For Sale or Lease: $1,975,000 or $8,750/Mo. NNN

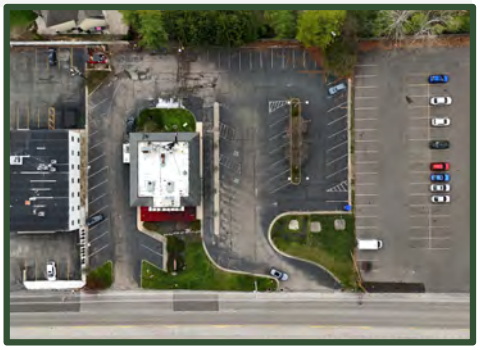


Ground Lease for $115,000 NNN

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 ± 31,673 VPD
- Currently known as Eastern Bay Chinese Restaurant with ± 3,415 Sq Ft wtih approximately ± 1,200 Sq Ft lower level on two lots totaling approximately ± 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 $115,000/Year NNN
- Business is currently operating, do not disturb tenants





Click Here to View Property Video

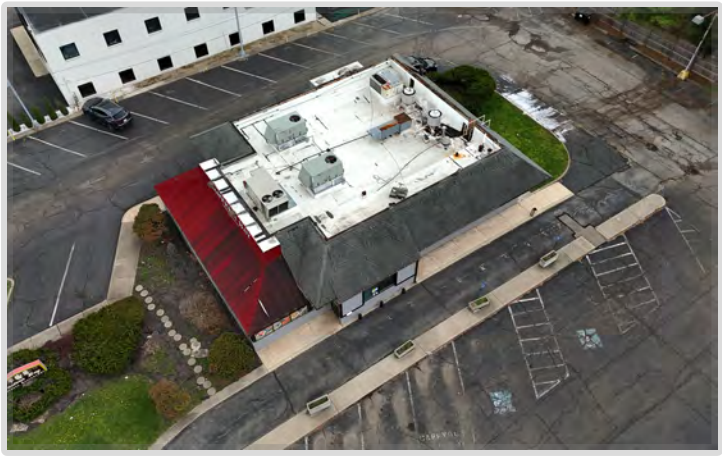
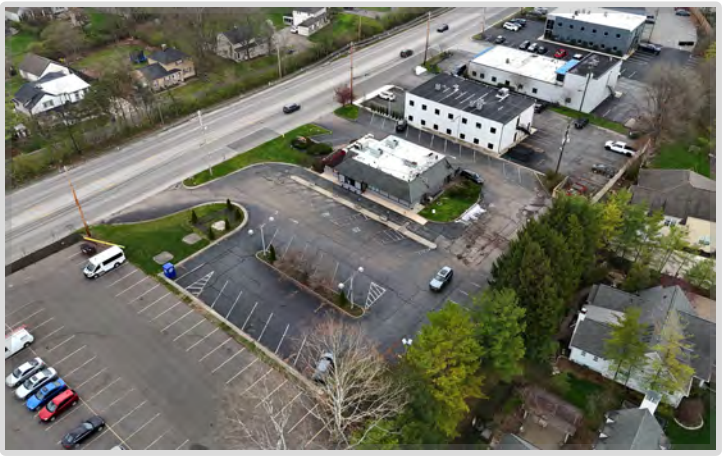
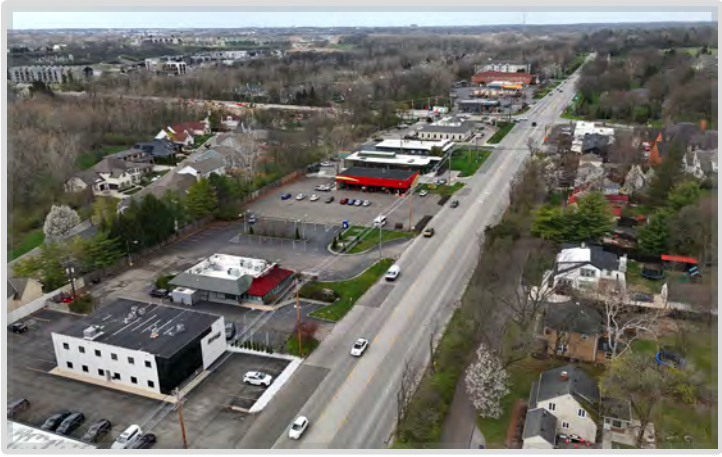
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Property Aerials




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Property Information

Legal Property Description	**Commercial**
Sale Price	**$1,975,000**
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)



