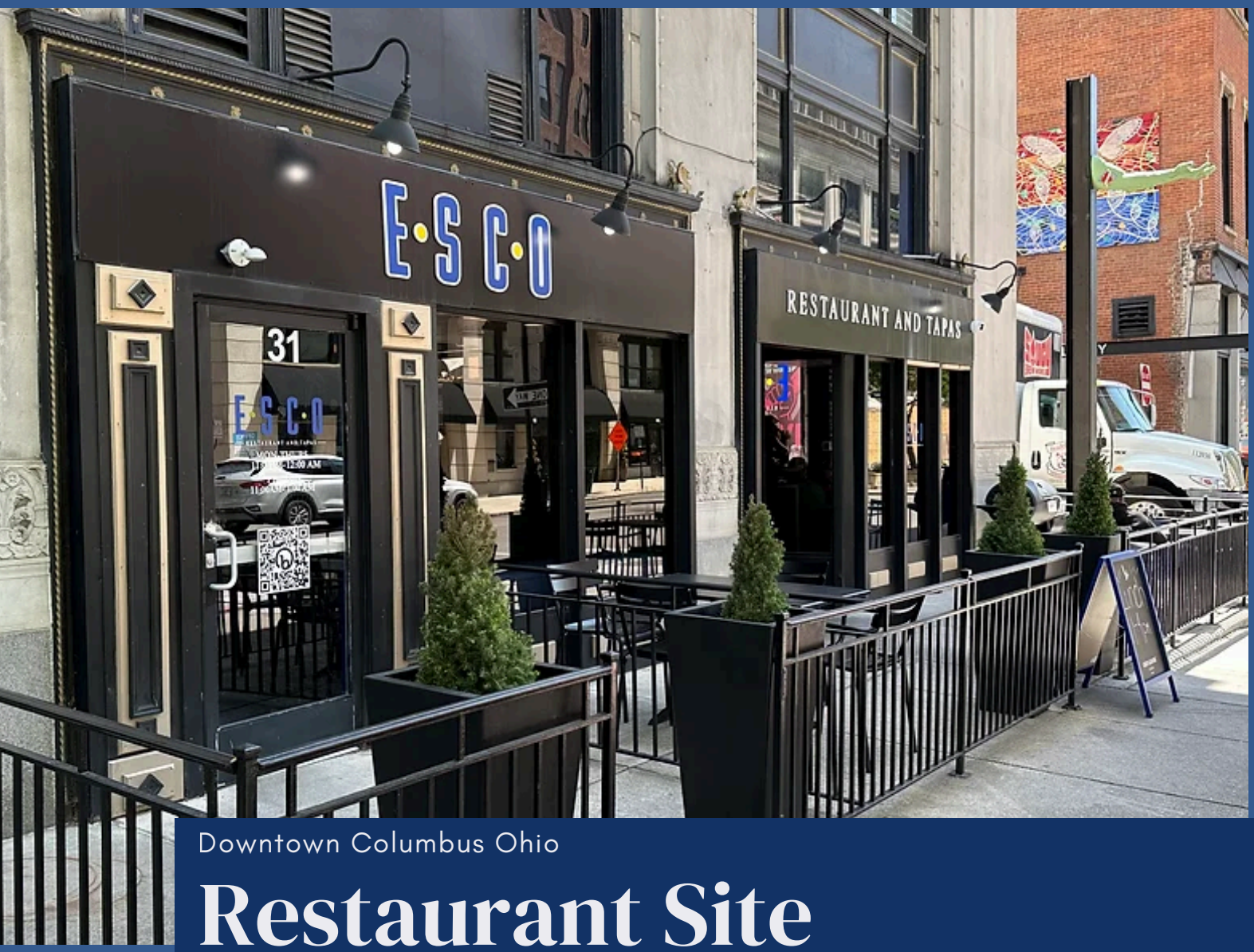


Downtown Columbus Ohio

Restaurant Site Available

31 East Gay Street

On Route of the Capital Line!

Contact: Weston Bishoff

Phone: 614-448-3593

Email: wbishoff@evbco.com

RESTAURANT LOCATION

Leasing Options

LIQUOR LICENSE IS INCLUDED

New Concept Lease

Formerly ESCO Restaurant and Tapas, 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. 3,350 sq ft
- Main Dining Room: Approximately 110 seats
- Private/Overflow Seatings: Approximately 15 seats
- Bar Area: Around 20 seats





This vibrant restaurant space is perfectly positioned in a high-traffic downtown location, offering excellent visibility and steady pedestrian activity throughout the day and evening.



