

*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

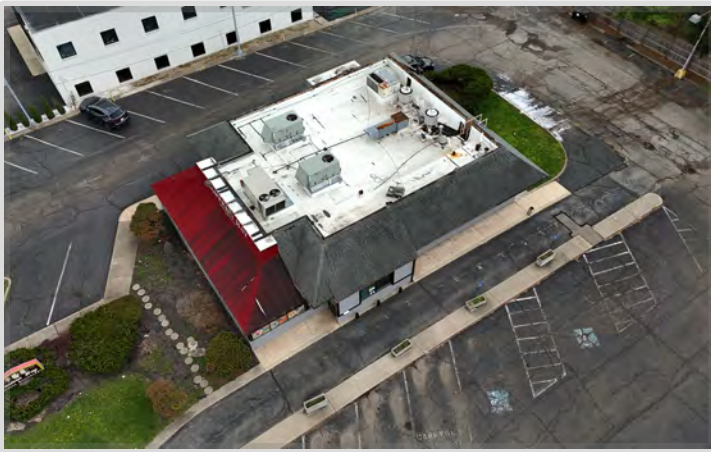
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## Property Aerials



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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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## Nearby Amenities



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## Nearby Amenities(Aerial)



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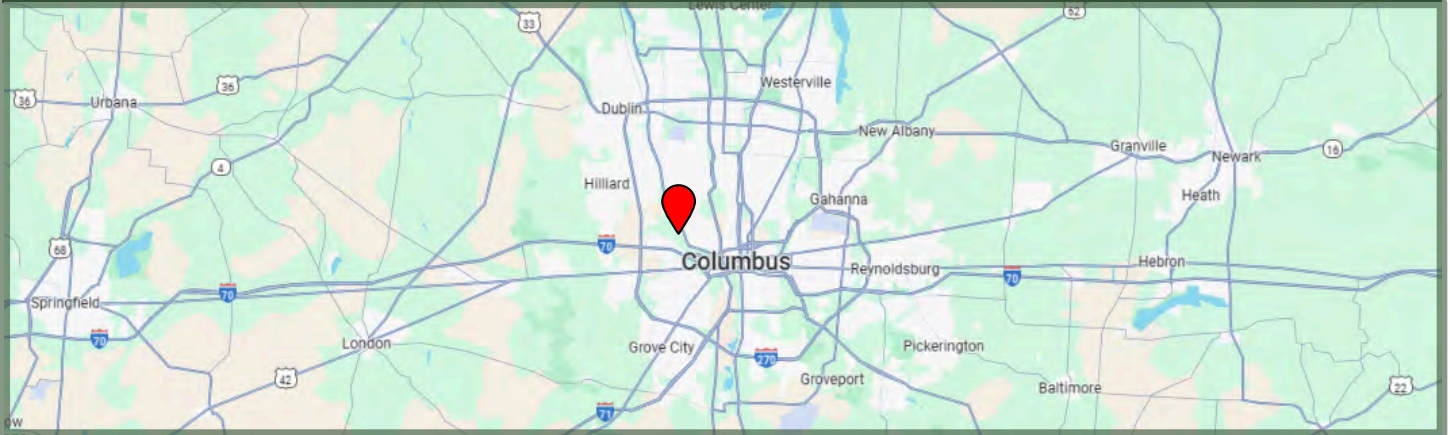
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## Traffic Counts and Regional Demographics



## Local Traffic (2025)

<b>Riverside Dr - Route 33</b>	<b>±31,673 VPD</b>
<b>Trabue Rd - Riverside Drive</b>	<b>±21,696 VPD</b>
<b>Lane Avenue - Riverside Drive</b>	<b>±14,847 VPD</b>



## Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population (2024)	<b>5,103</b>	<b>54,757</b>	<b>194,036</b>
Households (2024)	<b>7,909</b>	<b>33,118</b>	<b>95,492</b>
Avg Household Income (2024)	<b>\$102,107.27</b>	<b>\$79,611.53</b>	<b>\$59,098.89</b>

