

# REDEVELOPMENT LAND

## LAND FOR SALE

808 PARSONS AVENUE, COLUMBUS, OHIO 43206



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**equity** | brokerage

COCIC

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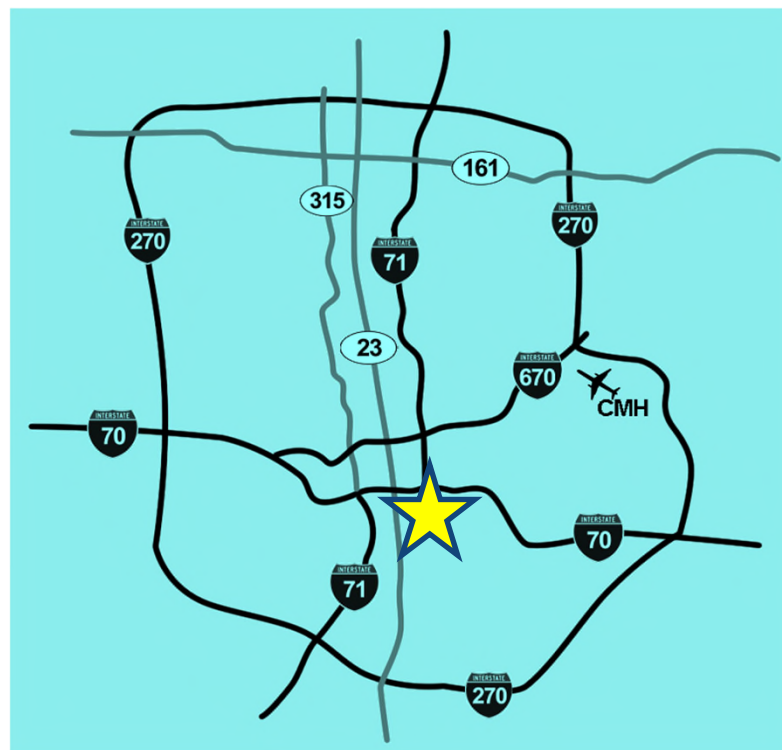
# PROPERTY HIGHLIGHTS

- +/- 0.43 acre parcel for redevelopment sale
- Located on Parsons Avenue just south of Nationwide Children's Hospital
- New Columbus UCT (Urban Center) zoning
- Zoning allows office, retail, civic & non-auto uses, and up to 7 stories of mixed use/residential
- Convenient access to Downtown, German Village, and Southern Orchards plus the businesses and amenities in those neighborhoods

