



FREESTANDING RESTAURANT FOR LEASE OR SALE

FORMER SMOKEHOUSE/DRAFT DAY

1130 DUBLIN RD COLUMBUS, OH 43215



A MEMBER OF CORFAC INTERNATIONAL

EXCLUSIVELY PRESENTED BY

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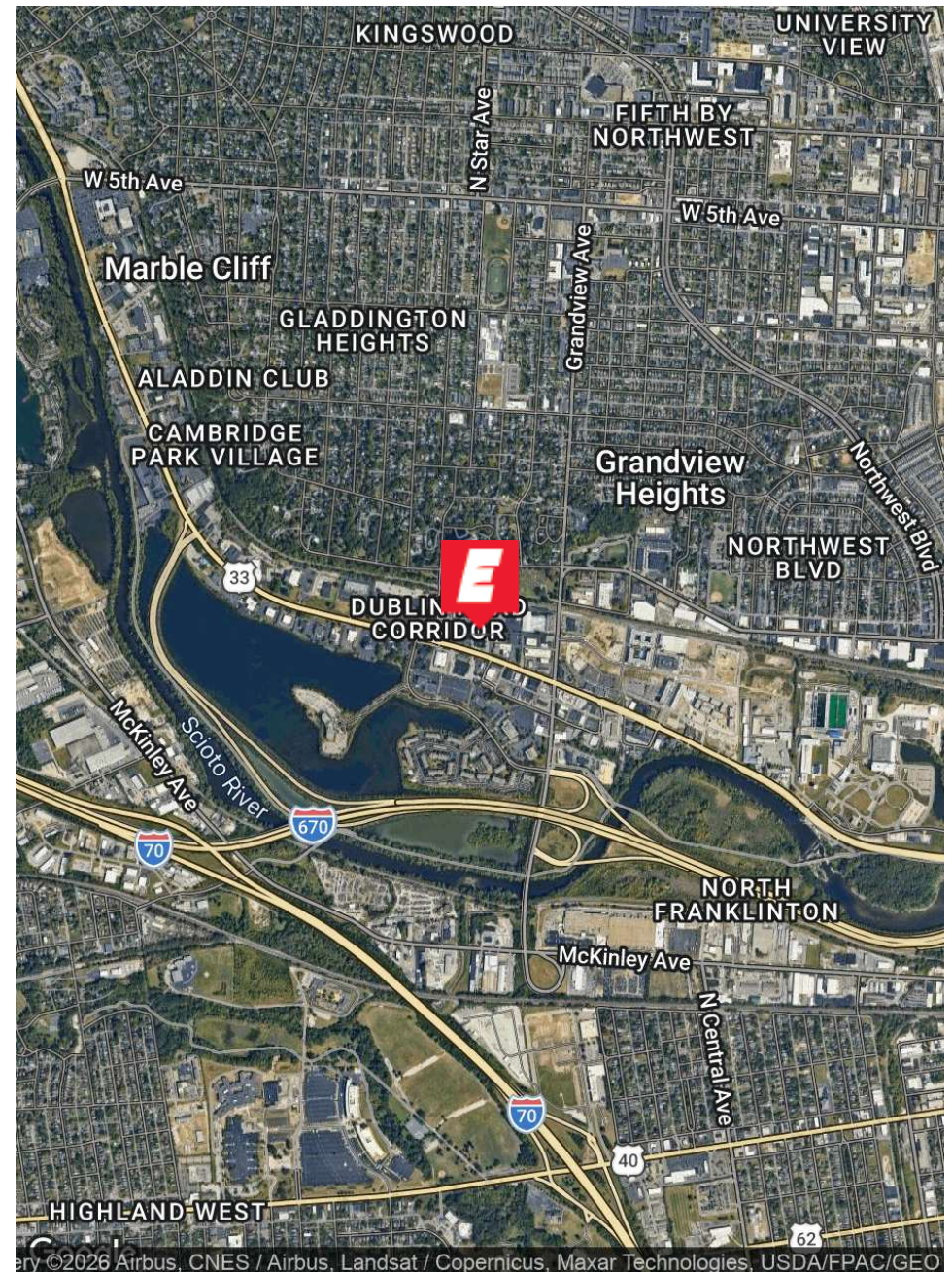
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EXECUTIVE SUMMARY

