

# REDEVELOPMENT LAND

## LAND FOR SALE

808 PARSONS AVENUE, COLUMBUS, OHIO 43206



JESSE SHKOLNIK ADVISOR

MOBILE 614.208.5360 | DIRECT 614.334.7818  
JSHKOLNIK@EQUITY.NET

**equity** | brokerage

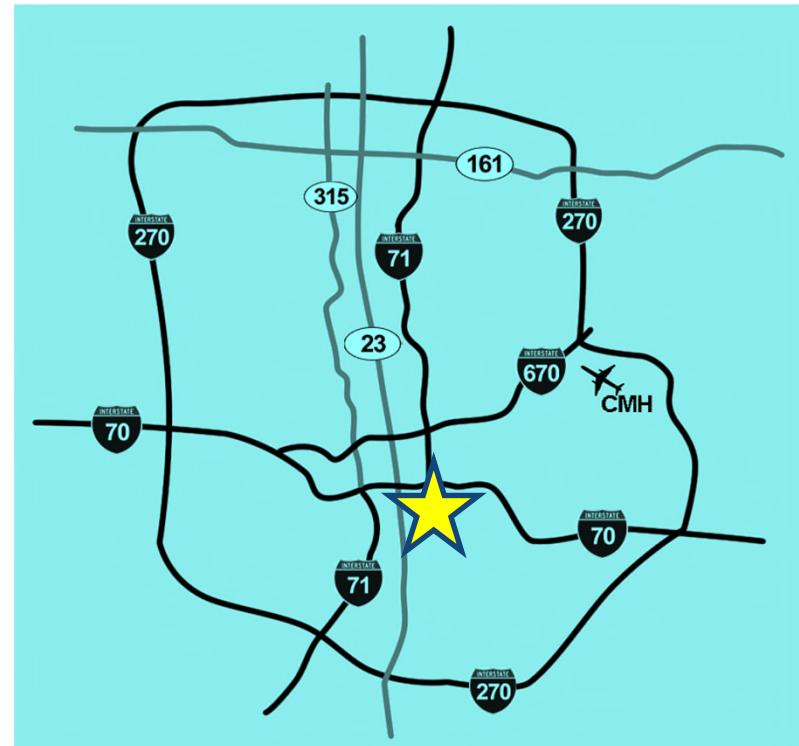
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