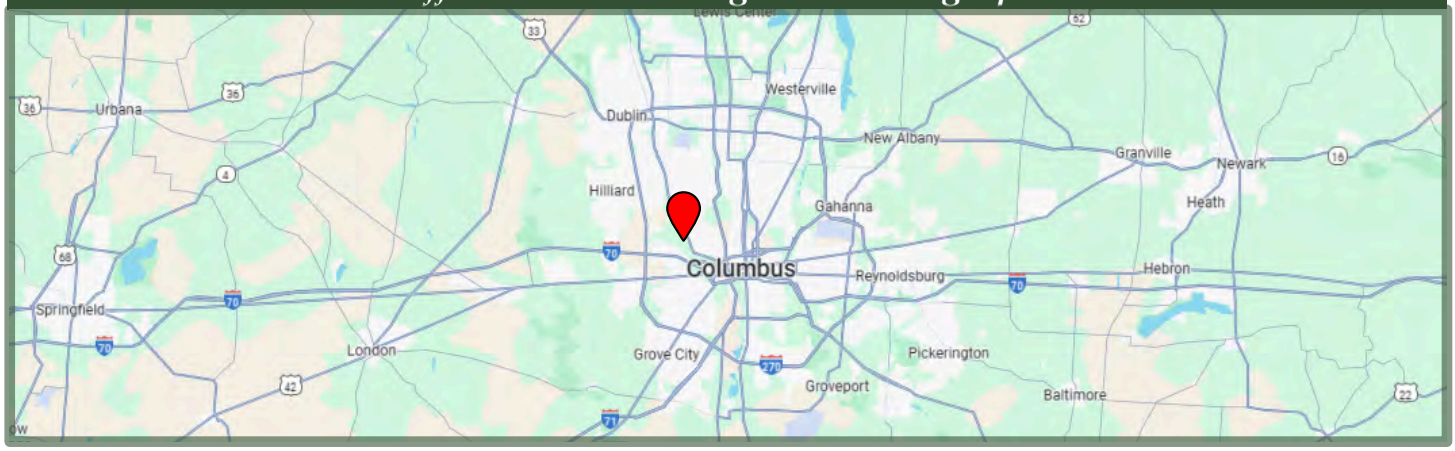
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Traffic Counts and Regional Demographics



Local Traffic (2025)

Riverside Dr - Route 33	**±31,673 VPD**
Trabue Rd - Riverside Drive	**±21,696 VPD**
Lane Avenue - Riverside Drive	**±14,847 VPD**

Local Demographics

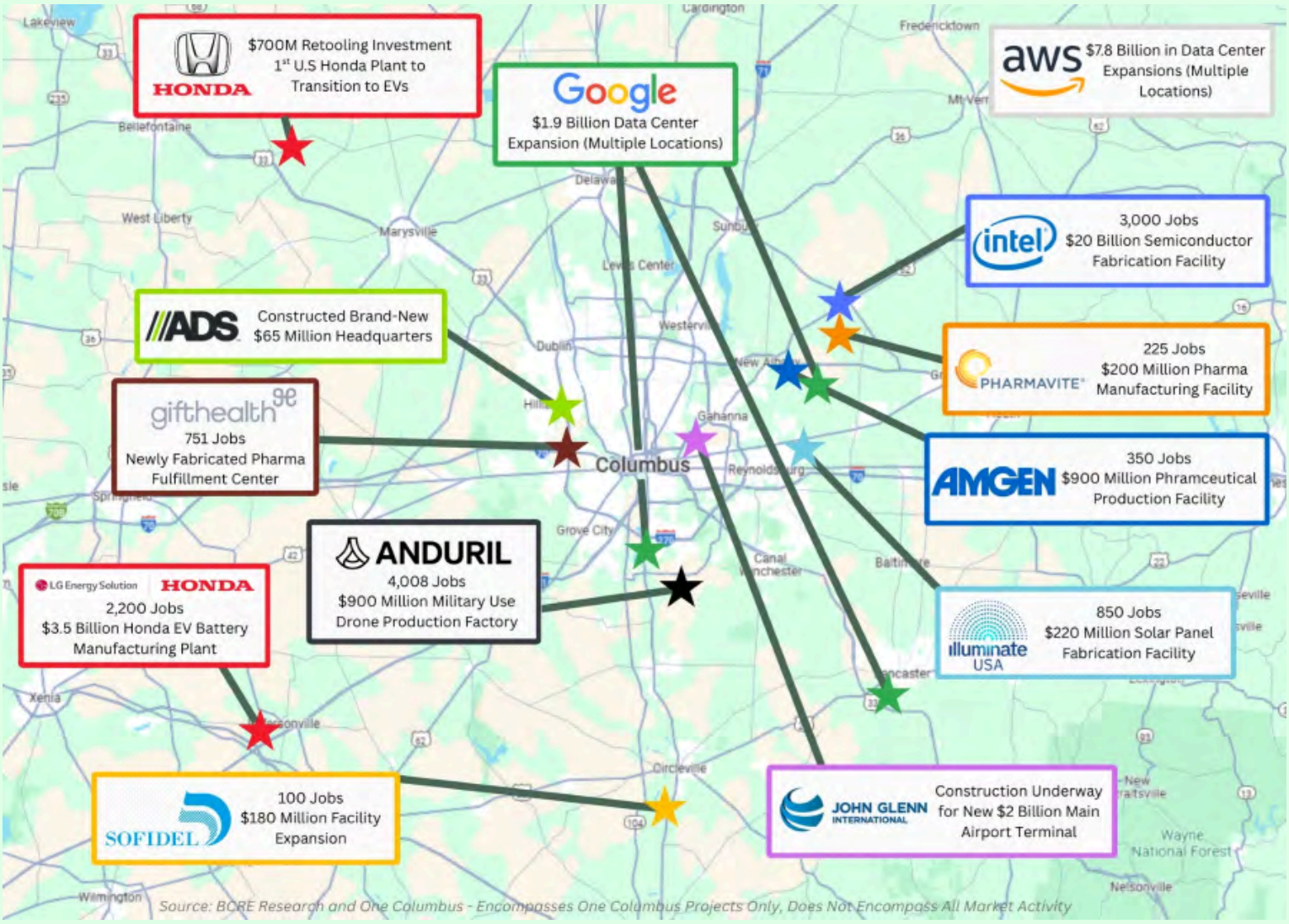
	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population (2024)	**5,103**	**54,757**	**194,036**
Households (2024)	**7,909**	**33,118**	**95, 492**
Avg Household Income (2024)	**$102,107.27**	**$79,611.53**	**$59,098.89**

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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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