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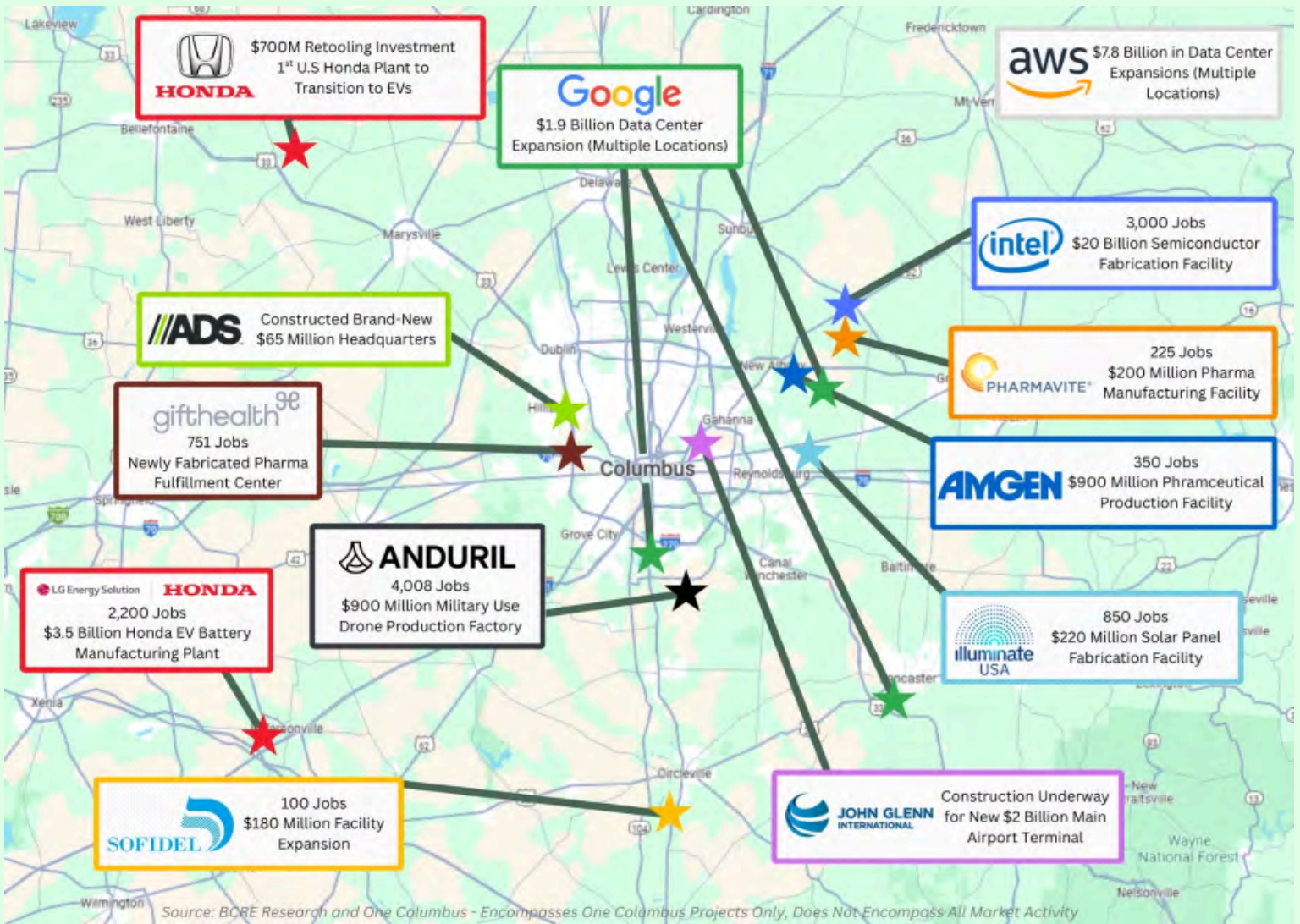
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# NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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- Continued -**

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