

RESTAURANT | FOR LEASE | 3,846 SF
503 SOUTH FRONT STREET | COLUMBUS, OH 43215



LEASING MEMORANDUM



PROPERTY OVERVIEW

Situated in the heart of Downtown Columbus, 503 South Front Street offers a prime retail opportunity with 3,846 square feet of available space. Downtown Columbus is a bustling area, known for its vibrant business community, diverse residential population, and dynamic mix of entertainment, dining, and shopping venues. With its close proximity to major city landmarks and corporate offices, this location promises a high footfall and excellent visibility, ensuring your business stands out.

This property not only boasts an ideal location, but also provides potential tenants with the added convenience of significant traffic flow, as South Front Street sees an impressive average of 11,583 cars per day. Such a high volume of vehicular traffic enhances the potential for organic customer acquisition and increased business exposure. Additionally, the concerns of parking are mitigated by a nearby parking garage that ensures easy accessibility for both employees and patrons. Furthermore, in line with the evolving needs of the contemporary urban environment, there's a charging station nearby catering to the increasing number of electric vehicle users.

For those considering a venture in the food and beverage sector, this property offers a significant head start. The space comes equipped with Furniture, Fixtures, and Equipment (FF&E) from a previous restaurant and bar operator, eliminating the hefty initial investments typically associated with setting up such establishments. This inclusion ensures that potential tenants can focus on refining their unique offerings and services.

PROPERTY FEATURES

- 50,539 SF Building
- 3,846 SF Available
- Former Restaurant/Bar
- FF&E Included
- Street Parking
- \$18.50 SF/yr NNN
- Zoning- M, C1-C4

