

Full-Service Restaurant Opportunity

105-113 East Court Street
Washington Court House, OH



Restaurant Opportunity

For Lease or Sale

On behalf of owner T&H Investment Properties LLC, Brillerton Investments is pleased to offer the opportunity to lease or purchase a retail property in historic downtown Washington Court House, Ohio.



Highly Visible Location

Situated directly across from the Fayette County Courthouse with traffic count of more than 13,800 vehicles per day



Flexible Size

Available space is comprised of three ground-floor suites totaling 9,482 square feet



Market Momentum

New tenants in the area include Vinyl Coffee, Heart State Living & Bar 142, Scotty's 22-Brew, Crumbs Up Cookies & Cakes, Level Up Arcade & Bar, Starlight Pizza & Subs, Break-A-Way Billiards



Subject Property as of January 2026



Subject Property Rendering

Demographics

2024 Population

19,719

2024 Households

8,187

Average Household Income

\$66,939

Median Age

41.5

Population with High School Diploma or Greater

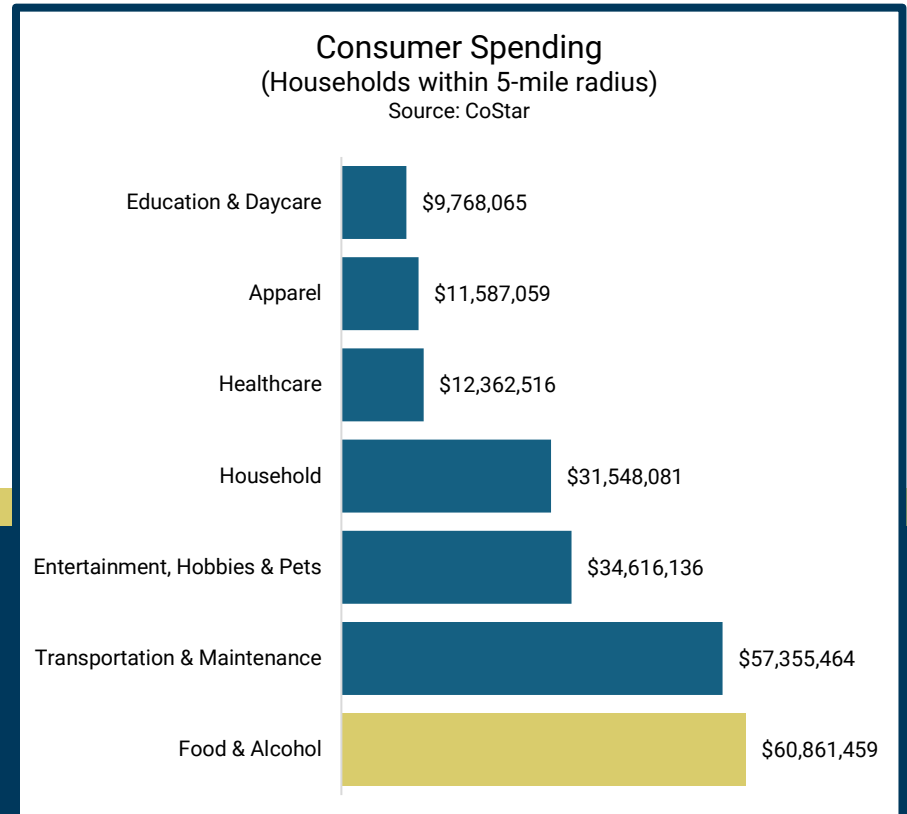
83.5%

Total Consumer Spending

\$218.1 million

Food and alcohol account for 28% of total consumer spending within a 5-mile radius of the subject property.

Estimates project by 2029, the community will see a **10% increase** in food and alcohol spending.



Contact Us

For more information, please contact:

Bob Rea

Brillerton Investments, President & CEO
Robert.rea@roadrunner.com
(614) 264-8883

Chelsie Baker

City of Washington Court House, Economic Development Director
Cbaker@cityofwch.com
(740) 505-0216

Tony Penwell

T&H Investment Properties, LLC
Tony@twfabrication.com
(740) 333-4000



Historic Properties, Modern Investments