



CAPITOL  
EQUITIES

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**FOR LEASE**



**RESTAURANT | 2,515 SF**

**2133 POLARIS PKWY**

COLUMBUS, OH 43240

**J.R. KERN**

President  
614.760.5660 x124  
jrkern@capitolequities.com

**ED FELLOWS**

VP Brokerage  
614.760.5660 x123  
efellows@capitolequities.com



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# FOR LEASE | RESTAURANT POLARIS

2133 POLARIS PARKWAY, COLUMBUS, OH 43240



## Property Description

Unveil the potential of this 2nd generation restaurant space in the Polaris Market. With its ready-to-use kitchen facilities, dining space, and stylish ambiance, this property presents an exceptional opportunity for a restaurant concept to flourish.

## Property Highlights

- This restaurant boasts great visibility and exposure on Polaris Parkway as an end-cap with large exterior signage options
- Second generation restaurant space features an interior dining area, exterior dining patio, fully equipped kitchen with walk-in coolers, offering an ideal setting for restaurateurs
- Great Polaris location on the PM side of the street, east of I-71, at the lighted intersection of Polaris Pkwy and Fermi Dr (new road connecting to Ikea Way)
- Close proximity to several retailers, entertainment options and service professionals making it an enticing choice for your restaurant use
- Ample on-site parking and designated carry-out parking

## Location Description

Join the dynamic Polaris market, a hub of high-end retail and captivating dining experiences. This restaurant center provides a great location in the Polaris market at the lighted intersection of Polaris Pkwy and Fermi Drive, connecting to Ikea Way and the new Galaxy at Polaris community.

Situated on the PM side of Polaris Parkway between Orion Place and Worthington Road.

### OFFERING SUMMARY

Available SF:	2,515 SF
Lease Rate:	\$44 SF/yr
Utilities:	Paid by Tenant
Tax + Ins:	\$8.35 /SF

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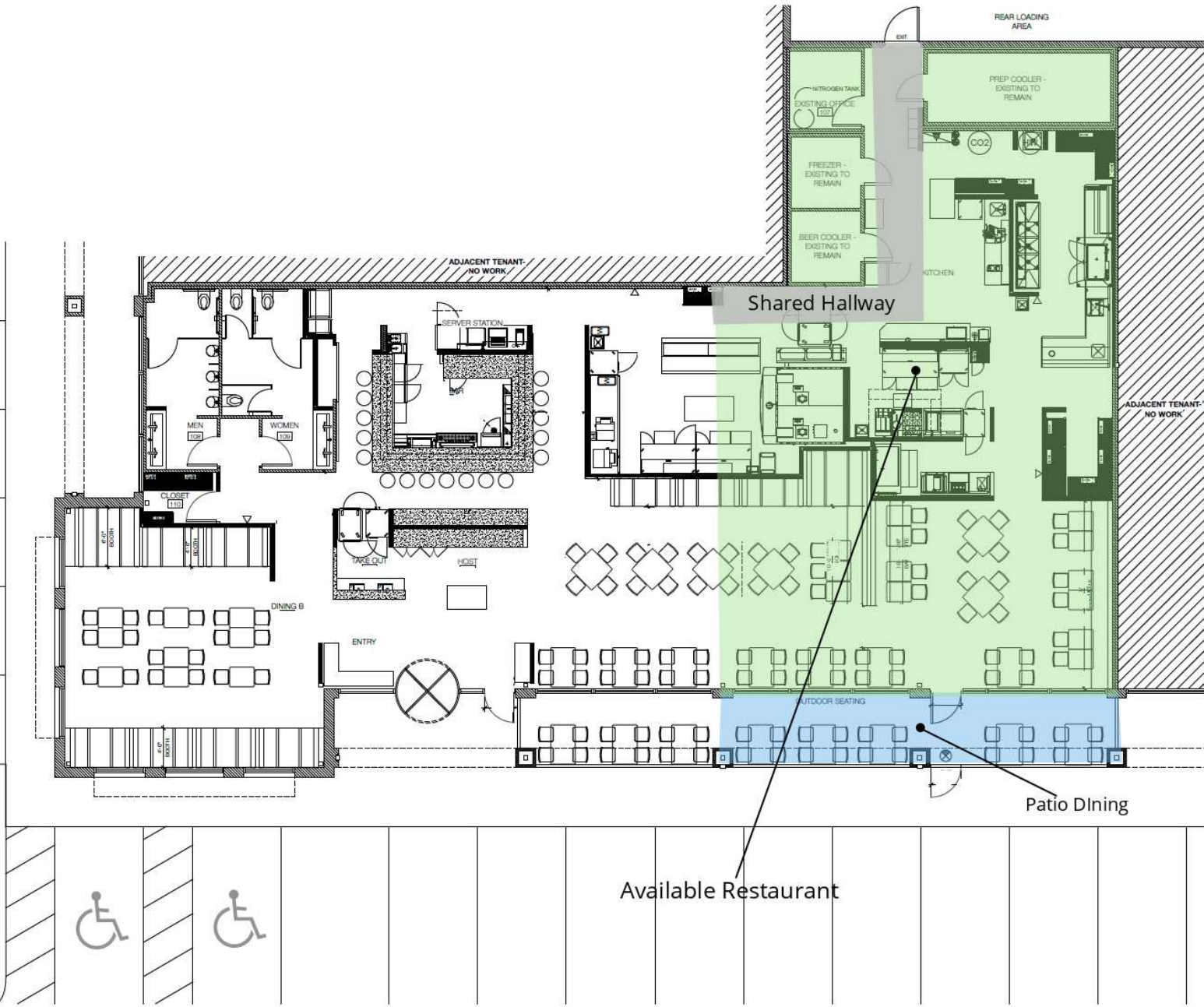
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Available Restaurant