Elford Realty is proud to present a unique opportunity to purchase or lease a high-profile former restaurant and brewery property in the heart of the Grandview submarket. Offering approximately 10,880 SF on 1.1 acres, the property presents rare flexibility for users, investors, and developers — whether repositioning the existing building or redeveloping the site for a new vision. Located along highly visible Dublin Road, the property benefits from strong accessibility, ample parking, and a prominent presence within one of Central Ohio's most active and evolving corridors.

The existing improvements provide a valuable head start for users seeking to save time and cost compared to a full ground-up project, with a spacious interior, open layout, and existing kitchen infrastructure that readily supports restaurant, brewery, retail, entertainment, event, and experiential concepts. At the same time, the site's size and location make it equally attractive for those looking to clear the property and create a new development tailored to their needs. This is a rare opportunity to secure a highly adaptable property in a proven trade area with strong demographics and continued momentum.





\$1,700,000/\$150,000 YR
SALE/LEASE RATE

RETAIL (RESTAURANT)
PROPERTY TYPE

10,880 SF
TOTAL SF AVAILABLE

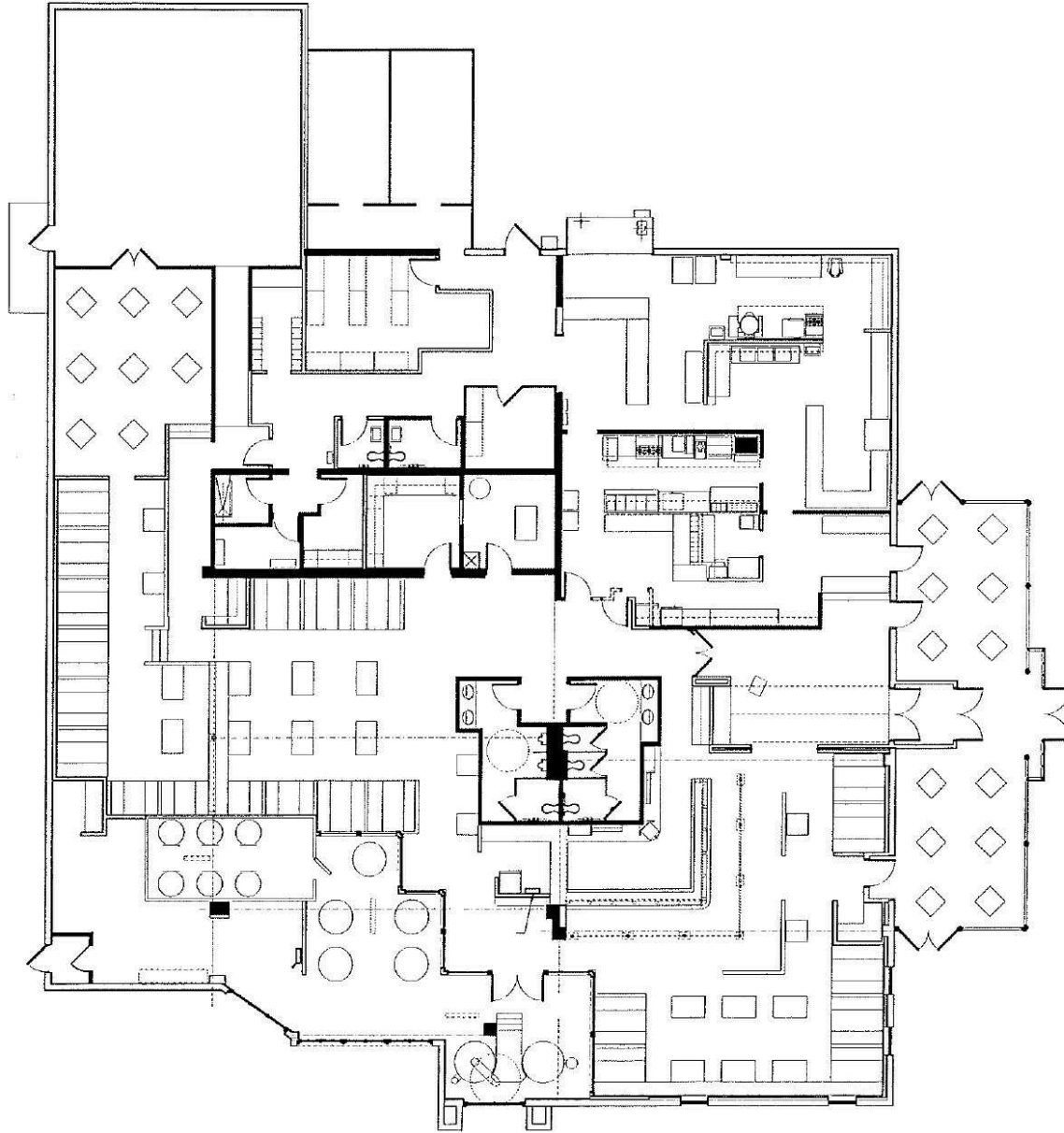
332
OCCUPANCY

1.11
TOTAL ACREAGE

92
PARKING

14,820
VPD

FLOOR PLAN



PROPERTY PHOTOS



AREA OVERVIEW



ABOUT COLUMBUS

Columbus is one of the fastest-growing cities in the nation—thousands of people move to the Columbus area every year, making it the 14th largest city in the United States. With a reputation for its affordable cost of living, top-ranked infrastructure, and talented workforce, the region is one of the most dynamic and diverse in the country. With a vibrant mix of arts and culture, popular collegiate and professional sports teams, an entrepreneurial spirit, a revitalized downtown, and a diverse array of surrounding neighborhoods, Columbus