

# **Building with Restaurant for Sale**

## **3884 Morse Rd Columbus Oh 43219**



# **\$995,000**

**Sale includes Building, Fixtures, Furniture, Equipment,  
Goodwill and Liquor Permit**

*Smith*  
**REALTY PARTNERS**

**SOKOL**  
AND ASSOCIATES

## **OFFER – Kobe Restaurant Building & Assets**

Smith Realty Partners is pleased to offer the Property located at  
3884 Morse Rd Columbus Oh 43219

Sits across the street from the very popular Easton Shopping Center with over 10 million visitors annually.

The following is a collection of general information, photos, maps, etc., pertaining to this exciting investment opportunity. We appreciate your confidentiality with regards to the information contained in this package.

This building is on Land Contract with Casto, that was recently extended for 5 years with options until 2032

Included In sale, is the building, FF&E, goodwill, and liquor permit. The present concept can be included or you can change concept.



**Business Summary:** Presently is an Asian Hibachi Concept that has been here for almost 10 years. They have had sales over \$1.0 M for many years.

**Facilities:** Building has a separated bar area with seating, separated sushi bar, dining room, 2 private hibachi rooms, large kitchen, large storage areas, several hood systems. This sits on its own parking lot, with fantastic access and visibility. Located in front of Walmart & Sams Club, Best Buy, Office Max, and others

