



Downtown Columbus Ohio

Restaurant Site Available

85 East Gay Street, 45 N 3rd Street

First Time Available in 30 Years!

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Leasing Options

Option 1: Become Mitchell's

Landlord owns the right to utilize the name Mitchell's. Next operator moves right in behind the existing tenant. To the outside world nothing has changed. All of the regulars continue to be regulars and the existing sales volume can be maintained. Expand the bar offerings and modify the menu as you see fit. Keep the employees as you see fit.

Landlord will commit to a level of refreshments to the premises at the time of Lessee's choosing.

Landlord will transfer the use of all FF+E to Lessee.

Landlord will transfer the use of all kitchen equipment and infrastructure to Lessee.

Landlord will commit to allowing Lessee the use of sidewalk for exterior dining.

In this option, new Operator is in effect buying an established restaurant for 30 years with a gross rev of ~ 3 mill for \$1.

Option 2: New Concept Lease

Close down Mitchell's and bring in a new concept.

Landlord will commit to a level of refreshments to the premises to take place immediately.

Landlord will transfer the use of all FF+E to Lessee.

Landlord will transfer the use of all kitchen equipment and infrastructure to Lessee.

Landlord will commit to allowing Lessee the use of sidewalk for exterior dining.



Features

- Approx. 8,200 sq ft
- Main Dining Room: Approximately 140-160 seats
- Private Dining Rooms: Usually 40-60 seats combined
- Bar & Lounge Area: Around 30-40 seats



Enjoy the luxury of private dining within the main dining room. With an abundance of seating, this magnificent restaurant features four areas in the main dining room that can be easily draped to create a private dining area for up to five individual events, or opened to accommodate private dining for 50 to 80 people.



In addition, the historic vault has been converted into private dining and is one of the most highly sought-after private dining rooms in the city



Located directly inside the front entrance, the bar is where people go to be seen.

With nearly 4,000 hotel rooms, 2,000 apartments, and dozens of Corporate offices all within walking distance, the restaurant has all of the business generators at its front door that any operator could hope for.

Financial Performance

(approx.)

Year	Income
2022	\$3,100,000
2023	\$3,150,000
2024	\$3,000,000

Features and Summary

History

Mitchell's Steakhouse, located in the historic Law and Finance Building at 85 East Gay Street, was originally constructed in 1927 as the home of the Ohio State Savings Association.

In 1998, Mitchell's Steakhouse moved into the former banking lobby on the ground floor, preserving the building's elegant high ceilings and decorative plasterwork. A decade later, in 2008, the restaurant was acquired by Ruth's Hospitality Group. Since then, Mitchell's has stood as a cornerstone of fine dining in downtown Columbus, earning numerous awards for its exceptional cuisine and wine program, and establishing 45 N 3rd Street as one of the city's most prized dining destinations.

