

# 468 W STATE ST

Columbus, OH 43215

UNIQUE RESTAURANT OPPORTUNITY FOR LEASE IN FRANKLINTON



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**COLUMBUS**  
RETAIL TEAM



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FOR LEASE

## Property Description

**468 W State St** offers a rare opportunity just west of Downtown Columbus to establish a destination concept in Franklinton, one of Columbus' most dynamic and rapidly evolving neighborhoods known for its creative energy, walkability, and growing mix of residential, hospitality, and entertainment uses. The property benefits from immediate access to Downtown, The Arena District, and surrounding suburbs, placing it at the center of the city's expanding urban population. Most notably, the site boasts a patio environment visible to the Horizon West and new Greenhouse developments, creating direct exposure to hundreds of nearby apartment residents and a built-in customer base.

## Property Highlights

- Unique move-in-ready single-tenant building with a 1,423 SF patio
- Ideal for bar, restaurant, and entertainment users
- Prime location in a dense urban corridor with 150,000+ residents within a 3-mile radius
- Nearby businesses include SÖW To Go, The Roosevelt Coffee House, Losanti Steakhouse, Land Grant Brewing Co, Brass Eye, Little West Tavern, COSI, National Veterans Memorial & Museum, Mount Carmel Franklinton educational campus, Ohio Health Urgent Care, Junto Hotel, a new Giant Eagle Market District, and more



## Offering Summary

|               |            |
|---------------|------------|
| Lease Rate:   | Negotiable |
| Available SF: | 2,730 SF   |

| Demographics      | 1 Mile    | 3 Miles  | 5 Miles  |
|-------------------|-----------|----------|----------|
| Total Households  | 6,100     | 64,797   | 140,342  |
| Total Population  | 10,487    | 140,126  | 327,347  |
| Average HH Income | \$115,609 | \$91,008 | \$92,183 |

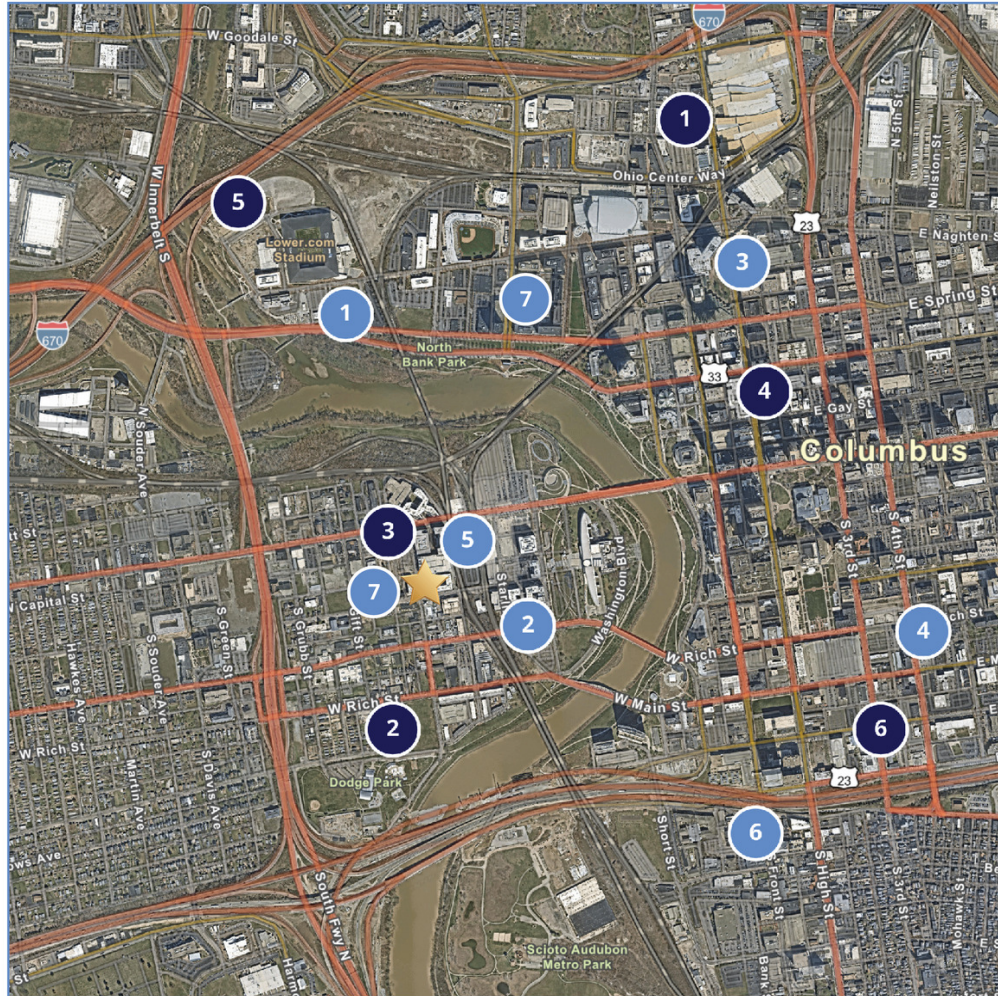
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## AREA GROWTH & DEVELOPMENT

### UNDER CONSTRUCTION | PROPOSED

468 W State St is anchored by a dense infill population exceeding 150,000 residents within a 3-mile radius, bolstered by significant residential and mixed-use development activity reshaping the surrounding urban core.



- 1 The Merchant Building** 475 N Wall St | **2026**  
Mixed-Use  
700,000 SF  
174 Units
- 2 Westrich** 241 McDowell St | **2026**  
Multifamily  
415,347 SF  
235
- 3 GreenHouse Columbus** 501 W Broad St | **2026**  
Multifamily  
313,000 SF  
313 Units
- 4 100 N High St** | **2026**  
Mixed-Use  
152,000 SF  
152 Units
- 5 Astor Park** 640-650 W Nationwide Blvd | **2026**  
Multifamily  
154,000 SF  
225 Units
- 6 AspireColumbus** 360 S 3rd St | **2027**  
Multifamily  
135,000 SF  
82
- 1 530 W Spring St** | **2027**  
Multifamily  
382,000 SF  
244 Units
- 2 Scioto Peninsula** 334 W Town St | **2028**  
Mixed-Use  
307,000 SF  
249 Units
- 3 The Centennial on High** 280 N High St | **2027**  
Mixed-Use  
336,189 SF  
148 Units
- 4 The Estella** 175-199 E Rich St | **2029**  
Mixed-Use  
200,000 SF  
252 Units
- 5 The Macklin** 397 W Broad St | **2029**  
Multifamily  
235,000 SF  
246 Units
- 6 Front & Fulton** 477 S Front St  
Mixed-Use  
230,000 SF  
200 Units
- 7 Nationwide Realty Investors**  
Land  
Approx. 15 AC  
Plans TBA

## RETAILER MAP



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*For More Information:*

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