



468 W State Street
Columbus, OH 43215

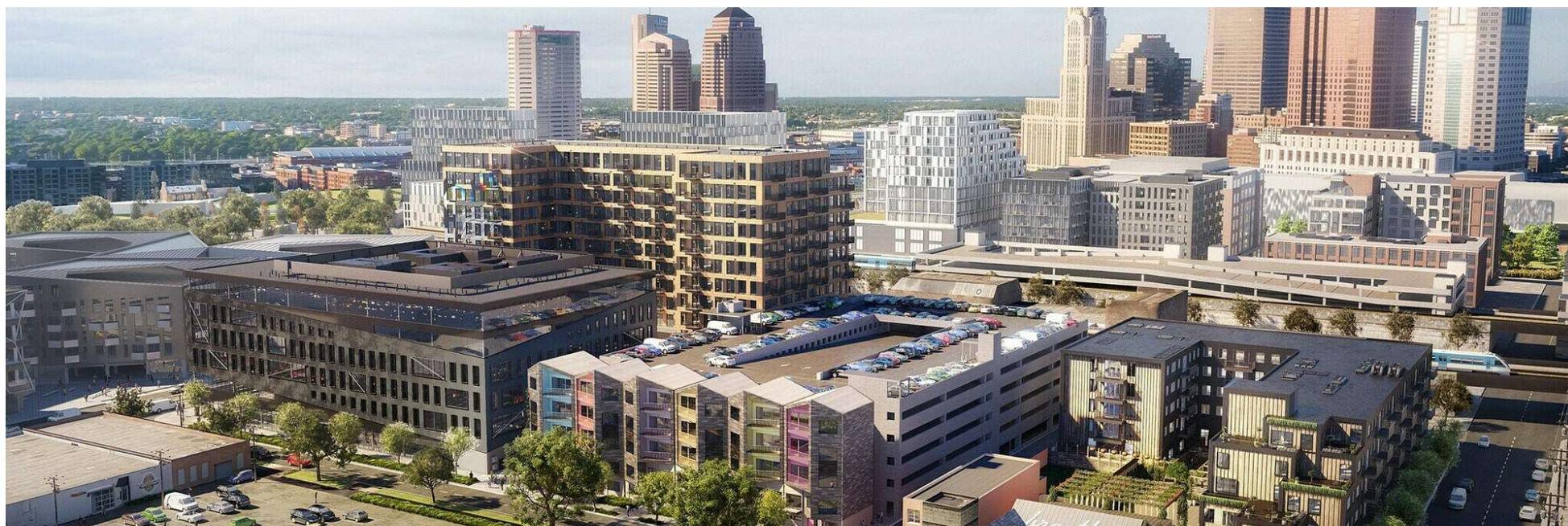
RESTAURANT FOR LEASE



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Property Highlights

- Class A, standalone restaurant building available with a 1,423 sq. ft. outdoor patio space at the new Horizon West mixed-use property.
- Located at the edge of the Downtown District and East Franklinton neighborhood, Horizon West is in the heart of the Gravity development, just steps away from the Nationwide Arena, Short North Arts & Entertainment District, Idea Foundry, Brewdog, Landgrant, the Junto, Cosi, and the Scioto Mile.
- Patio backs up to a large courtyard and pool area for the 900+ apartment units within the development.
- Frontage on McDowell and W State.
- Ideal location for fast casual & dine-in restaurants.
- Over \$1B in development completed or in progress within 1-mile.
- Built in customer base with 1800+ newly developed or underway apartment units within half a mile.
- Gray shell space awaiting your unique Franklinton flare.

Offering Summary

Lease Rate	Negotiable
Available SF	2,730 SF
Building Size	2,730 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	7,472	140,109	398,211
Total Population	12,781	327,234	961,788
Average HH Income	\$93,264	\$83,612	\$89,899