is a great place to call home, raise a family, and do business. With 16 Fortune 1000 companies based in the area, as well as the state's capital offices and The Ohio State University, the metro's economy is sheltered from extreme economic swings with job growth consistently outpacing the national average, people from across the country are moving to Columbus, creating significant population growth.

*Source: <https://columbusregion.com/>

TOP EMPLOYERS

The Ohio State University	41,791 Employees
State of Ohio	48,000 Employees
OSU Health System	26,307 Employees
Ohio Health	35,000 Employees
JPMorgan Chase	17,480 Employees
Nationwide Insurance	16,000 Employees
Nationwide Children's Hospital	15,868 Employees
Amazon	9,250 Employees
Mount Carmel Health System	9,000 Employees
Honda	8,850 Employees
City of Columbus	8,870 Employees

FORTUNE 1000 HEADQUARTERS



POPULATION OVERVIEW

The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented population growth. Centrally located between Chicago and New York, the Columbus Region boasts the greatest market access of any major metro—with 46% of the United States population within a 10-hour drive.

With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ holds a bachelor’s degree or higher. The Region offers a steady pipeline of young talent with one of the highest concentrations of college students in the nation.

Columbus is among the top 10 metros in the United States for concentration of young professionals (age 25-34) and is the only metro with this distinction located in the eastern half of the country.

Regional experts are projecting that the population of Central Ohio is expected to grow from two million in 2016 to three million by the year 2050, and is taking steps toward planning to accomodate that continued growth.

	POPULATION			
	2021	2022	2023	2024
Columbus	1,666,000	1,687,000	1,708,000	2,200,000

*Source: <https://www.macrotrends.net/cities/22963/columbus/population>





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