

COMMERCIAL BUILDING FOR LEASE

**2199 Riverside Drive
Upper Arlington, Ohio 43221**



5,000 +/- SF Retail/Restaurant Building



Appraisal Brokerage Consulting Development

Skip Weiler
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Columbus, Ohio 43215
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Property Description

Upper Arlington Retail/Restaurant Building for Lease!

5,000+/- square foot, former Bob Evans building on Riverside Drive north of Trabue Rd available! Excellent Upper Arlington location with high traffic and visibility. Plenty of parking with approximately 100 parking spaces. Spacious dining area, lobby/reception, bar area, full commercial kitchen with equipment available, large walk-in cooler with sub-zero freezer, security system, irrigation system and much more! Next to El Vaquero and Dominos across from the Scioto Country Club.

Address: 2199 Riverside Drive
Columbus, Ohio 43221

County: Franklin

PID: 070-003382-00

Location: North of Trabue Rd,
South of W Lane Ave
West Side of Riverside Dr

Building Size: 5,000 +/- SF

Year Built: 1992 (demo in 2001)

New Build: 2002

Acreage: 1.56 +/- ac

Lease Rate: \$120,000/year NNN

Taxes: \$28,520.84/Year

Insurance: \$1,666.00/Year

Zoning: PMUD

Parking: Approx. 100 spaces

Features:

Hood, Walk-In Cooler, Sub-Zero Walk-In Freezer,
Security System, Irrigation System



Photos



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Photos



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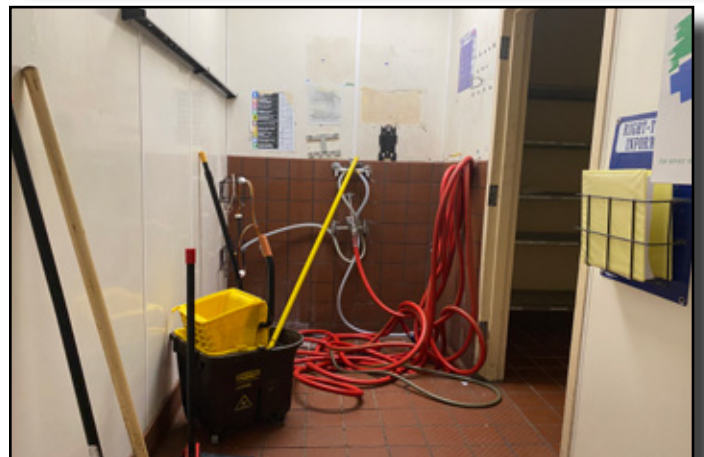
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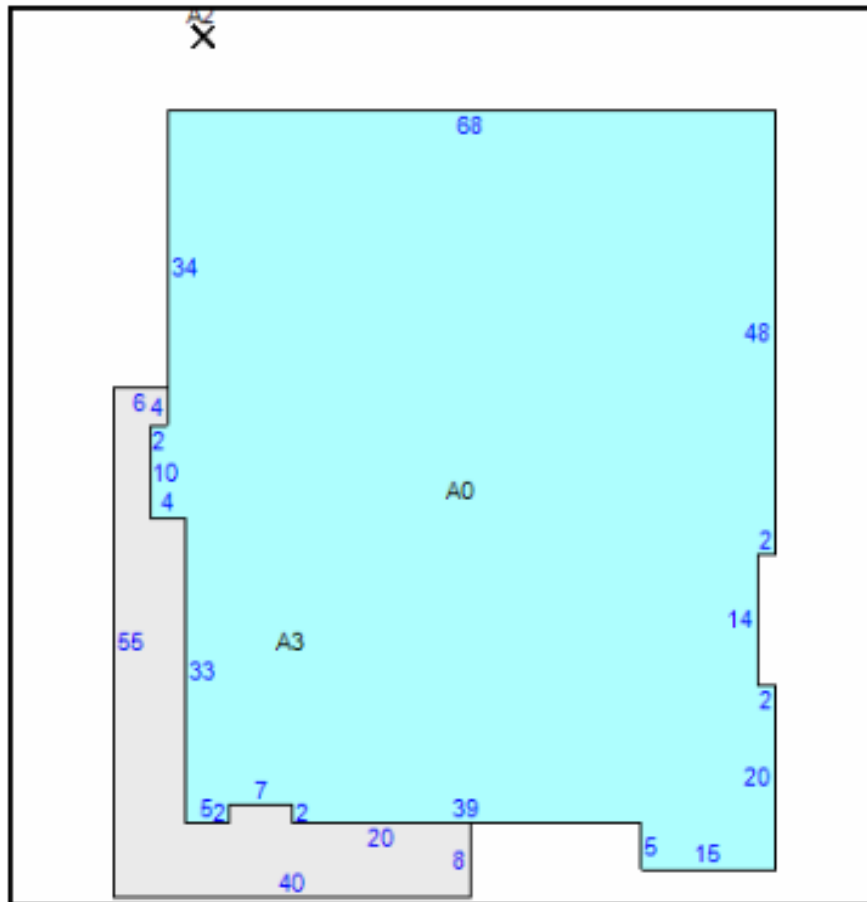
Photos