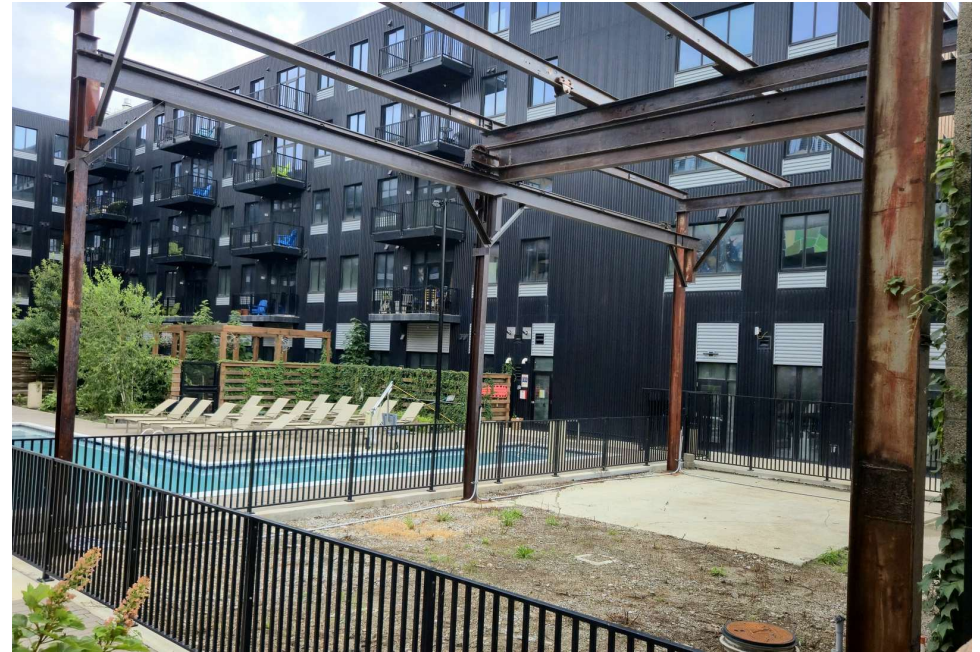


Property Description

Discover an unparalleled restaurant opportunity at 468 W State Street, in the heart of Columbus, OH. This exceptionally located property is a blank slate waiting to bring your unique design to life. Measuring in at 2,730 sq. ft. with an additional 1,423 sq. ft. patio that backs up to and overlooks the Horizon West swimming pool, this property is primed to be a top brunch spot and bustling dinner destination. Its prime East Franklinton location, just outside of the Short North Arts & Entertainment district, comes with its own built in patron base and is a 2-minute walk from the city's central business district. Join the neighborhood and you'll find yourself in good company among the likes of Land Grant, BrewDog, the Idea Foundry, and thousands of multifamily residents and office goers within the new Horizon West, River & Rich, Gravity, and Peninsula developments.

Location Description

Enjoy the vibrant atmosphere surrounding 468 W State Street in Columbus, OH. Situated in the heart of the city, this bustling area offers a diverse array of amenities and attractions. Within walking distance, professionals can explore the thriving culinary scene along High Street, or enjoy a relaxing stroll through the picturesque Scioto Mile parkland. Renowned cultural institutions, such as the Columbus Museum of Art and the Ohio Theatre, are just moments away, providing endless opportunities for inspiration and entertainment. With easy access to the city's central business district and major transportation routes, this location seamlessly combines work and leisure in an unmatched urban setting.





1	2019	Gravity	Multifamily, Mixed Use	234 apartments, 80,000 SF
2	2023	The Newton	Office	195,000 SF
3	Under Construction	GreenHouse	Multifamily	322 apartments
4	2023	Horizon West	Multifamily, Mixed Use	382 apartments, 24,000 SF
5	Under Construction	Homeport	Multifamily	50 apartments
6	2023	Office at the Peninsula	Office	231,000 SF
7	2023	The Junto	Hotel	198 rooms
8	2023	One at the Peninsula	Multifamily	329 apartments
9	Pre-Construction	Peninsula Phase II	Multifamily	350+ apartments
10	2019	River & Rich	Multifamily	233 apartments
11	Under Construction	Westrich	Multifamily	234 apartments
12	2017	Idea Foundry	Maker Space & Coworking	50,000 SF
13	2015	Land Grant	Outdoor Event Venue & Taproom	
14	2018	BrewDog	Restaurant & Taproom	
15	2014	Strongwater	Event Space	3,800 SF
16		COSI	Museum	~700,000 visitors/yr
17		Veterans Memorial	Museum	~150,000 visitors/yr
18		HotelLeveque	Hotel	149 rooms
19		Palace Theatre	Theatre	2,695 seats
20		The Capital Suites	Hotel	194 rooms
21		Ohio Theatre	Theatre	2,791 seats
22		The Plaza	Hotel	403 rooms
23		Ohio State House	Government	
24		Nationwide Arena	Stadium & Concert Venue	19,500 seats
25		Station67	Wedding & Event Venue	14,400 SF