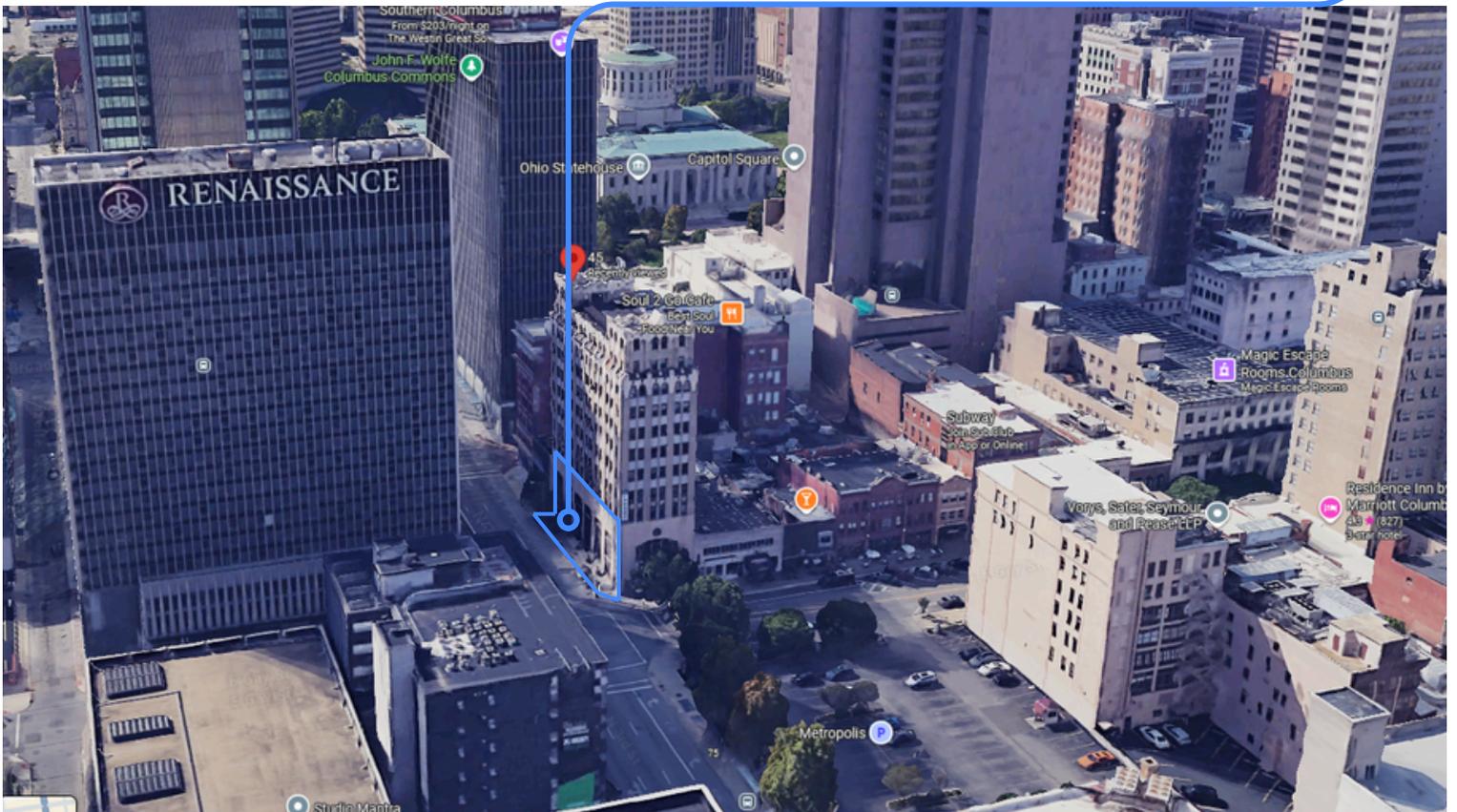
