Possession	Immediately

Land Acreage	± 1.033 Acres
Land Use	Fast Food and Dine-In Restaurant
County	Franklin

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

Parking	± 56 Spaces
Access	Via Riverside Drive
Water/Sewer System	Public
Real Estate Taxes (2025)	\$26,847.04
NNN Charges	Tenant will be responsible
Available	September 2026 or Sooner

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Parcel View



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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

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Nearby Amenities



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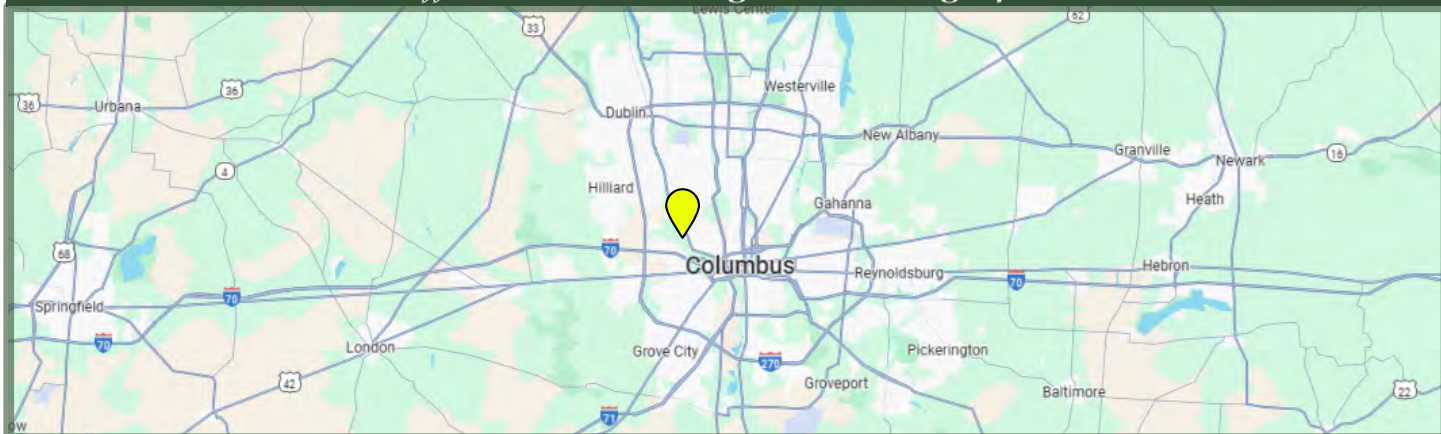
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Traffic Counts and Regional Demographics



Local Traffic (2025)

Riverside Dr - Route 33	±31,673 VPD
Trabue Rd - Riverside Drive	±21,696 VPD
Lane Avenue - Riverside Drive	±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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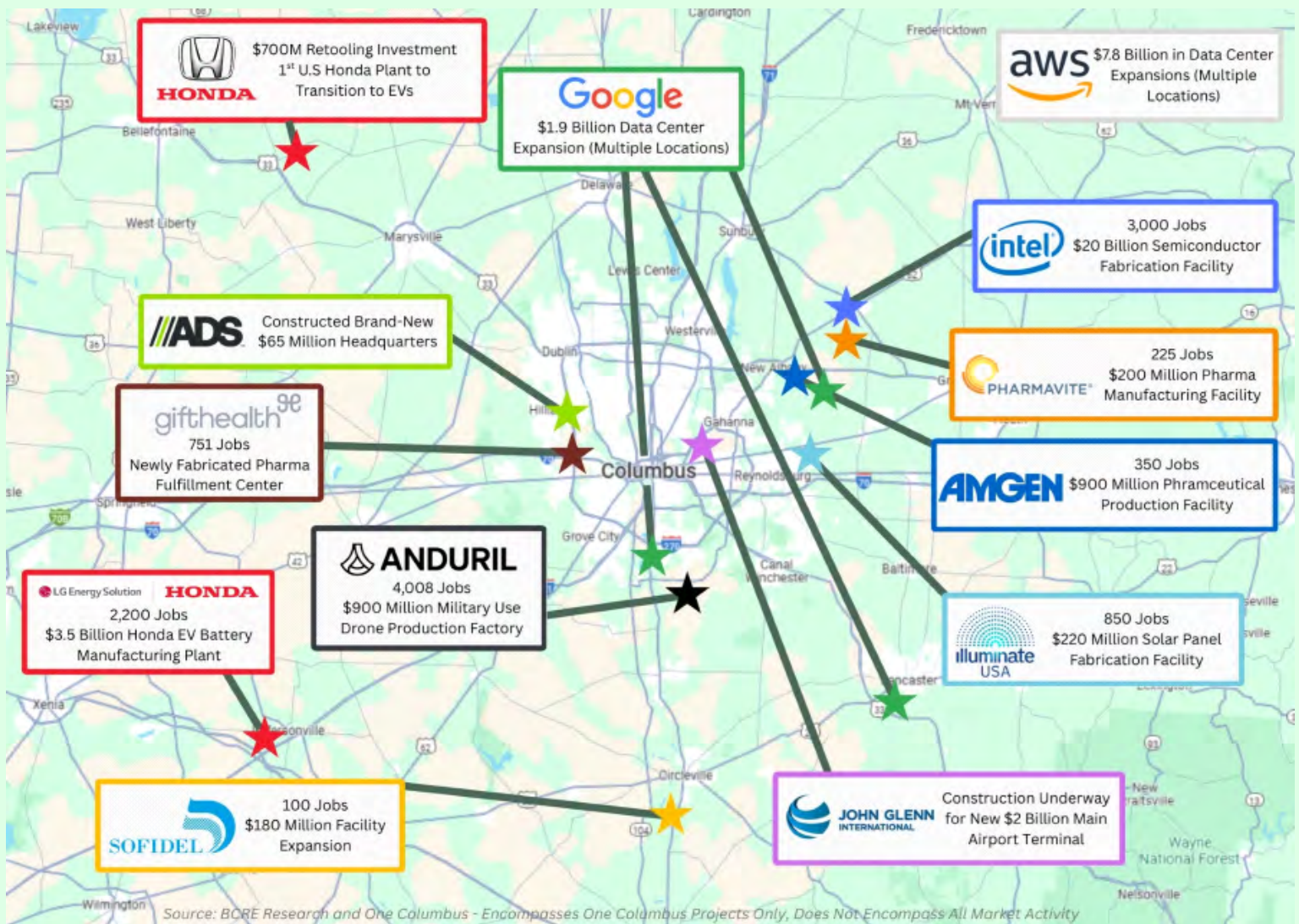
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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