Apartment Units

	1/4	1/2	3/4	1 mile
Existing	1,199	1,447	3,629	5,868
In Progress	672	906	1,054	1,637
Proposed	314	991	991	1,978
Total	2,185	3,344	5,674	9,483

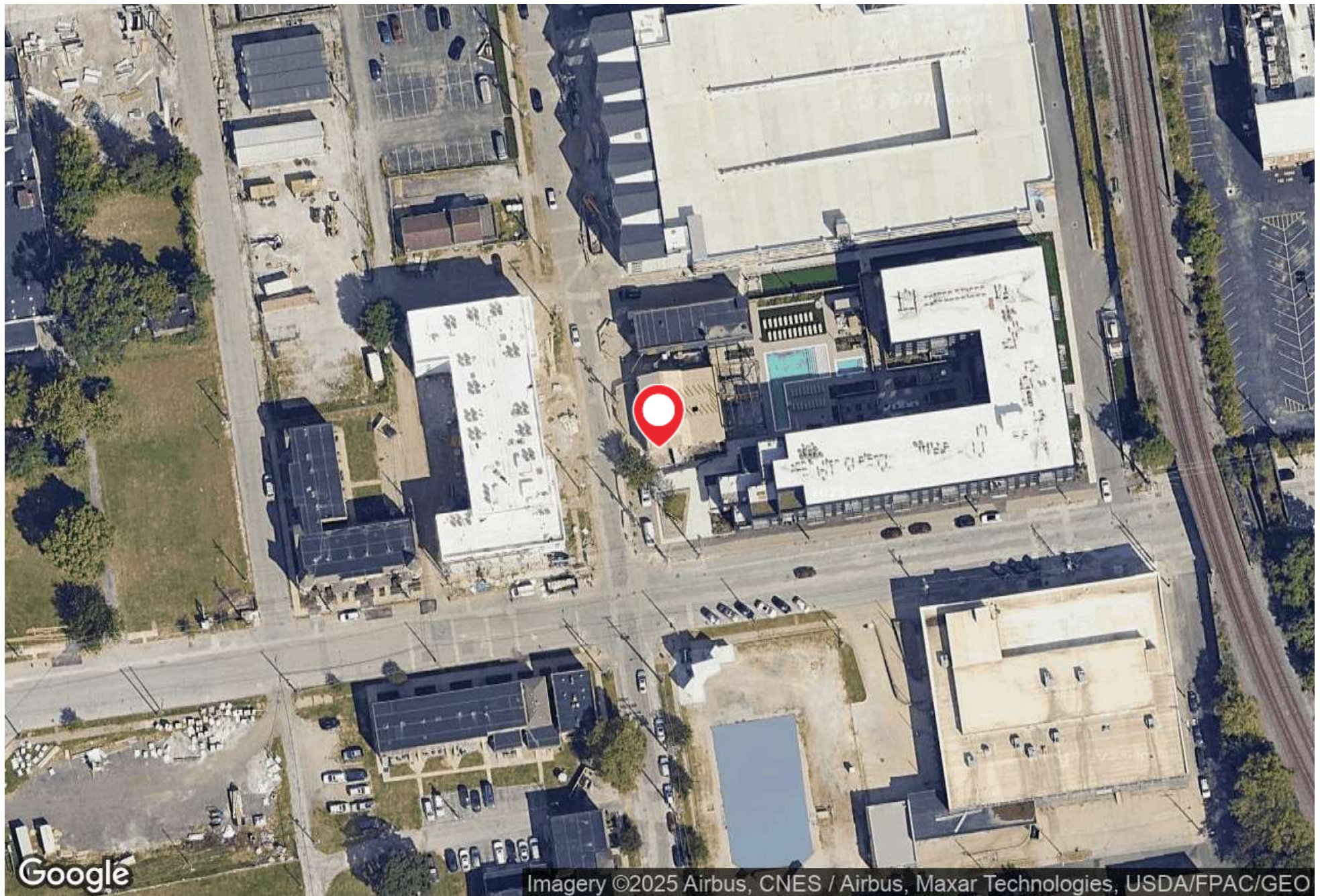
Office Space (SF)