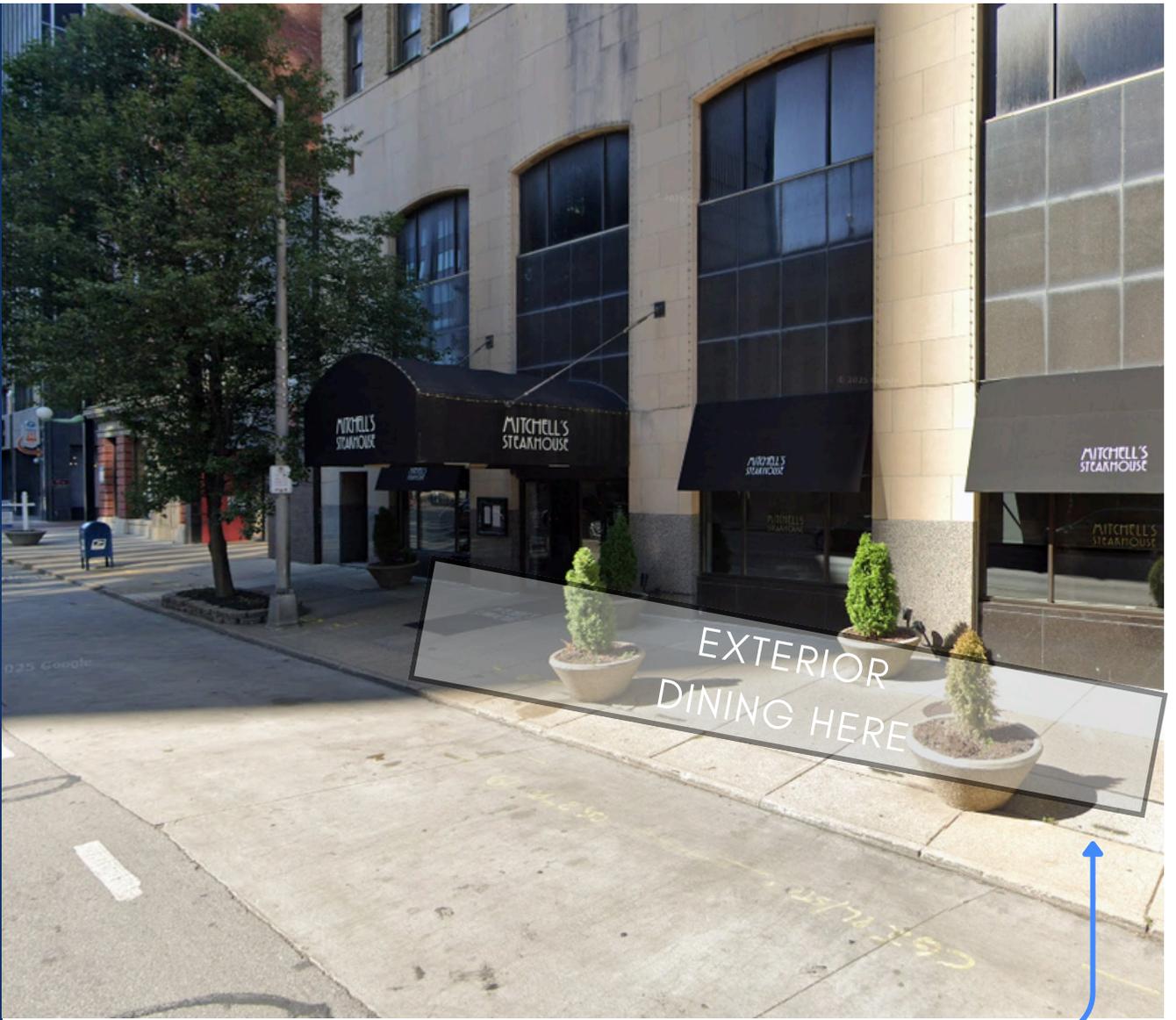
Ownership