## REDEVELOPMENT LAND

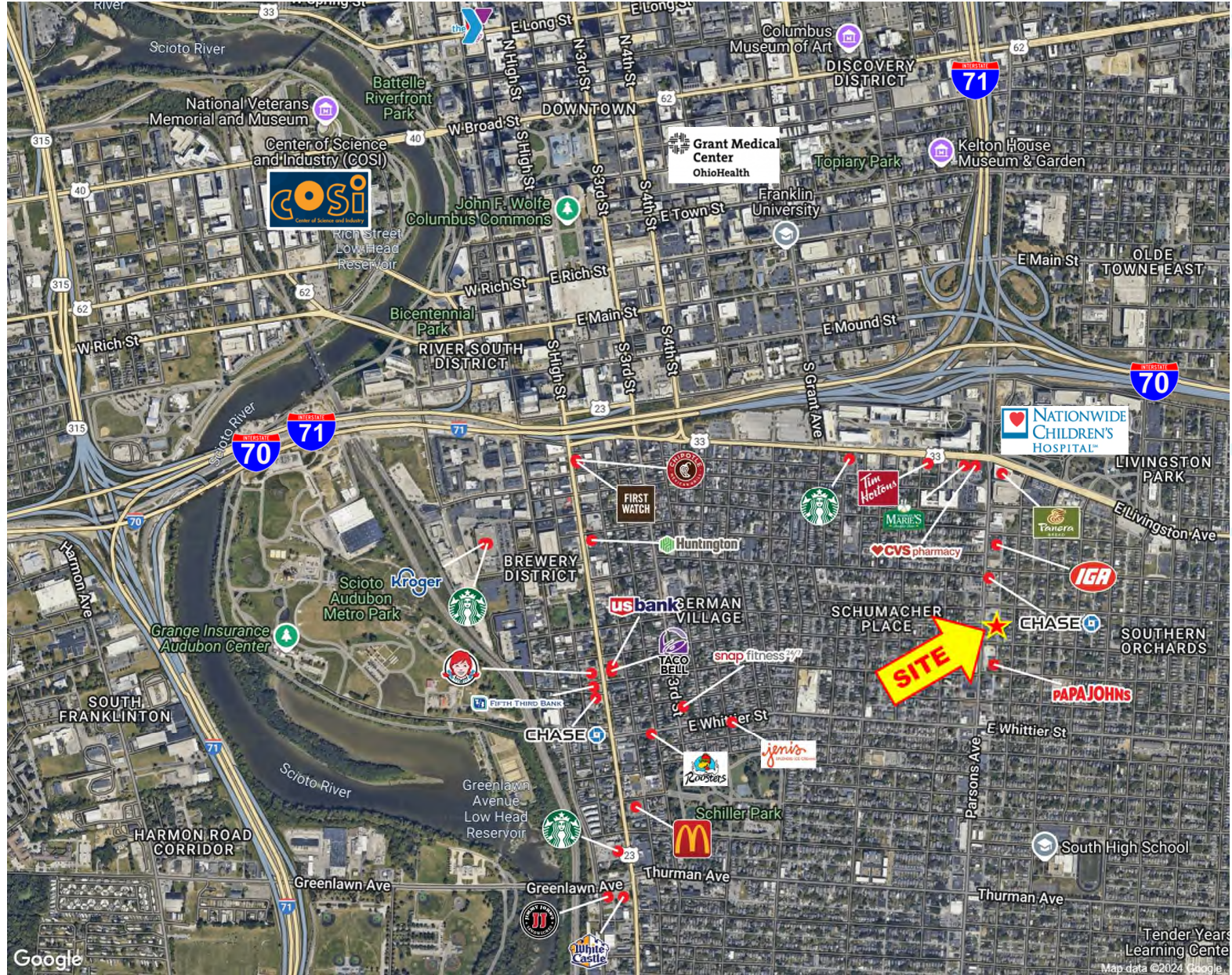
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# CLOSE AERIAL