**1-Story Building built in 1996**

**Building Square Footage:** 7210 sq ft

**Acres:** 1.34 acres

**Land Contract:** Thru July 2022 with 2/5 year options thru 2032

**Includes:** Building, FF&E, concept name and recipes, & liquor permit

**Year Established:** 2008

**Parking:** Large parking lot with over 100 spaces

**Seating:** Over 160 in dining areas with 60 on patio

**Annual Taxes:** \$59,394

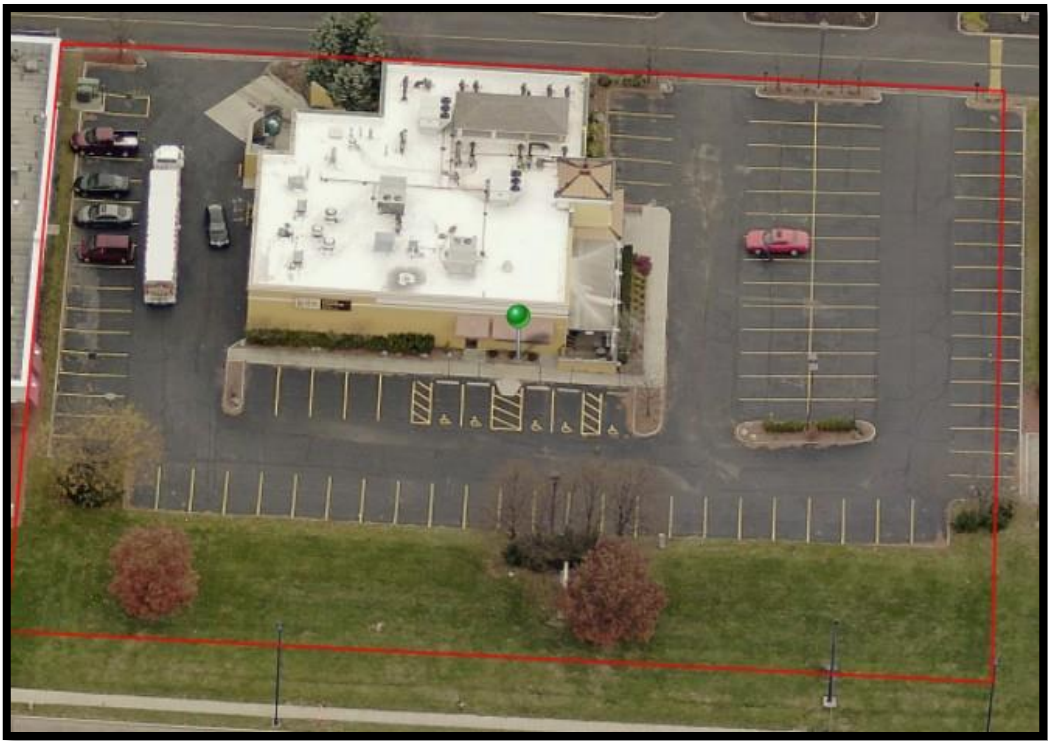
**Zoned:** C Commercial

**Land use:** Restaurant/Bar

**Partial #:** 010-234159

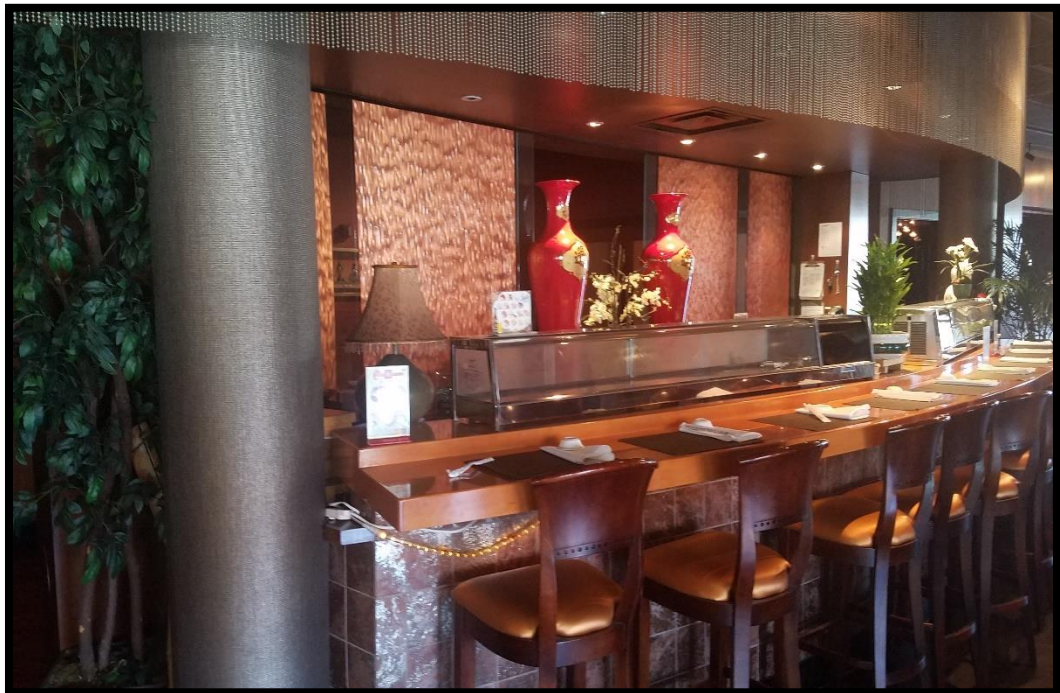
<b>Hours of Operation:</b>	Monday - Thursday	1130am-2pm	5pm-10pm
	Friday	1130am-2pm	430pm-1030pm
	Saturday	12-3pm	430pm-1030pm
	Sunday	12-3pm	430pm-9pm