Featuring an open and adaptable floor plan, the space provides operators with the flexibility to create a distinctive dining experience while benefiting from the character and charm of a prominent urban setting.

RESTAURANT LOCATION

Features and Summary

History

31 East Gay Street is located within one of Downtown Columbus's most recognizable historic corridors, surrounded by a dynamic mix of restaurants, entertainment venues, office workers, residents, and visitors.

Featuring approximately 3,350 square feet of restaurant space with seating for an estimated 150 guests, this opportunity offers the ideal setting for a casual, energetic dining concept.

Whether envisioned as a restaurant, taproom, cocktail bar, or chef-driven concept, 31 East Gay Street provides the visibility, accessibility, and customer base sought by today's food and beverage operators.

Ownership

31 East Gay Street has been home to several notable food and beverage concepts, most recently Esco Restaurant & Tapas, a nationally recognized dining and lounge brand. Prior to Esco, the space housed Pub Mahone, a longtime Gay Street destination. Located in the heart of Downtown Columbus's thriving restaurant district, the property has a proven history as a successful hospitality venue and continues to benefit from strong pedestrian traffic, nearby employers, residents, and entertainment destinations

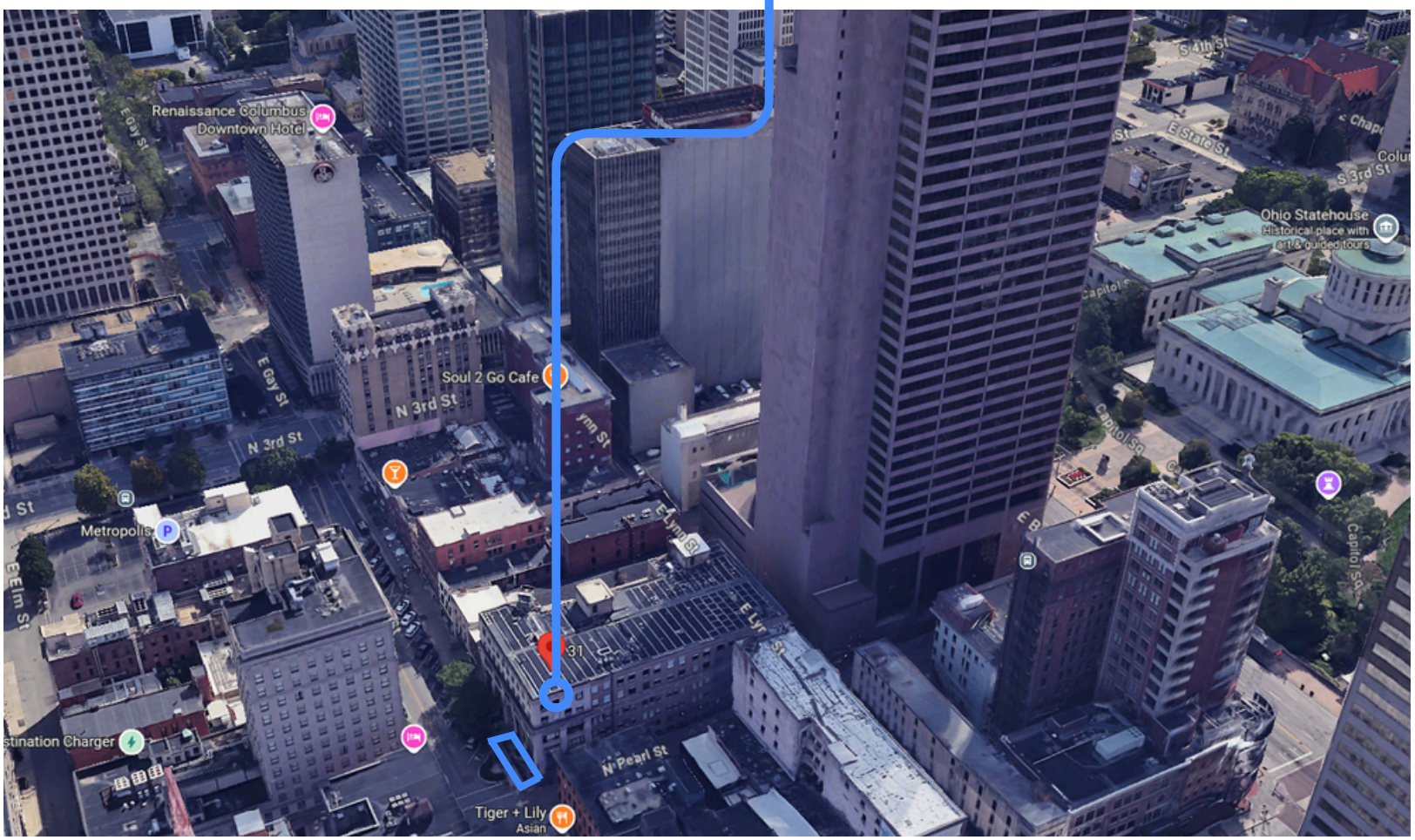
Executive Summary of Offering Information