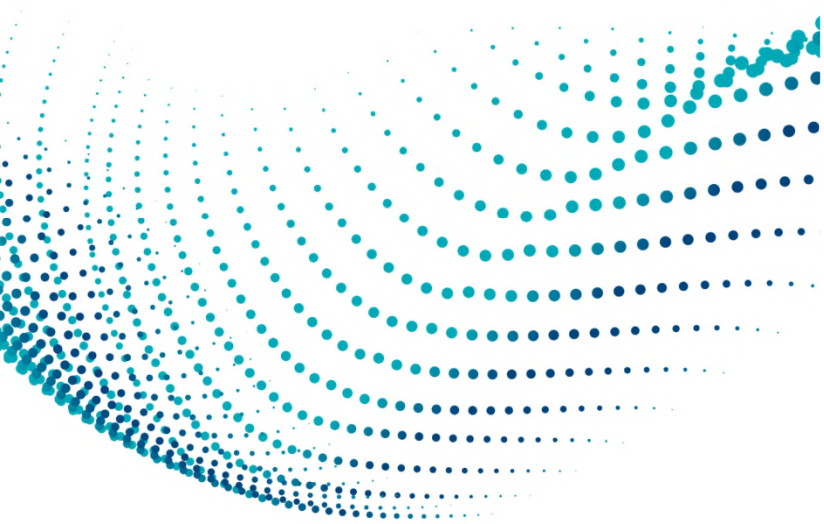


# ZONING

## Mixed Use Districts

District	Allowed Uses	Typical Locations	Base Height Limit	Height Limit w/ Afford. Bonus
Urban General 1 (UGN1)	Residential, office, retail, civic & non-auto commercial	Older city, stretches between key intersections and activity centers	4 stories	NA
Urban General 2 (UGN2)	Residential, civic, office and small scale retail	Older city, residential/office areas with larger setbacks	4 stories	NA
Urban Center (UCT)	Residential, office, retail, civic & non-auto commercial	Older city, key intersections, LinkUS stops	5 stories	7 stories
Urban Core (UCR)	Residential, office, retail, civic & non-auto commercial (differs for subdistrict)	Older city, nearer downtown, higher intensity areas	12 stories	16 stories
Community Activity Center (CAC)	Residential, office, retail, civic, and commercial	More suburban areas – stretches between major centers of activity	5 stories	7 stories
Regional Activity Center (RAC)	Residential, office, retail, civic, and commercial	More suburban areas – key locations/centers of activity	7 stories	10 stories

# DEMOGRAPHICS: 1-MILE RADIUS



## KEY FACTS

23,440

Population

35.5

Median Age



Average  
Household  
Size

\$59,451

Median  
Household  
Income

## INCOME



\$59,451

Median  
Household  
Income



93,317

2022 Average  
Household  
Income (Esri)



47,391

2022 Per Capita  
Income (Esri)

## BUSINESS



1,440

Total Businesses



22,350

Total Employees

## EDUCATION

9%

No High  
School  
Diploma



21%

High School  
Graduate



20%

Some College



50%

Bachelor's/Gr  
ad/Prof  
Degree

## HOUSING STATS



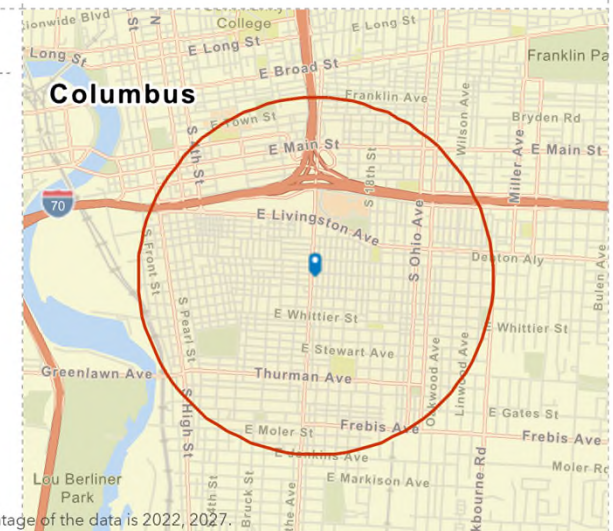
\$276,674

Median Home  
Value



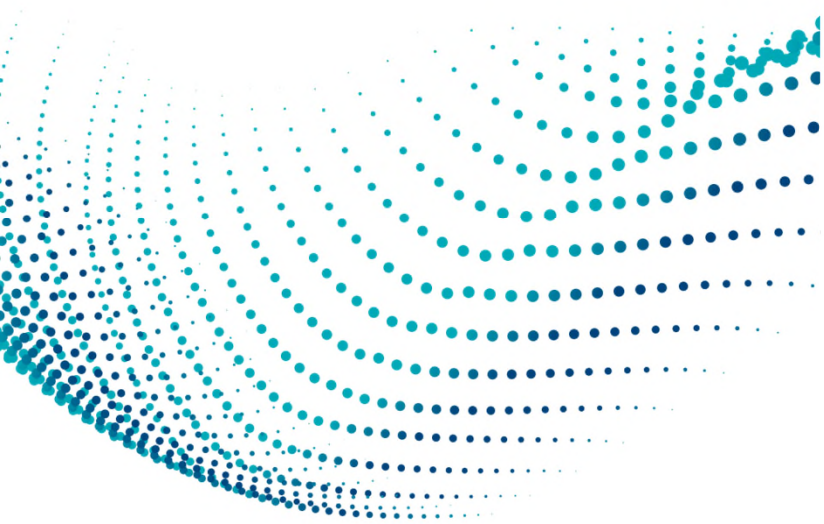
\$788

Median  
Contract Rent



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2022, 2027.