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Sketch



Options 

Type	Line #	Item	Area
Commercial	1	A0 - 031:RESTAURANT	5,001
Commercial Feature	2	A2 - LD7:CONC RAMP	160
Commercial Feature	3	A3 - OFF:OPEN FRAME PORCH	662
Outbuilding	1	PAVING ASP - PA1:PAVING ASPHALT	45,000



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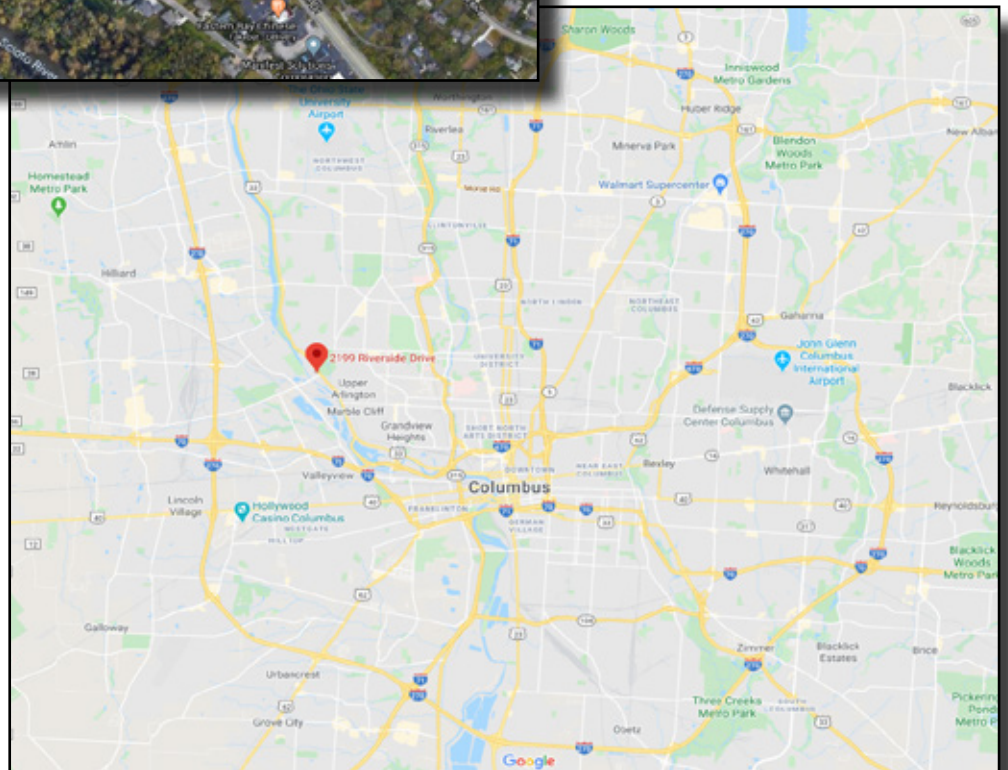
Aerial & Plat Maps