Mitchell's Steakhouse was launched by Cameron Mitchell Restaurants in the late 1990s as part of its portfolio of upscale dining concepts, alongside Mitchell's Fish Market. Founded by Cameron Mitchell, the brand quickly gained prominence before being sold to Ruth's Hospitality Group (now part of Landry's) in February 2008.

Executive Summary of Offering Information

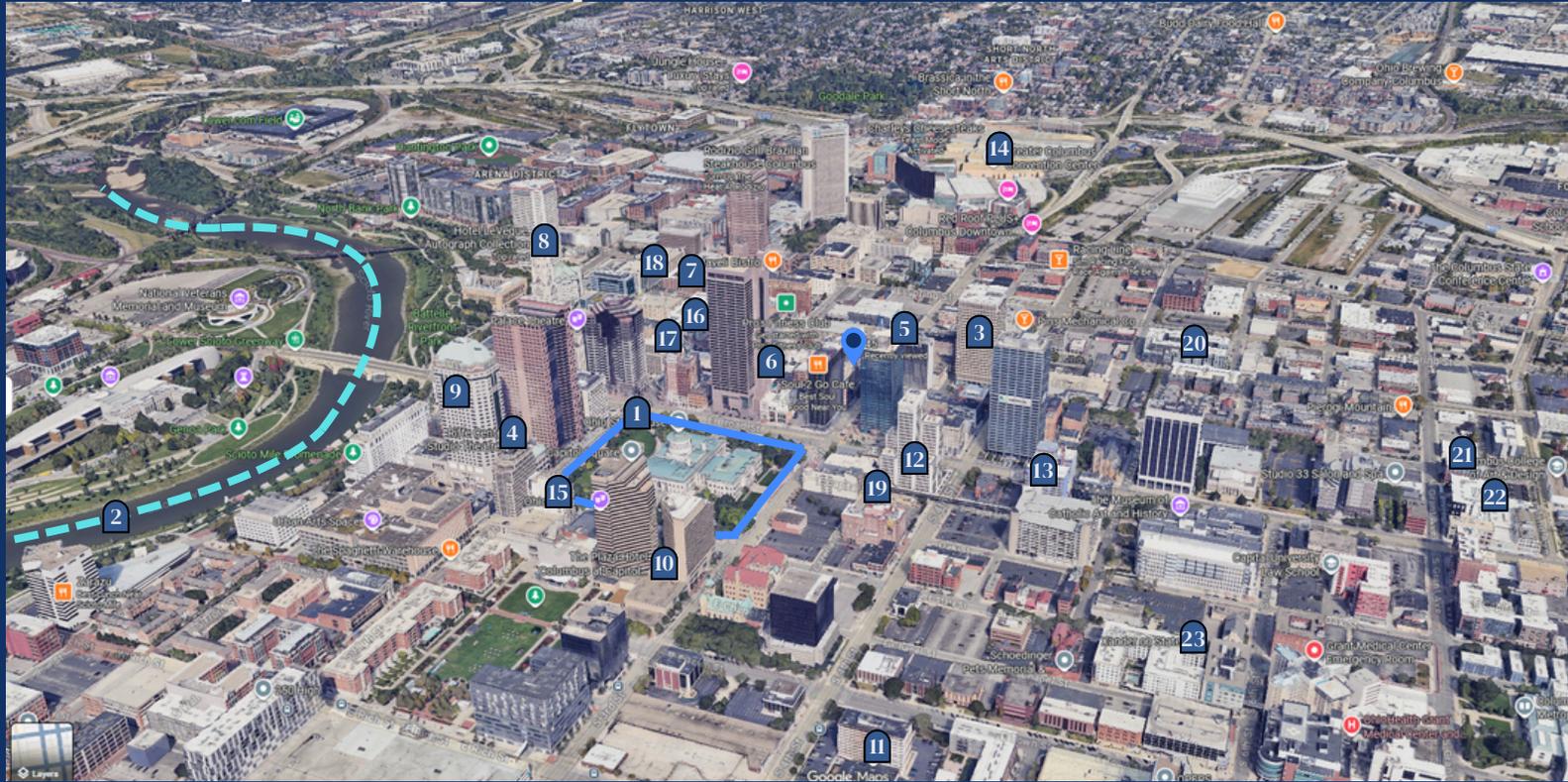
- Approx. 8,200 sq ft
- Established Steakhouse for 30 years
- 30' hand-plastered decorative ceiling
- Kitchen, Hood, Fire Suppression in place
- Surrounded by hotels and Capital Square
- Iconic building and location
- 14 Hotels, totaling 4259 Hotel Rooms nearby
- 12 Apartment complexes nearby, with a total of 1982 units
- dozens of large corporate neighbors within a 2-block radius
- All Furniture and fixtures included
- All kitchen equipment included
- All refrigeration included
- Management office included.
- Liquor license available.
- Long-term lease available

Exterior Dining



RESTAURANT LOCATION

Map Perspective



Business Generators

- 1- Ohio Statehouse
- 2- Scioto River
- 3- Continental Tower Apartment Community
- 4- Rife Center
- 5- Renaissance Columbus Hotel
- 6- Residence Inn by Marriott Hotel
- 7- Courtyard by Marriott Hotel
- 8- Hotel LeVeque
- 9 -The Capital Suites Hotel
- 10- The Plaza Hotel
- 11- Holiday Inn Hotel
- 12- Preston Center Apartment Community
- 13- Pembroke Apartment Community
- 14- Convention Center
- 15- Ohio Theater
- 16- The Madison Apartment Community
- 17- The Nicholas Apartment Community
- 18- The Citizens Apartment Community
- 19- Edwards Apartment Community
- 20- Industry Columbus Apartment Community
- 21- The Abigail Apartment Community
- 22- Vera on Broad Apartment Community
- 23- Xander on State Apartment Community
- 24- Flats on East Gay Apartment Community, Not shown on the map