	1/4	1/2	3/4	1 mile
Existing	544,000	1,400,000	16,600,000	27,700,000
In Progress				65,000
Proposed		100,000	100,000	100,000
Total	544,000	1,500,000	16,700,000	27,865,000

Hotel Rooms

	1/4	1/2	3/4	1 mile
Existing	236	579	855	4,983
In Progress				206
Total	236	579	855	5,189



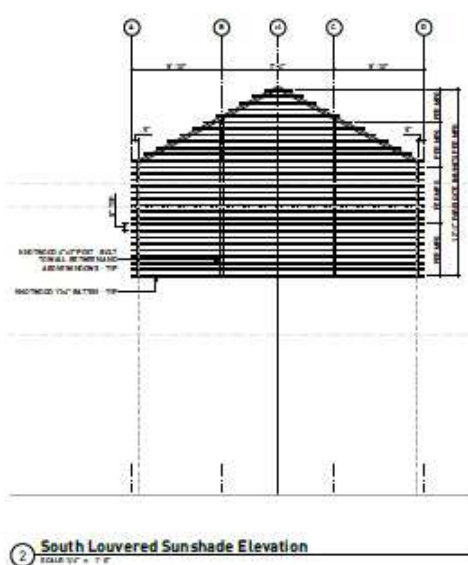


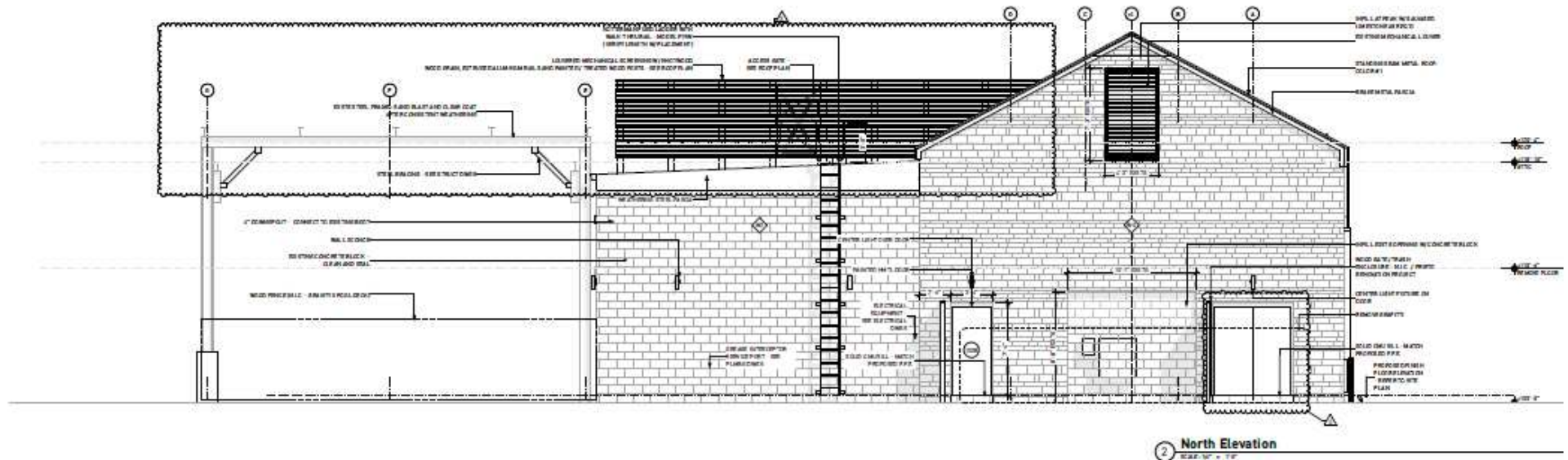
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2,730 SF
RESTAURANT
RETAIL