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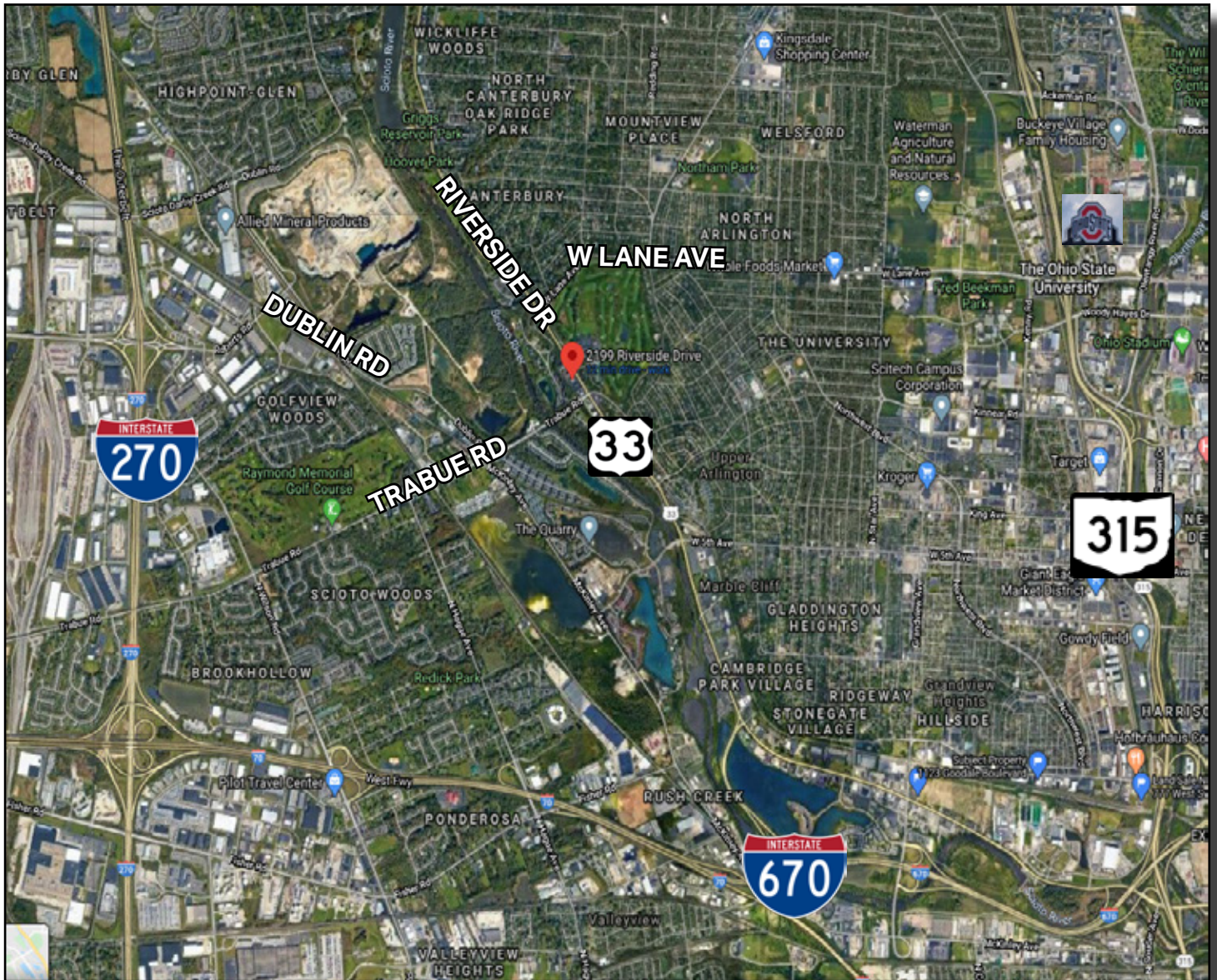
Street Maps