# EXTERIOR PHOTOS





# INTERIOR PHOTOS

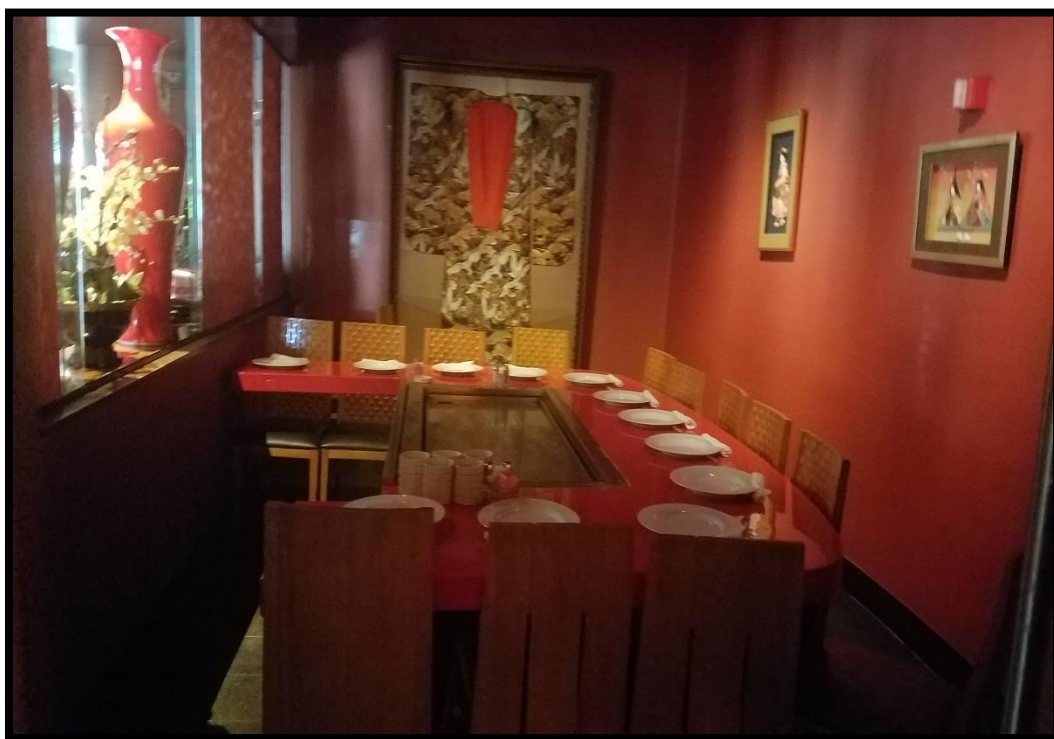


## INTERIOR PHOTOS





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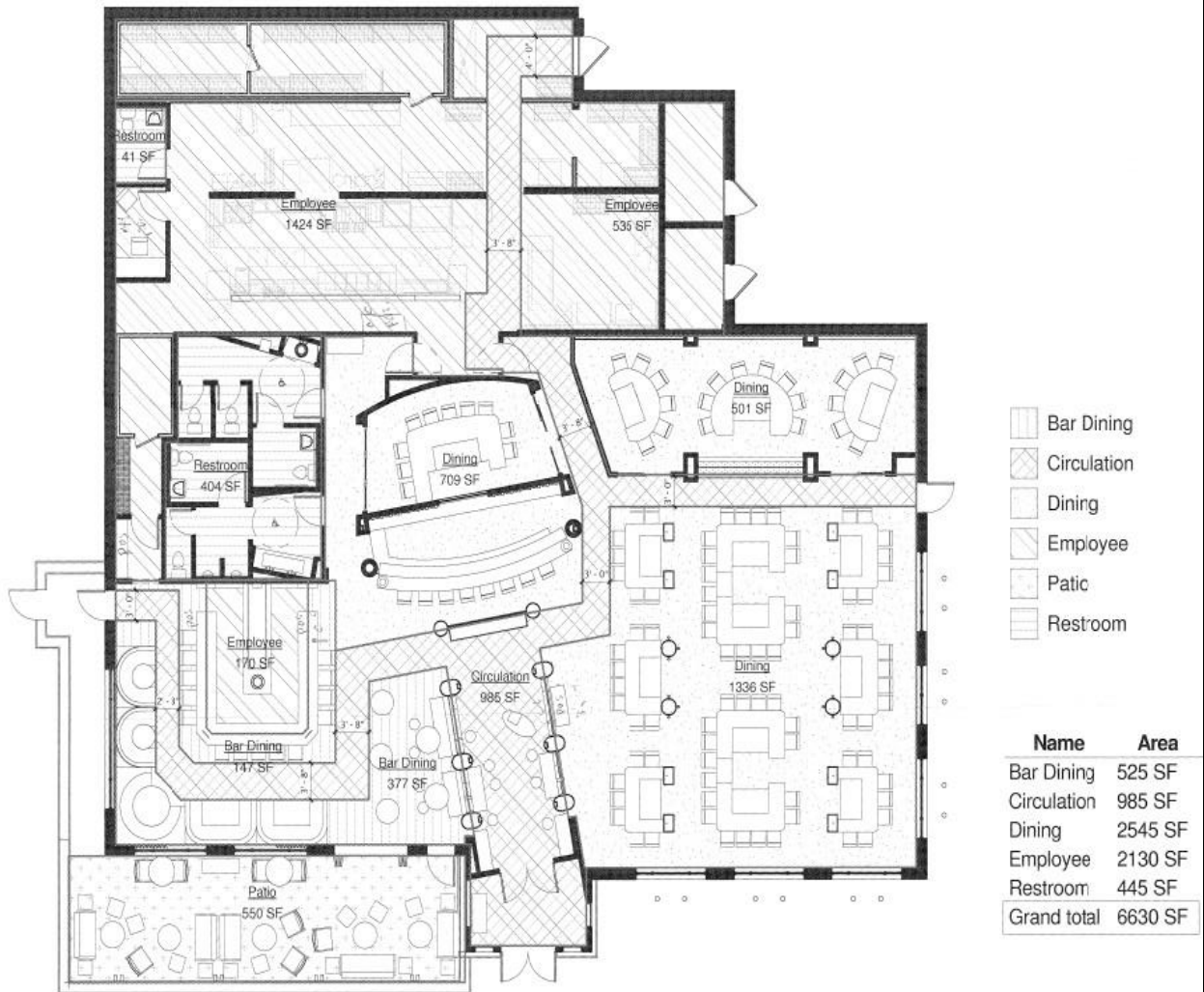
# INTERIOR PHOTOS





	28 patio chairs	
	8 patio tables	
	3 tv	
	4 tables	
	153 chairs	
	5 booths	
	4 patio ceiling heaters	
	4 hi chairs	
	1 microwave	
	3 beer coolers	
	1 pos	
	2 bar	
	2 refrigerated sushi displays	
	2 chef bases in sushi area	
	1 veg sink	
	1 rice warmer	
	14 hibachi tables	
	1 3 compartment sink	
	17 ss tables	
	4 rice cookers	
	1 ss table with overhead shelves with heat lamps	
	1 chef base	
	1 single burner floor model	
	2 fryer	
	1 wok	
	1 mobile cart	
	1 6 burner stove with oven	
	3 hvac units	
	2 12' hoods with suppression	
	1 hood without suppression	
	1 combo walk in cooler/freezer	
	1 security system	
	1 double door reach in cooler	
	1 coffee/tea urn	
	1 ice machine	
	1 chef base	
	1 veg sink	
	1 2 compartment sink	
	1 mixer	
misc	glasses, china, silverware, utensils, pots, pans, shelving	