1,423 SF
PATIO

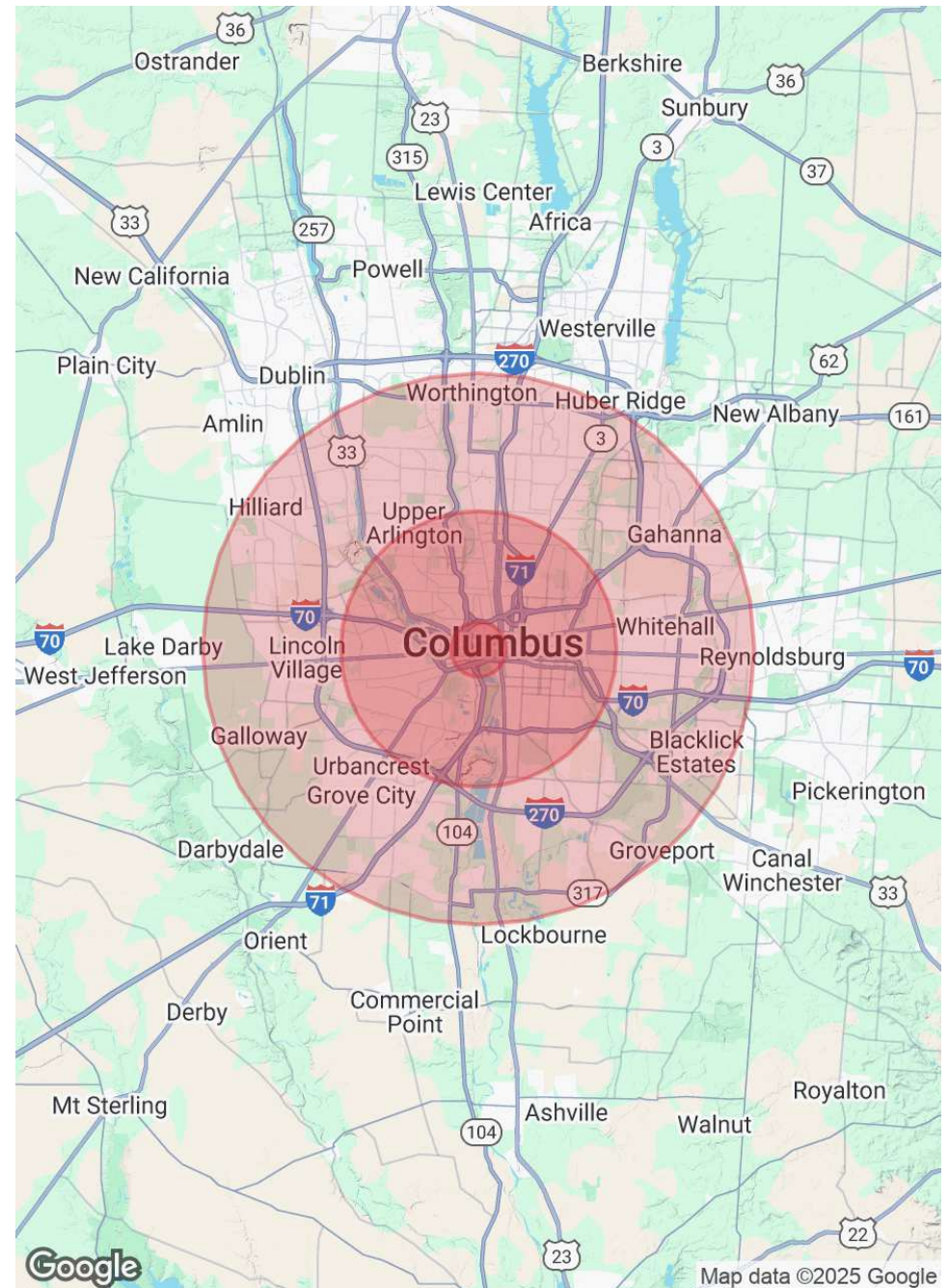




Population	1 Mile	5 Miles	10 Miles
Total Population	12,781	327,234	961,788
Average Age	39	36	37
Average Age (Male)	39	35	36
Average Age (Female)	39	36	38

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	7,472	140,109	398,211
# of Persons per HH	1.7	2.3	2.4
Average HH Income	\$93,264	\$83,612	\$89,899
Average House Value	\$559,303	\$330,834	\$301,060