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Property Location



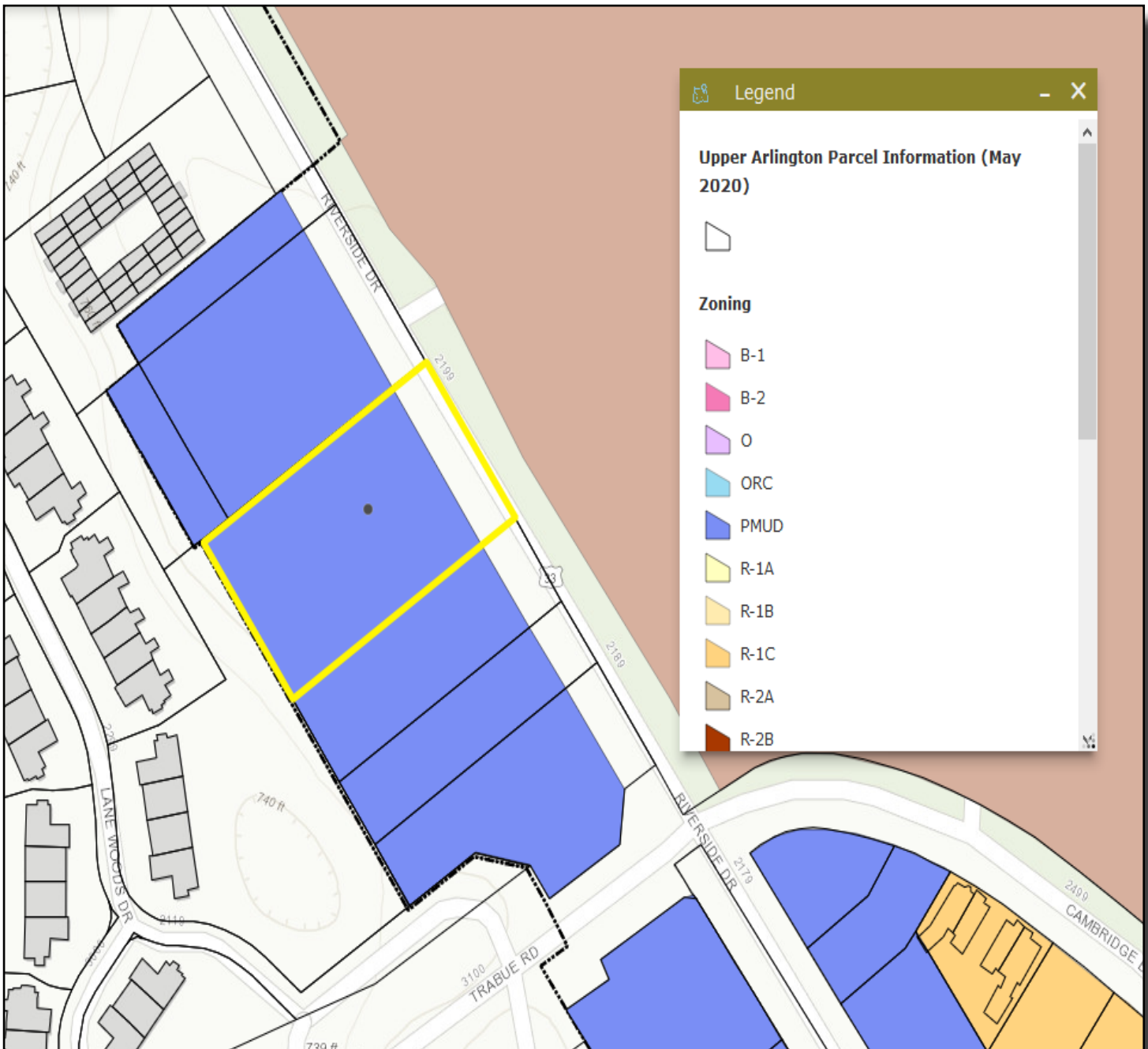
Great Location!