Patio Dining

Great exposure to Polaris Parkway. Available space includes dining patio and designated carry-out parking.

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## POLARIS AREA COMMUNITY

Entertainment options include Top Golf and Smash Park

Great mix of upscale boutiques and national big box retailers including Ikea, Target, Best Buy, Apple, Cabela's, et al

Several corporate and medical HQ's including JP Morgan Chase, COPCP, Nationwide, and more

Polaris services the rapidly growing southern Delaware county residential communities, as well as acting as a retail and entertainment destination for central Ohio

Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

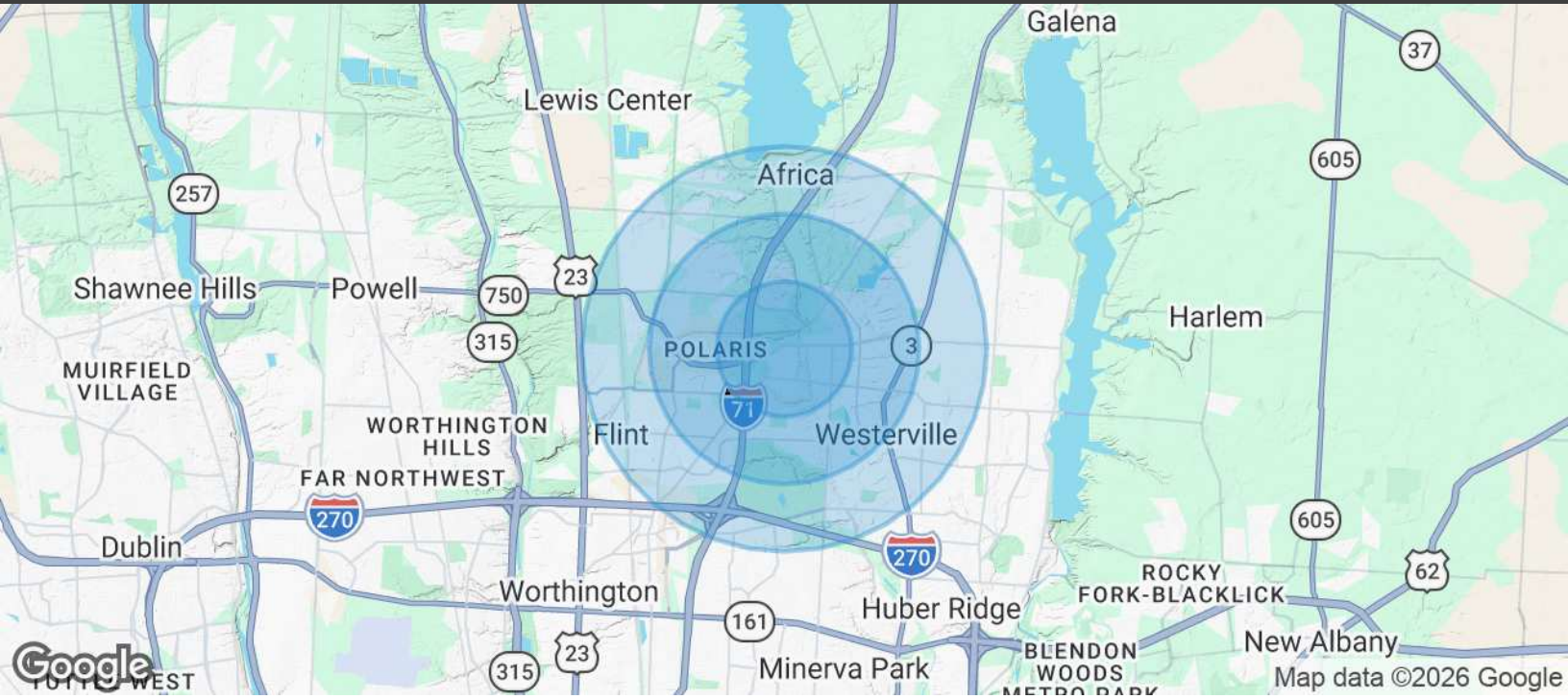
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,413	32,921	85,993
Average Age	34.6	36.5	36.2
Daytime Employees	16,955	45,416	69,258

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,713	13,098	33,804
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$134,552	\$132,566	\$127,733
Average House Value	\$388,920	\$385,032	\$369,816

2023 American Community Survey (ACS)

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