KEY STATISTICS

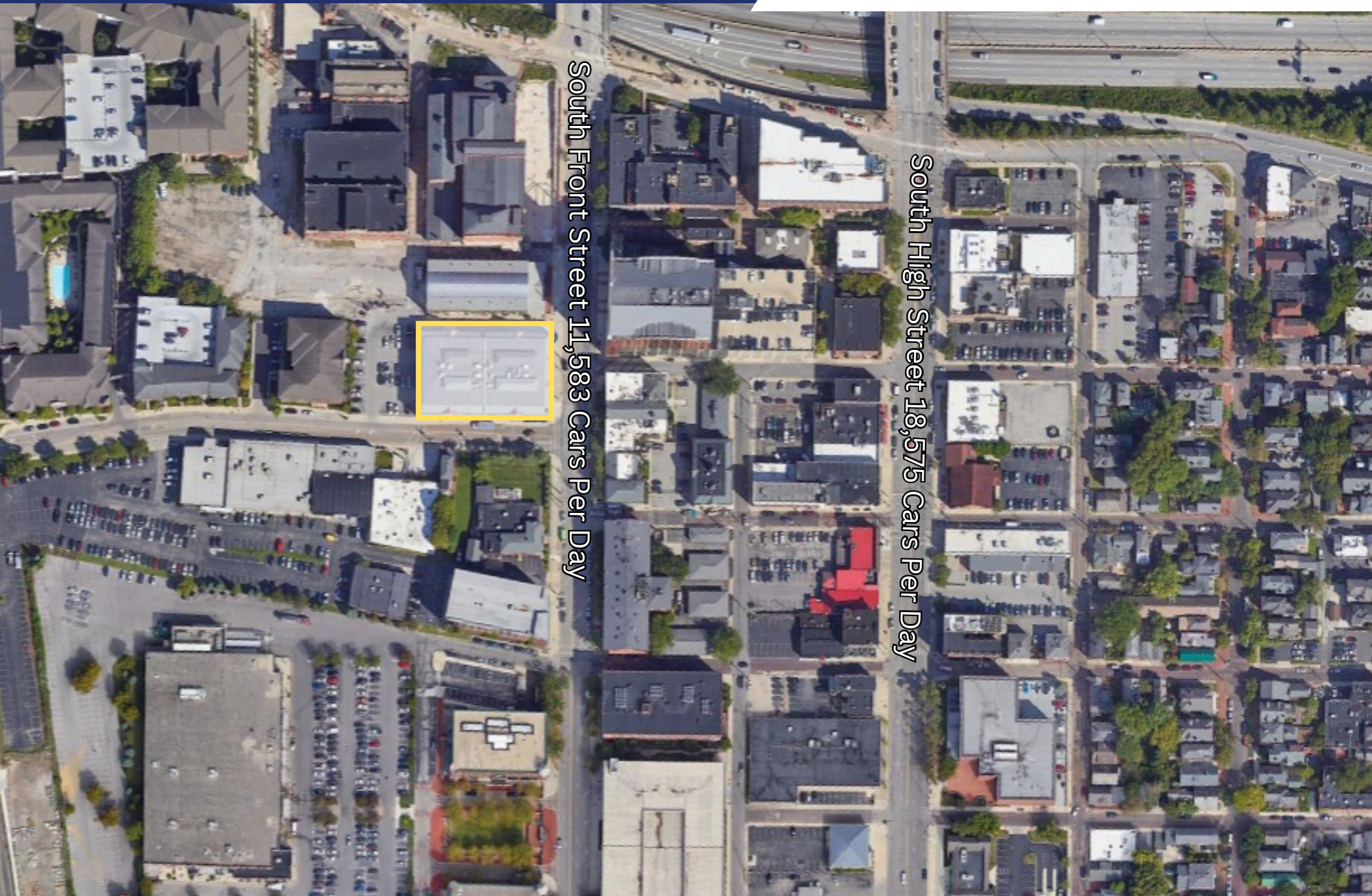
South Front Street: 11,583 cars/day

South High Street: 18,575 cars/day

Rockmill Tavern YOY Visits: 86,900

Rockmill Loyal Visitors (visited more than twice): 52,900

Kroger (0.1 Miles Away) YOY Visits: 975,400



South Front Street 11,583 Cars Per Day

South High Street 18,575 Cars Per Day



RESIDENTIAL 

1- Mile	\$93,323 (Household Avg. Income)
3- Mile	\$59,445 (Household Avg. Income)
5- Mile	\$62,613 (Household Avg. Income)

RESIDENTIAL 

1- Mile	11,869 (Population)
3- Mile	114,878 (Population)
5- Mile	321,682 (Population)

RETAIL 

KROGER	975,000 Visitors (Annual)
ROOSTERS	143,000 Visitors (Annual)
MCDONALD'S	112,000 Visitors (Annual)