Easy access to main arteries
Minutes to Downtown Columbus
Great Demographics & Traffic Counts



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Zoning Map



[Click here to see zoning text](#)




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Demographics

Demographic Summary Report

Bob Evans					
2199 Riverside Dr, Columbus, OH 43221					
					
Radius	1 Mile		3 Mile		5 Mile
Population					
2025 Projection	11,552		87,802		361,144
2020 Estimate	10,920		83,349		343,623
2010 Census	9,381		73,701		304,808
Growth 2020 - 2025	5.79%		5.34%		5.10%
Growth 2010 - 2020	16.41%		13.09%		12.73%
2020 Population by Hispanic Origin	332		3,730		21,167
2020 Population	10,920		83,349		343,623
White	9,804	89.78%	70,361	84.42%	271,485 79.01%
Black	318	2.91%	3,641	4.37%	35,047 10.20%
Am. Indian & Alaskan	9	0.08%	191	0.23%	1,182 0.34%
Asian	580	5.31%	7,050	8.46%	25,224 7.34%
Hawaiian & Pacific Island	2	0.02%	52	0.06%	196 0.06%
Other	207	1.90%	2,053	2.46%	10,488 3.05%
U.S. Armed Forces	4		54		194
Households					
2025 Projection	5,099		40,597		151,407
2020 Estimate	4,827		38,538		143,938
2010 Census	4,190		34,096		128,595
Growth 2020 - 2025	5.63%		5.34%		5.19%
Growth 2010 - 2020	15.20%		13.03%		11.93%
Owner Occupied	2,769	57.36%	20,870	54.15%	68,441 47.55%
Renter Occupied	2,058	42.64%	17,668	45.85%	75,497 52.45%
2020 Households by HH Income	4,826		38,538		143,938
Income: <\$25,000	389	8.06%	5,709	14.81%	29,929 20.79%
Income: \$25,000 - \$50,000	594	12.31%	7,022	18.22%	30,385 21.11%
Income: \$50,000 - \$75,000	726	15.04%	6,010	15.59%	25,123 17.45%
Income: \$75,000 - \$100,000	499	10.34%	5,073	13.16%	17,454 12.13%
Income: \$100,000 - \$125,000	618	12.81%	4,014	10.42%	13,377 9.29%
Income: \$125,000 - \$150,000	287	5.95%	2,996	7.77%	8,995 6.25%
Income: \$150,000 - \$200,000	446	9.24%	3,247	8.43%	8,691 6.04%
Income: \$200,000+	1,267	26.25%	4,467	11.59%	9,984 6.94%
2020 Avg Household Income	\$144,200		\$103,067		\$83,047
2020 Med Household Income	\$108,293		\$77,602		\$60,596