- Approximately 3,350 SF of restaurant space
- Roll-up service window connecting the interior to exterior bar seating
- Fully equipped commercial kitchen
- Surrounded by downtown hotels, residential developments, and office buildings
- Prominent location at the corner of Gay Street and Pearl Alley
- Positioned in the heart of the Gay Street Entertainment District
- Estimated seating capacity of approximately 100 guests
- Strong pedestrian traffic with excellent visibility and street presence
- Ideal for a restaurant, bar, taproom, or chef-driven dining concept

Exterior Dining

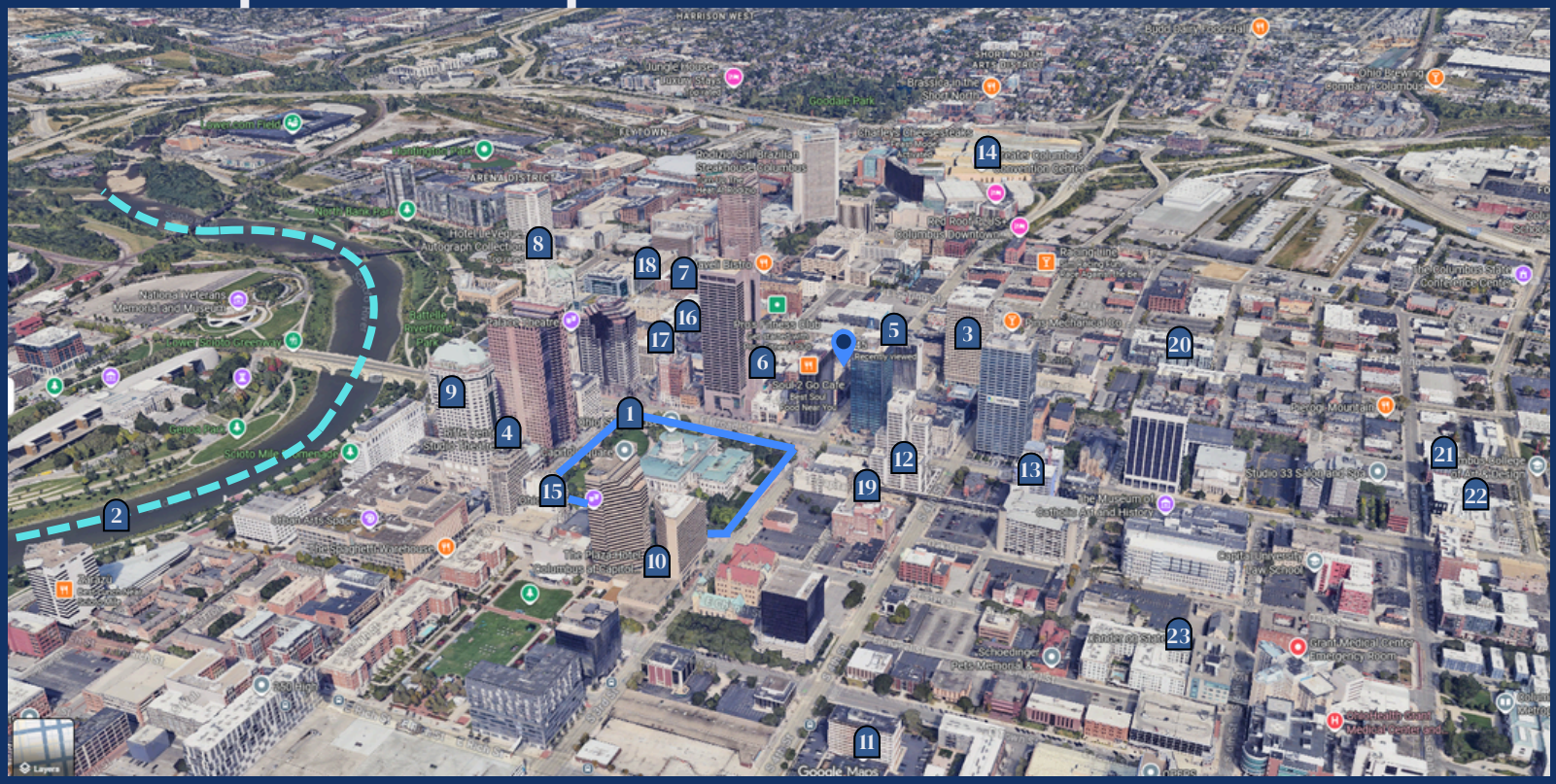
IMAGINATIVE MOCK-UP





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:

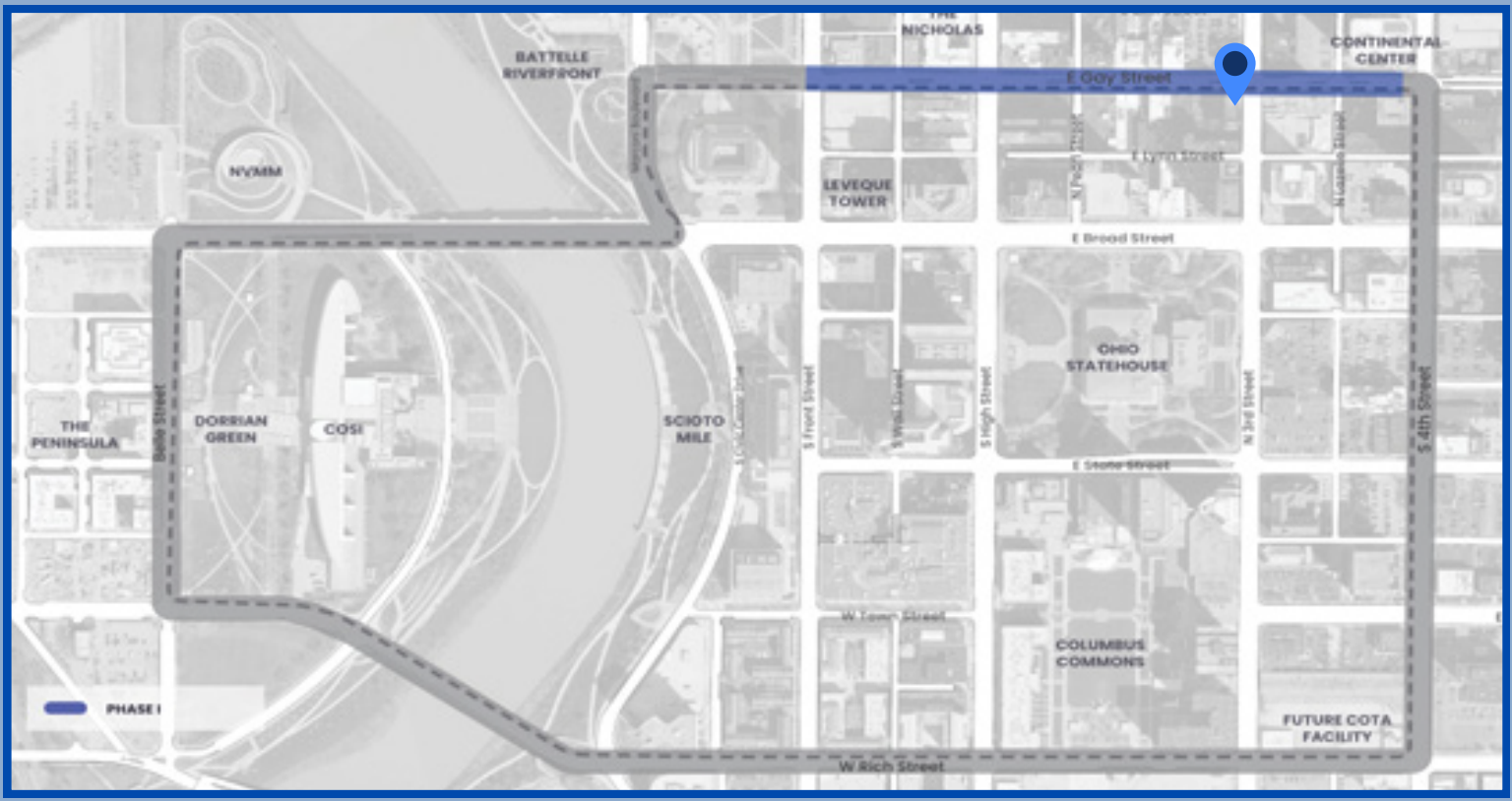
- Traveling North on 3rd St: 12,430 Per Day
- Intersection at Gay and 3rd St: 18,570 Per Day
- Traveling East on Gay St: 2,519 Per Day