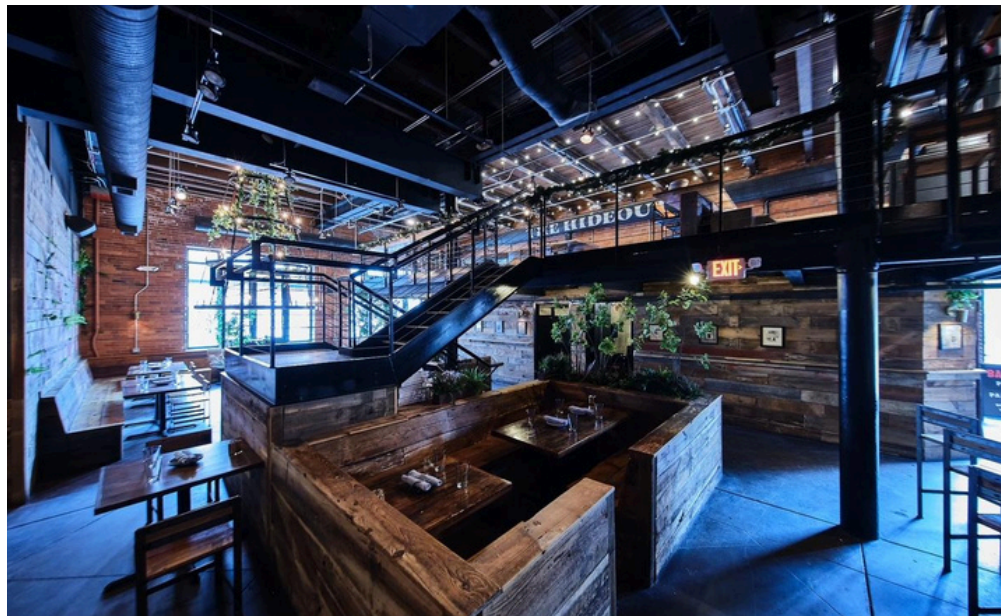
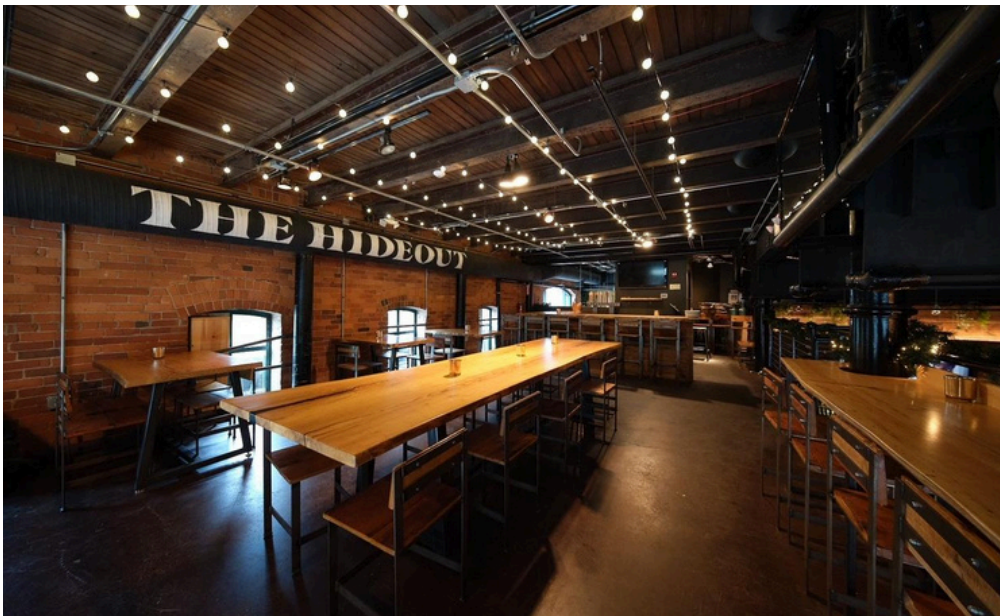
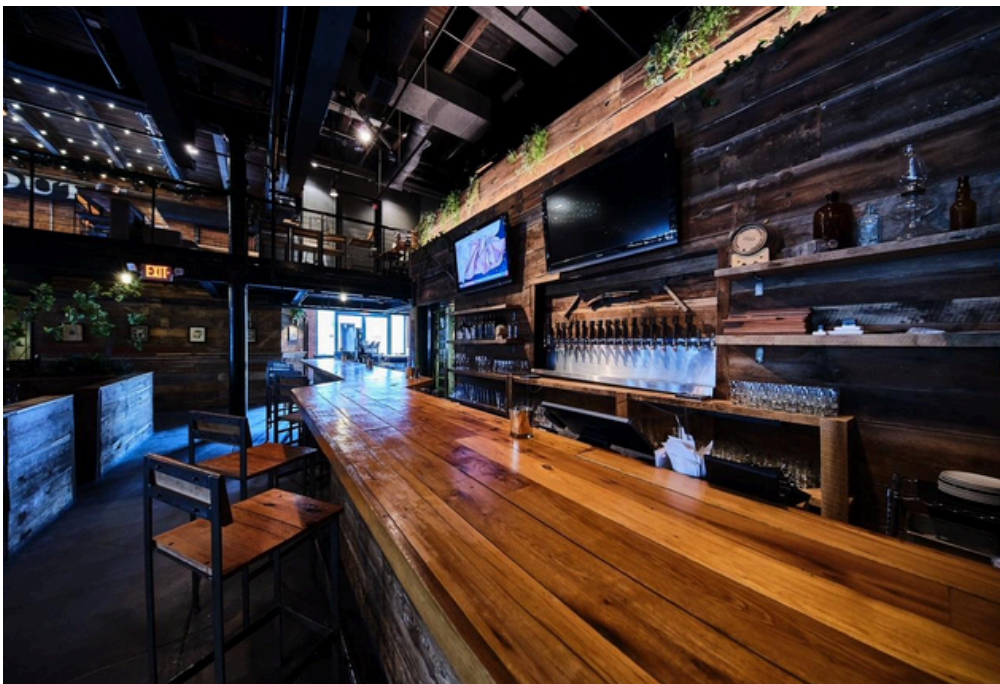
MARKET OVERVIEW – COLUMBUS, OH

- Economic Growth and Diversity** Columbus' diverse economy spans a range of sectors, including education, healthcare, finance, logistics, and technology. Home to Ohio State University, Nationwide Insurance, and several Fortune 500 companies, the city offers a strong job market and opportunities for professional growth. This robust economic landscape attracts a diverse population of residents, ensuring a steady demand for rental properties.
- Transportation and Connectivity** The city's infrastructure and transportation network make it easy to navigate and connect with other parts of the state and the country. Columbus is served by major highways, such as I-70, I-71, and I-670, providing residents with convenient access to neighboring cities and states. Additionally, the John Glenn Columbus International Airport offers domestic and international flights, making travel a breeze for local residents.
- Education and Healthcare** Columbus is known for its world-class educational institutions, including Ohio State University, Columbus State Community College, and numerous esteemed private colleges. The city also boasts a top-tier healthcare system, with renowned institutions such as OhioHealth, Nationwide Children's Hospital, and The Ohio State University Wexner Medical Center.
- A Strong Rental Market** The Columbus rental market benefits from the city's growing population and thriving economy. As more professionals, students, and families are drawn to the area, demand for rental properties continues to rise. Investing in Columbus provides a solid foundation for long-term growth and potential appreciation.

LARGEST EMPLOYERS

COMPANY	# OF EMPLOYEES
JPMorgan Chase	20,316
Nationwide (HQ)	12,862
Honda (North America HQ)	11,077
L Brands (HQ)	7,662
Cardinal Health (HQ)	5,075









BRETT POST

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