# 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

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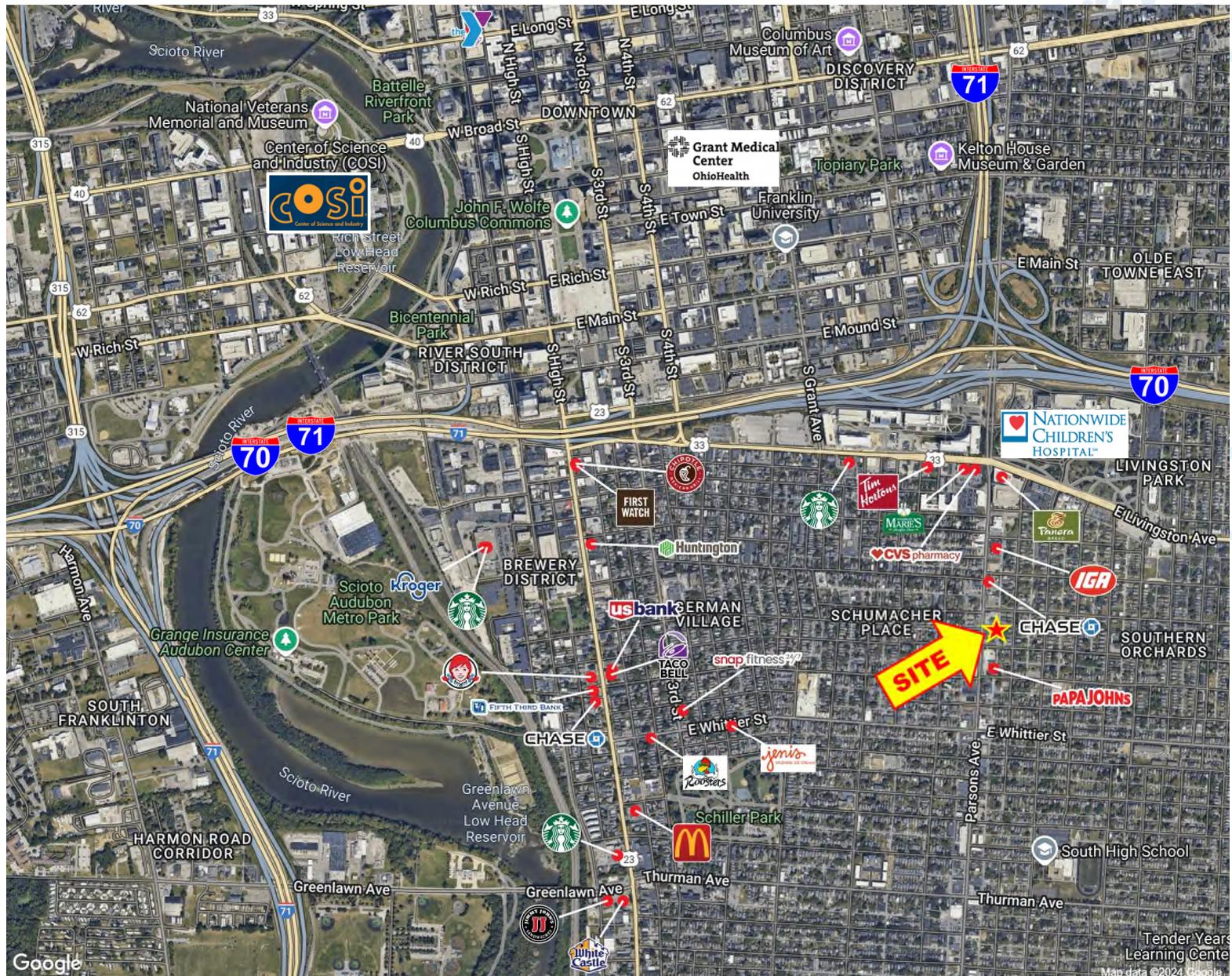
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# CLOSE AERIAL



# DOWNTOWN AERIAL



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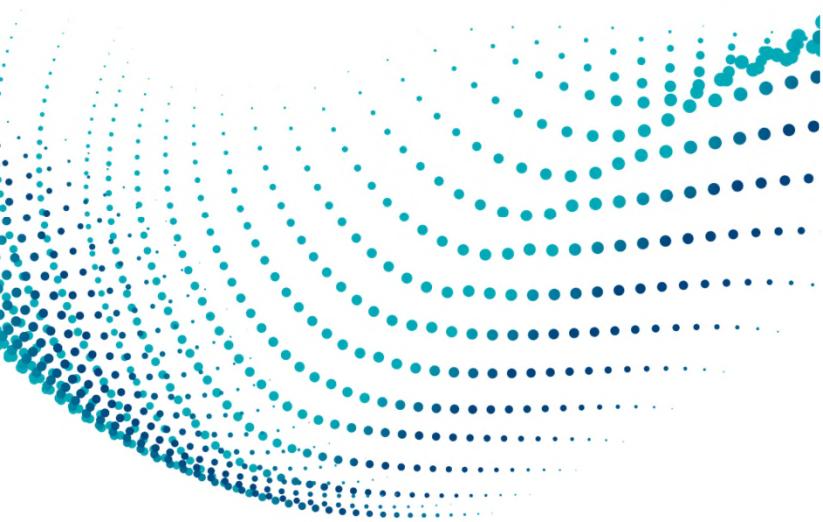
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# ZONING