# DEMOGRAPHICS: 3-MILE RADIUS



## KEY FACTS

112,299

Population



Average  
Household  
Size

35.1

Median Age

\$56,308

Median  
Household  
Income

## INCOME



\$56,308

Median  
Household  
Income



89,769

2022 Average  
Household  
Income (Esri)



43,173

2022 Per Capita  
Income (Esri)

## BUSINESS



7,411

Total Businesses



160,682

Total Employees

## EDUCATION

11%

No High  
School  
Diploma



23%

High School  
Graduate



22%

Some College



44%

Bachelor's/Gr  
ad/Prof  
Degree

## HOUSING STATS



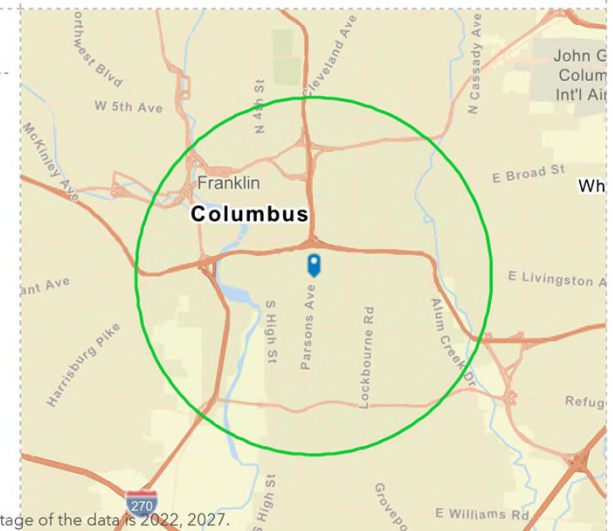
\$245,447

Median Home  
Value



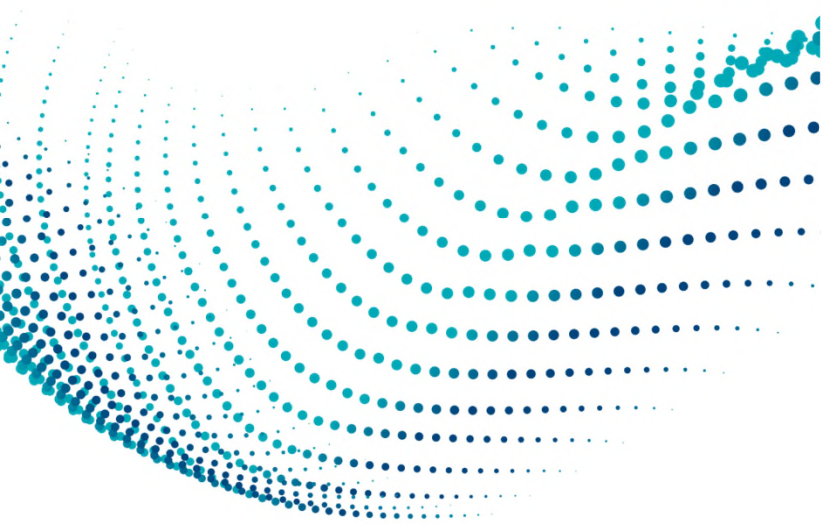
\$734

Median  
Contract Rent



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# DEMOGRAPHICS: 5-MILE RADIUS



## KEY FACTS

328,875

Population

31.4

Median Age



Average  
Household  
Size

\$50,796

Median  
Household  
Income

## INCOME



\$50,796

Median  
Household  
Income



77,291

2022 Average  
Household  
Income (Esri)



32,837

2022 Per Capita  
Income (Esri)

## BUSINESS



13,515

Total Businesses



316,814

Total Employees

## EDUCATION

12%

No High  
School  
Diploma



28%

High School  
Graduate



24%

Some College



36%

Bachelor's/Gr  
ad/Prof  
Degree

## HOUSING STATS



\$170,436

Median Home  
Value



\$736

Median  
Contract Rent