Traffic Counts and Statistics

Annual Average Daily Traffic Count (AADT) shows the volume of traffic in a 24-hour period, 365 days a year. The counts are displayed here:

- Traveling North on 3rd St: 12,430 Per Day
- Intersection at Gay and 3rd St: 18,570 Per Day
- Traveling East on Gay St: 2,519 Per Day

The area also shared a score of 87 for walkability and 86 for biking and scooter.



RESTAURANT LOCATION

The Capital Line



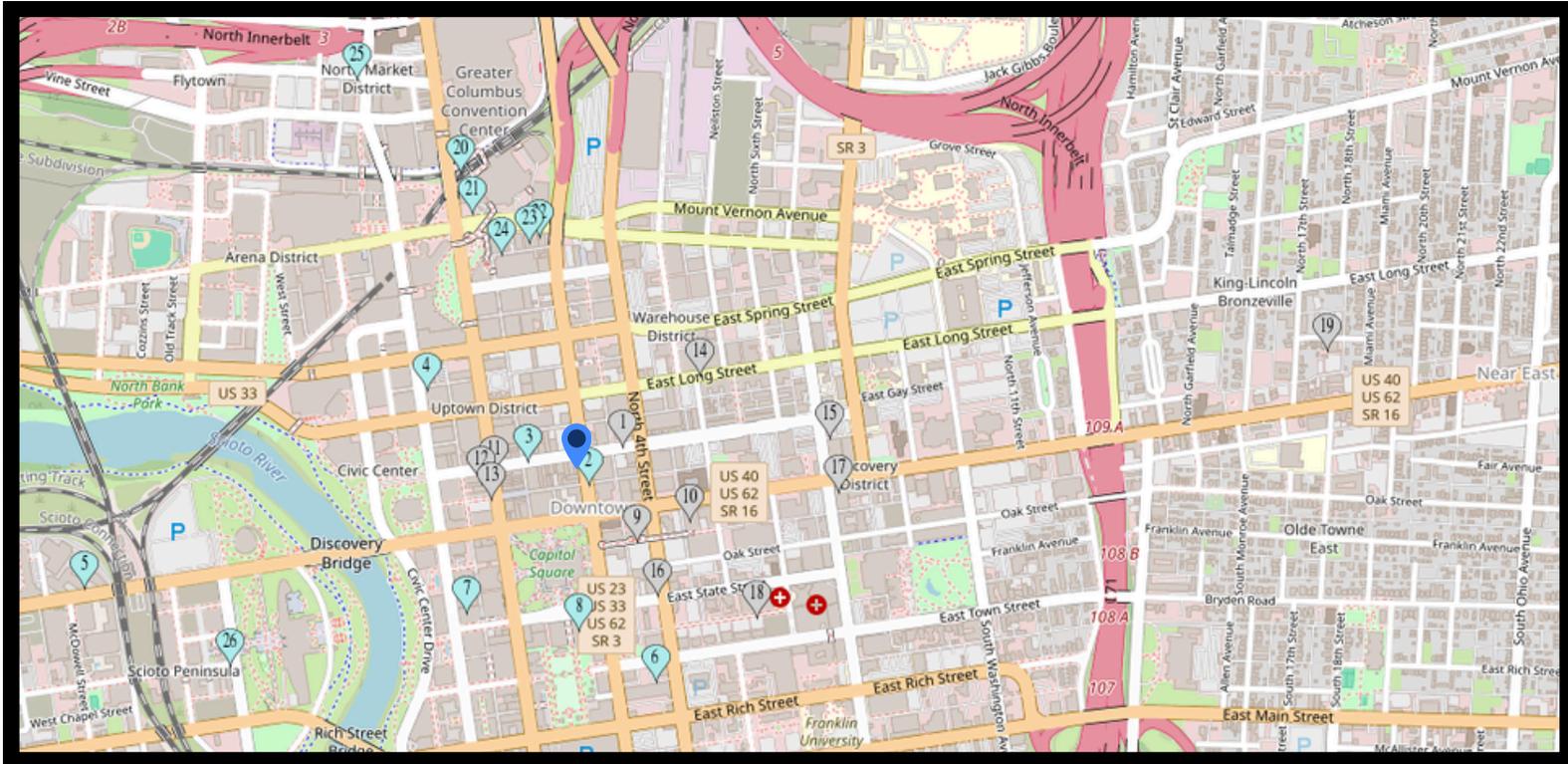
The Capital Line will be an urban pathway woven through the heart of Downtown Columbus. This two-mile-long journey offers a direct route to some of the city's most vibrant attractions.