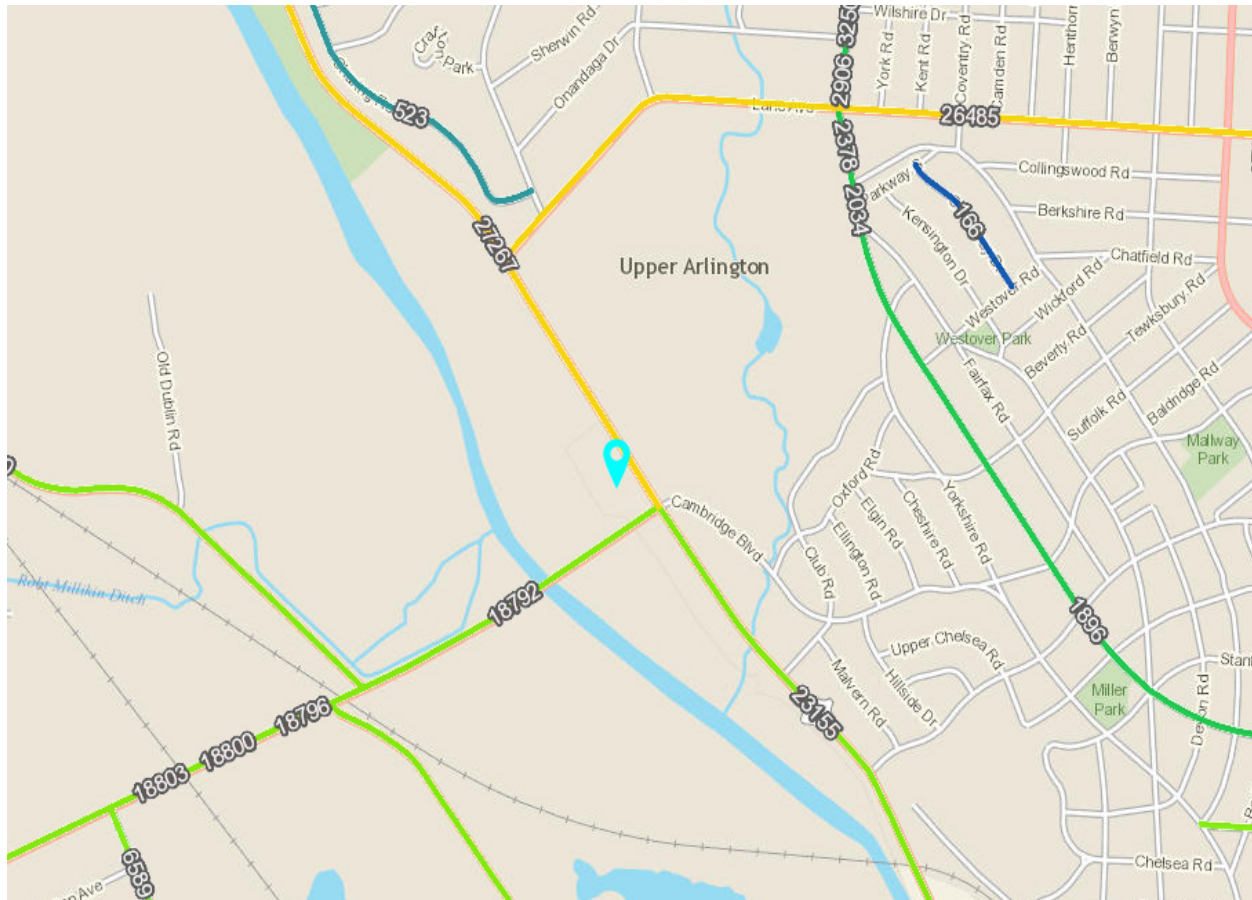


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Traffic Map



Traffic Count Report



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County Highlights

FRANKLIN COUNTY

DEMOGRAPHICS

 1,264,597
RESIDENTS

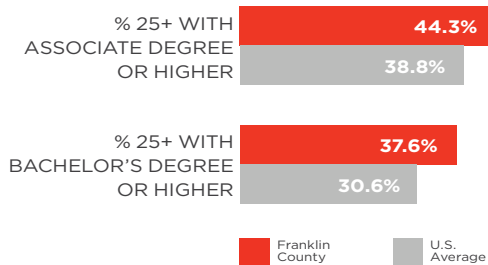
 33.8
MEDIAN AGE

 480,946
HOUSEHOLDS

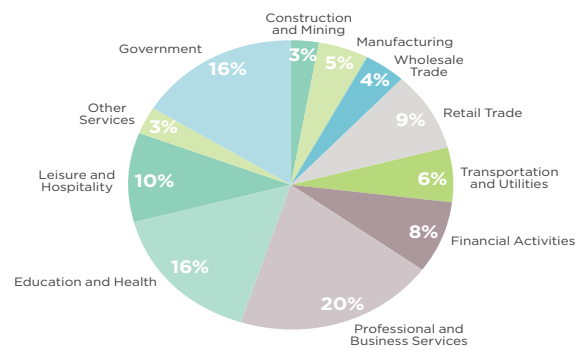
 \$52,341
MEDIAN HOUSEHOLD INCOME

WORKFORCE

4.1% UNEMPLOYMENT RATE



EMPLOYMENT BY INDUSTRY



LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

Market Highlights

COLUMBUS ECONOMIC MARKET FORTUNE 1000 HEADQUARTERS

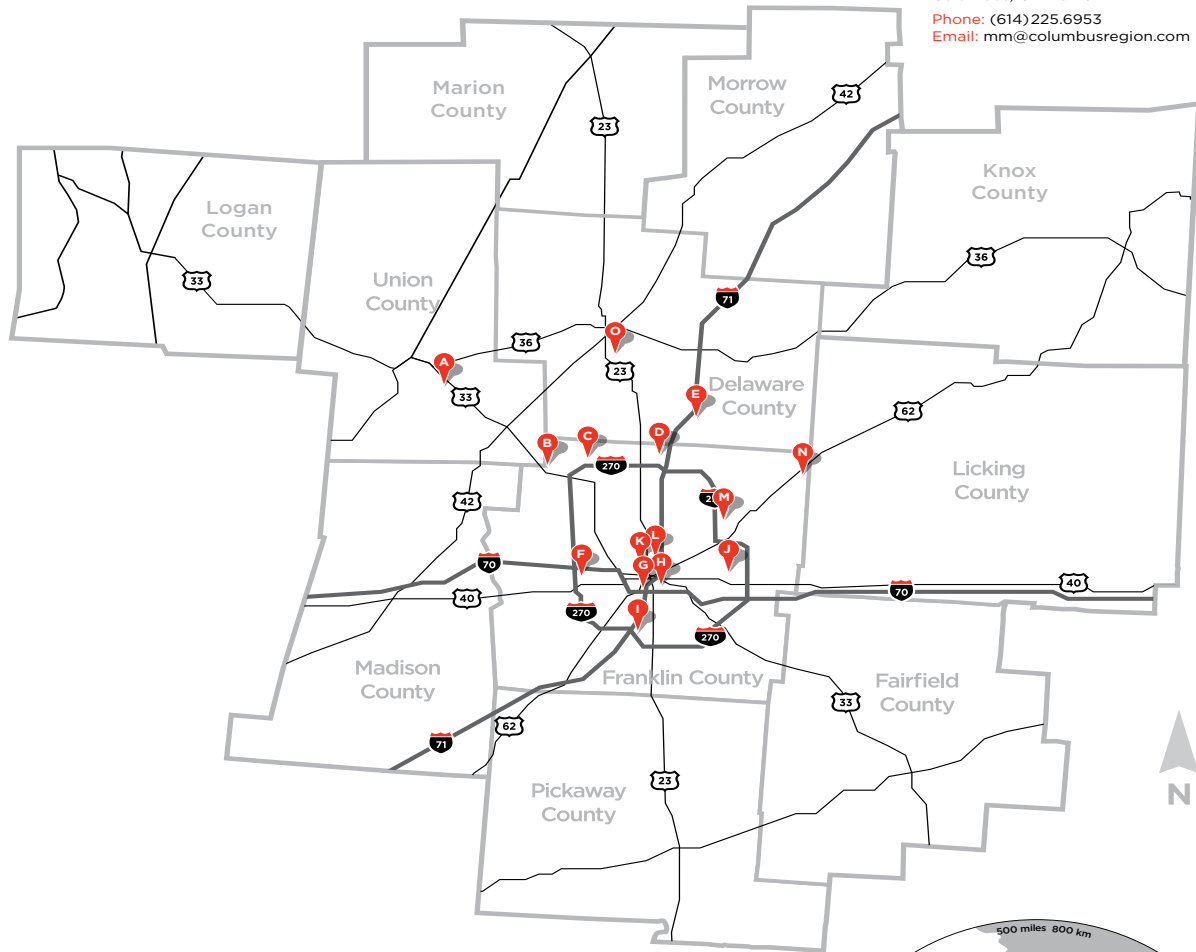
THE COLUMBUS REGION

MATT McCOLLISTER

Vice President, Economic Development
150 South Front ST, Suite 200
Columbus, OH 43215

Phone: (614) 225.6953

Email: mm@columbusregion.com



- | | |
|--|-----------------------------|
| A - Scotts Miracle-Gro Co. | I - Bob Evans Farms |
| B - Pacer | J - Retail Ventures Inc. |
| C - Cardinal Health | K - American Electric Power |
| D - Worthington Industries | L - Nationwide |
| E - Mettler-Toledo International, Inc. | M - Limited Brands |
| F - Big Lots | N - Abercrombie & Fitch |
| G - Huntington Bancshares | O - Greif |
| H - Hexion Specialty Chemicals/Momentive Performance Materials | |



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Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk.



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