Demographics data derived from AlphaMap





Joshua Waller

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Professional Background

Joshua Waller joined the Alterra team in early 2021 and is an industry veteran with over a decade's worth of experience in Real Estate. Joshua was born and raised in Central Ohio and has developed an intimate knowledge of the local area and market during his lifetime and career. He originally moved out of Finance to start his Real Estate career in 2012, co-managing a 1,000-unit apartment complex for New Life Properties. Soon after, Joshua transitioned to OV Management, where he oversaw a \$70 million portfolio of Retail, Office, and Multi-family properties while leading a staff of twenty-two management, leasing, and maintenance personnel. In 2013 he founded a residential moving company, Legacy Moving Columbus. With a focus on quality staff recruitment, creative marketing, and some good ol' fashioned customer service, Joshua expanded his business operations efficiently and aggressively. He quickly built a team that ran the company autonomously, freeing him to focus on other opportunities. Joshua remained with OV Management and oversaw his moving company's operations for eight years before joining Alterra in 2021. Outside of his primary vocations, he has also spent time consulting for local small business start-ups, performed several weddings in OH and FL as a licensed Officiant, and currently serves on the Board of Directors for the Clintonville Area Business Association (CABA). With his extensive experience in many facets of business and immense Real Estate knowledge base, Joshua can offer an unrivaled level of service and provide deep and meaningful insights for investors, landlords, and business tenants alike. He takes a consultative approach and treats every deal as if it were his own to ensure the best outcome, every time.

Joshua takes great pride in his city and stays active in several local community and charitable organizations. In addition to his work with CABA, he is involved with the following organizations:

South-Western City Schools, Career Development Program – Mentor

Columbus Young Professionals – Member & Community Volunteer

Building Owners and Managers Association (BOMA) – Member

Columbus Real Estate Investing Round Table – Presenter

New England #4 F&AM Lodge – Officer

New England Philosophical Society – Co-founder

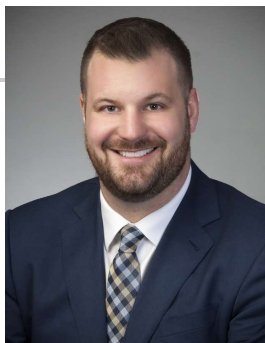
Additionally, he sits on the Advisory Boards for a local medical-tech start-up and ProPower.

Alterra Real Estate Advisors - OH

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Jackson N. Pulliam

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Professional Background

Accomplished Commercial Real Estate Agent

Award-winning, multi-faceted, and accomplished Commercial Real Estate Broker and Principal, renowned for superior opportunity identification abilities and exceptional negotiation skills. With a track record of over \$51,000,000.00 in total transactions since joining Alterra Real Estate in 2019, Jackson is an ROI-driven professional who remains at the forefront of industry trends.

Key Attributes:

ROI-Driven Expertise: Proven success as a take-charge leader, leveraging sharp business acumen and management expertise to drive growth with minimal client risk. Strategic Vision: Known for strong expertise in investment analysis, contract development and negotiation, and strategic commercial business partnerships. Innovative Leadership: Progressive, innovative and provides decisive leadership to achieve business goals.

Background:

Before transitioning to commercial real estate, Jackson spent nearly a decade as a finance manager in the greater Columbus area. During this period, he honed his skills in financial analysis, risk management, and stakeholder engagement. His tenure in finance equipped him with a deep understanding of market dynamics, fiscal responsibility, and the importance of fostering long-term client relationships.

Jackson's journey from finance to real estate was driven by a passion for leveraging his financial expertise to create tangible value in the built environment. His transition seamlessly integrated his financial acumen with the complexities of commercial real estate transactions, allowing him to offer clients a unique blend of strategic foresight and financial stewardship.

Specialties:

1031 Exchanges, Lead Generation, Sales Management, Strategic Partnerships, Sales Staff Training & Development, Market Research & Analysis, Data-Driven Decision Making, Consultative Sales Skills, Strong Negotiation Skills, P&L Management, Risk Management, Stakeholder Management.

Memberships

SIOR (Society of Industrial and Office Realtors)

CCIR (Columbus Commercial, Industrial & Investment Realtors)

Costar Power Broker

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