## Mixed Use Districts

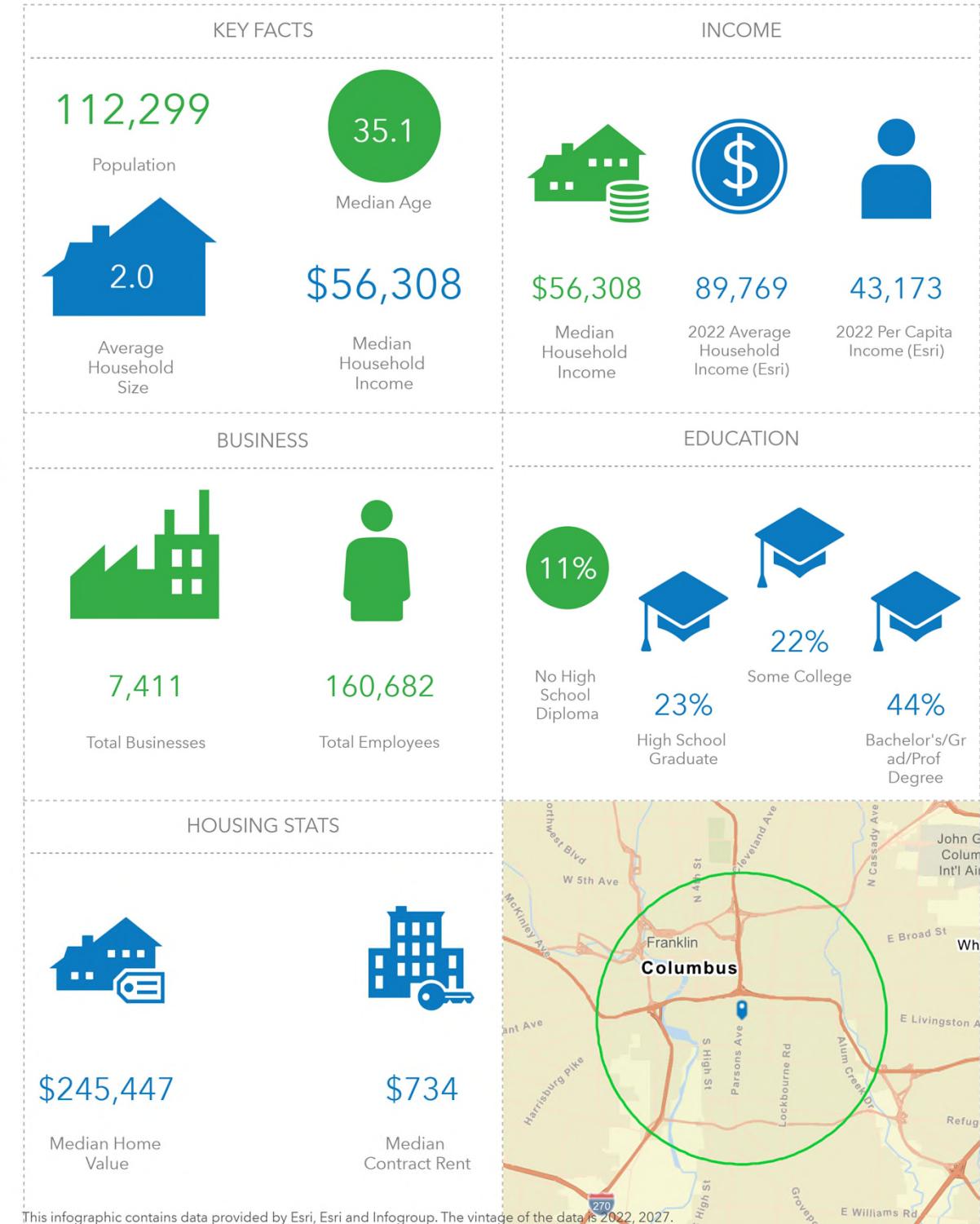
District	Allowed Uses	Typical Locations	Base Height Limit	Height Limit w/ Afford. Bonus
Urban General 1 (UGN1)	Residential, office, retail, civic & non-auto commercial	Older city, stretches between key intersections and activity centers	4 stories	NA
Urban General 2 (UGN2)	Residential, civic, office and 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



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

# DEMOGRAPHICS: 3-MILE RADIUS



# DEMOGRAPHICS: 5-MILE RADIUS