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



RESTAURANT LOCATION

The Capital Line

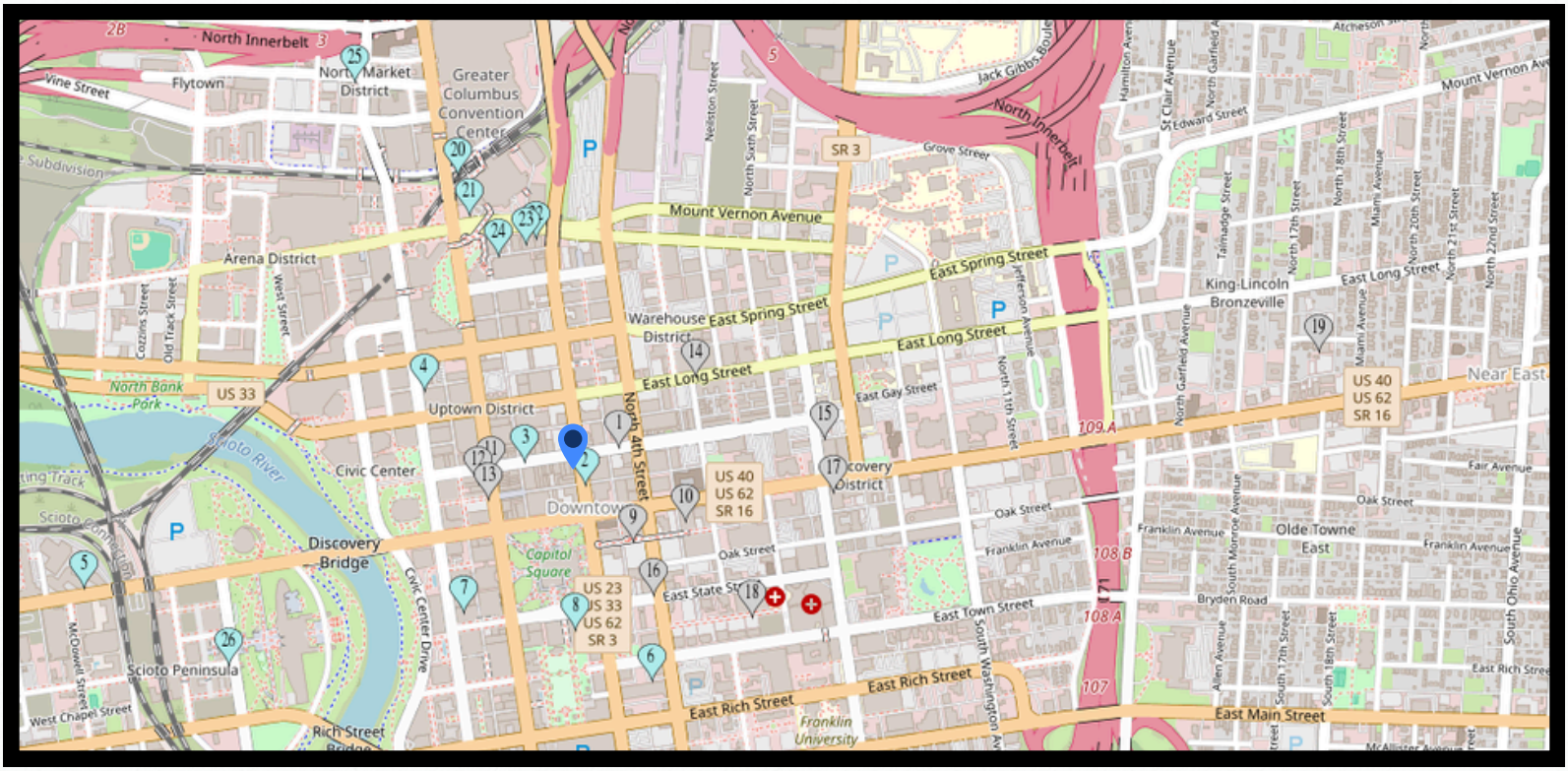


The Capital Line will be an urban pathway woven through the heart of Downtown Columbus. This two-mile-long journey offers a direct route to some of the city's most vibrant attractions.

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.



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