## Occupancy/ Egress Plan



## Egress/Occupancy Plan

Scale: 1/8" = 1'-0"





# DEMOGRAPHICS

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	6,117	96,545	233,050	6,290	97,955	233,990
Total Census 2010 Population	5,832	94,725	232,035	5,832	94,725	232,035
Population Change %	10.4%	1.6%	-1.6%	15.1%	2.1%	-2.5%
Population Density (People/SQ Mile)	4,220	5,085	5,192	4,312	5,092	5,133
Median Age	38	40	41	41	41	42
Total Males	2,962	46,398	111,624	3,043	47,118	112,360
Total Females	3,155	50,147	121,426	3,247	50,837	121,630

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	441	6,785	15,348	401	6,441	14,807
5 - 9 Years Old	504	7,801	17,506	469	7,393	16,887
10 - 14 Years Old	480	7,666	17,321	487	7,681	17,291
15 - 19 Years Old	428	7,133	16,707	472	7,498	17,156
20 - 24 Years Old	400	6,771	16,422	432	7,098	16,683
25 - 29 Years Old	401	6,681	15,976	397	6,601	15,779
30 - 34 Years Old	471	7,048	16,185	402	6,371	15,075
35 - 39 Years Old	536	7,373	16,604	454	6,654	15,415
40 - 44 Years Old	588	7,886	17,950	535	7,347	16,743
45 - 49 Years Old	549	7,484	17,667	546	7,366	16,937
50 - 54 Years Old	455	6,616	16,274	505	6,894	16,248
55 - 59 Years Old	348	5,409	13,908	415	6,016	14,757
60 - 64 Years Old	213	3,737	10,073	291	4,514	11,466
65 - 69 Years Old	132	2,677	7,635	204	3,440	9,117
70 - 74 Years Old	79	1,920	5,830	131	2,426	6,809
75 - 79 Years Old	47	1,413	4,622	72	1,691	4,964
80 - 84 Years Old	24	973	3,293	43	1,167	3,562
85 Years Old and Older	21	1,172	3,729	34	1,357	4,294

# DEMOGRAPHICS

Population By Ethnicity	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	4,489	60,732	153,209	4,527	59,459	148,588
Black	1,175	30,809	68,280	1,263	33,194	73,027
Native American	1	165	360	1	140	301
Asian	304	2,975	6,813	346	3,255	7,532
Pacific Islander	N/A	53	70	N/A	61	81
2 or More Races	148	1,811	4,318	153	1,846	4,461
Hispanic	181	3,650	8,563	189	3,758	8,949
White Non-Hispanic	4,320	57,531	145,738	4,337	56,102	140,642

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	2,377	39,594	95,252	2,448	39,952	94,936
Total Census 2010 Households	2,352	38,408	94,956	2,352	38,408	94,956
Average Household Size	2.6	2.5	2.4	N/A	N/A	N/A
Total Housing Units	2,637	44,515	110,500	2,850	47,324	117,411
Owner	1,776	23,335	62,103	1,911	25,142	66,330
Renter	735	18,346	41,699	802	19,186	43,957
Vacant Housing Units	126	2,836	6,700	137	2,998	7,125

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	86	3,077	7,082	85	3,162	7,155
\$10,000 - \$14,999	38	1,905	5,185	36	1,932	5,186
\$15,000 - \$19,999	96	2,115	5,516	96	2,132	5,491
\$20,000 - \$24,999	119	2,664	6,752	120	2,681	6,732
\$25,000 - \$29,999	138	2,507	6,615	143	2,522	6,574
\$30,000 - \$34,999	127	2,730	6,972	133	2,748	6,937
\$35,000 - \$39,999	152	2,462	6,442	157	2,464	6,397
\$40,000 - \$44,999	140	2,308	5,545	143	2,323	5,515
\$45,000 - \$49,999	176	1,918	4,532	178	1,925	4,488
\$50,000 - \$59,999	314	4,380	9,569	329	4,408	9,524
\$60,000 - \$74,999	454	5,339	10,880	474	5,384	10,803
\$75,000 - \$99,999	347	4,360	9,672	354	4,417	9,649
\$100,000 - \$124,999	128	1,773	4,542	139	1,808	4,544
\$125,000 - \$149,999	9	785	1,914	10	789	1,930
\$150,000 - \$199,999	23	393	1,505	24	381	1,499
Over \$200,000	12	446	1,267	13	446	1,268



For Additional Information Contact:

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