The Capital Line will stand as a testament to the city's commitment to fostering a vibrant, accessible, and interconnected Downtown. This innovative urban pathway will not only bridge the geographical gaps between diverse neighborhoods but will also act as a catalyst for cultural enrichment, social cohesion, and economic revitalization within the heart of the city and will run past the front door of the former Mitchells Steakhouse.

View Of Gay Street



Hotels and Apartments



Apartments - 1982 Total Units

- 1- The Continental Tower Apartment Community, 409 Units
150 E Gay St, Columbus, OH 43215
- 9- Preston Center Apartment Community, 105 Units
155 E Broad St, Columbus, OH 43215
- 10- Pembroke Apartment Community, 164 Units
195 E Broad St, Columbus, OH 43215
- 11- The Madison Apartment Community, 120 Units
70 N High St, Columbus, OH 43215
- 12- The Nicholas Apartment Community, 230 Units
12 W Gay St, Columbus, OH 43215
- 13- The Citizens Apartment Community, 63 Units
51 N High St, Columbus, OH 43215
- 14- Industry Columbus Apartment Community, 236 Units
230 E Long St, Columbus, OH 43215
- 15- The Abigail Apartment Community, 69 Units
369 E Gay St, Columbus, OH 43215
- 16- The Edwards Apartment Community, 218 Units
33 S 4th St, Columbus, OH 43215
- 17- Vera On Broad Apartment Community, 114 Units
366 E Broad St, Columbus, OH 43215
- 18- Xander On State Apartment Community, 229 Units
265 E State St, Columbus, OH 43215
- 19- Flats on East Gay Apartment Community, 25 Units
934 E Gay St, Columbus, OH 43203

Hotels - 4259 Rooms

- 2- Renaissance Columbus Hotel, 408 Rooms
50 N 3rd St, Columbus, OH 43215
- 3- Residence Inn by Marriott Downtown Hotel, 126 Rooms
36 E Gay St, Columbus, OH 43215
- 4- Courtyard by Marriott Downtown Hotel, 150 Rooms
35 W Spring St, Columbus, OH 43215
- 5- Hotel LeVeque, 149 Rooms
50 W Broad St, Columbus, OH 43215
- 6- Holiday Inn Columbus Downtown Hotel, 240 Rooms
175 E Town St, Columbus, OH 43215
- 7- The Capital Suites Hotel, 194 Rooms
50 S Front St, Columbus, OH 43215
- 8- The Plaza Hotel, 282 Rooms
75 E State St, Columbus, OH 43215
- 20- Hilton Columbus Downtown Hotel, 1,000 Rooms
402 N High St, Columbus, OH 43215
- 21- Hyatt Regency Columbus Hotel, 633 Rooms
350 N High St, Columbus, OH 43215
- 22- Drury Plaza Hotel Columbus Downtown, 177 Rooms
88 E Nationwide Blvd, Columbus, OH 43215
- 23- Canopy by Hilton Columbus Downtown Short North Hotel, 167 Rooms
77 E Nationwide Blvd, Columbus, OH 43215
- 24- Sonesta Columbus Downtown Hotel, 375 Rooms
33 E Nationwide Blvd, Columbus, OH 43215
- 25- AC Hotel Columbus Downtown Hotel, 160 Rooms
517 Park St, Columbus, OH 43215
- 26 - The Junto Hotel, 198 Rooms
77 Belle St, Columbus, OH 43215