

3479
W Broad Street
Columbus, Ohio 43204

REDVELOPMENT OPPORTUNITY | 2.59 ACRES | ZONED MIXED USE RAC



dl
DI LUSSO
REAL ESTATE

COLUMBUS, OHIO

OFFERING MEMORANDUM

PROPERTY SUMMARY

3479 W Broad Street presents a prime 2.59-acre redevelopment opportunity located along one of Columbus's busiest commercial corridors. The property is zoned Regional Activity Center (RAC), which allows for a wide range of uses including retail, mixed-use, multifamily, office, hospitality, and entertainment concepts, offering flexibility for site redevelopment.

The site features ±600 feet of frontage along W Broad Street with daily traffic counts of ±25,000 VPD, providing excellent visibility for future development.

Billboard Lease: Currently generating income; lease expires August 2027 and can be removed to allow full site redevelopment.

Surrounded by strong national and regional retailers, dense residential neighborhoods, and established traffic patterns, this property represents a unique opportunity for developers and investors to capitalize on the continued growth and revitalization of the West Broad corridor.

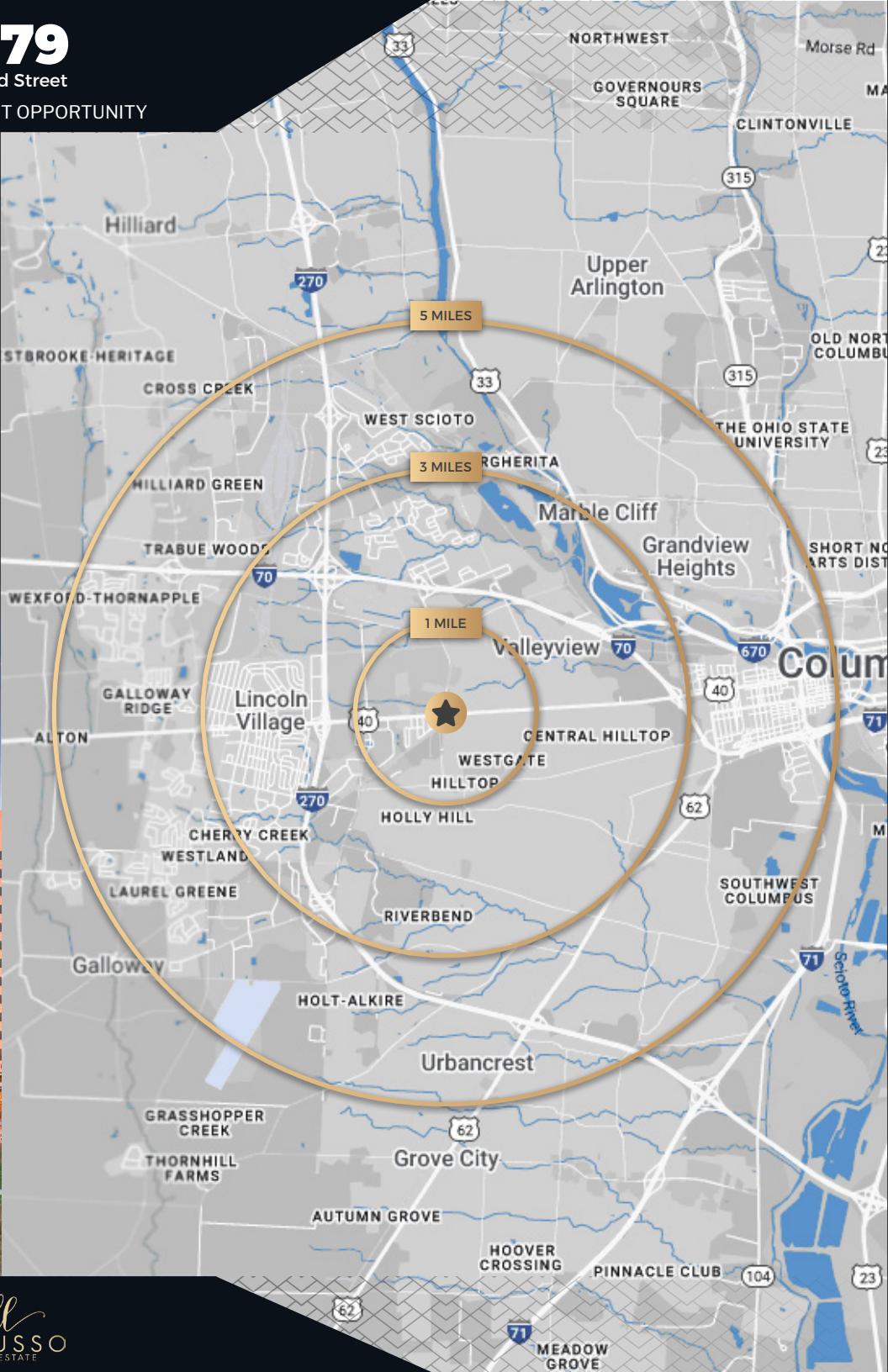
Highlights

- ▶ **Lot Size:** ±2.59 Acres
- ▶ **Building Size:** 5,728 SF
- ▶ **Zoning:** Commercial / Mixed-Use (RAC)
- ▶ **Parcels:** 010-065204, 010-065240, 010-077973
- ▶ **Frontage:** ±600 FT along W Broad Street
- ▶ **Traffic Counts:** ±25,000 VPD (W Broad St)
- ▶ **Utilities:** All major utilities available (water, sewer, gas, electric)
- ▶ **Access:** Full ingress/egress from W Broad St
- ▶ **Location:** Prime corridor near retail, restaurants, and residential growth
- ▶ **Incentives:** Land is in an Opportunity Zone – Tax incentive, Abatement Opportunity
- ▶ **Opportunity:** Ideal for retail, mixed-use, or multifamily development

DEMOGRAPHICS

Columbus, OH (City) ZIP Code 43224

Median Age	33.4 years	34.1 years
Households	~394,905	~17,556
Median Value of Owner-Occupied Housing Units	\$265,800	\$159,800



3479

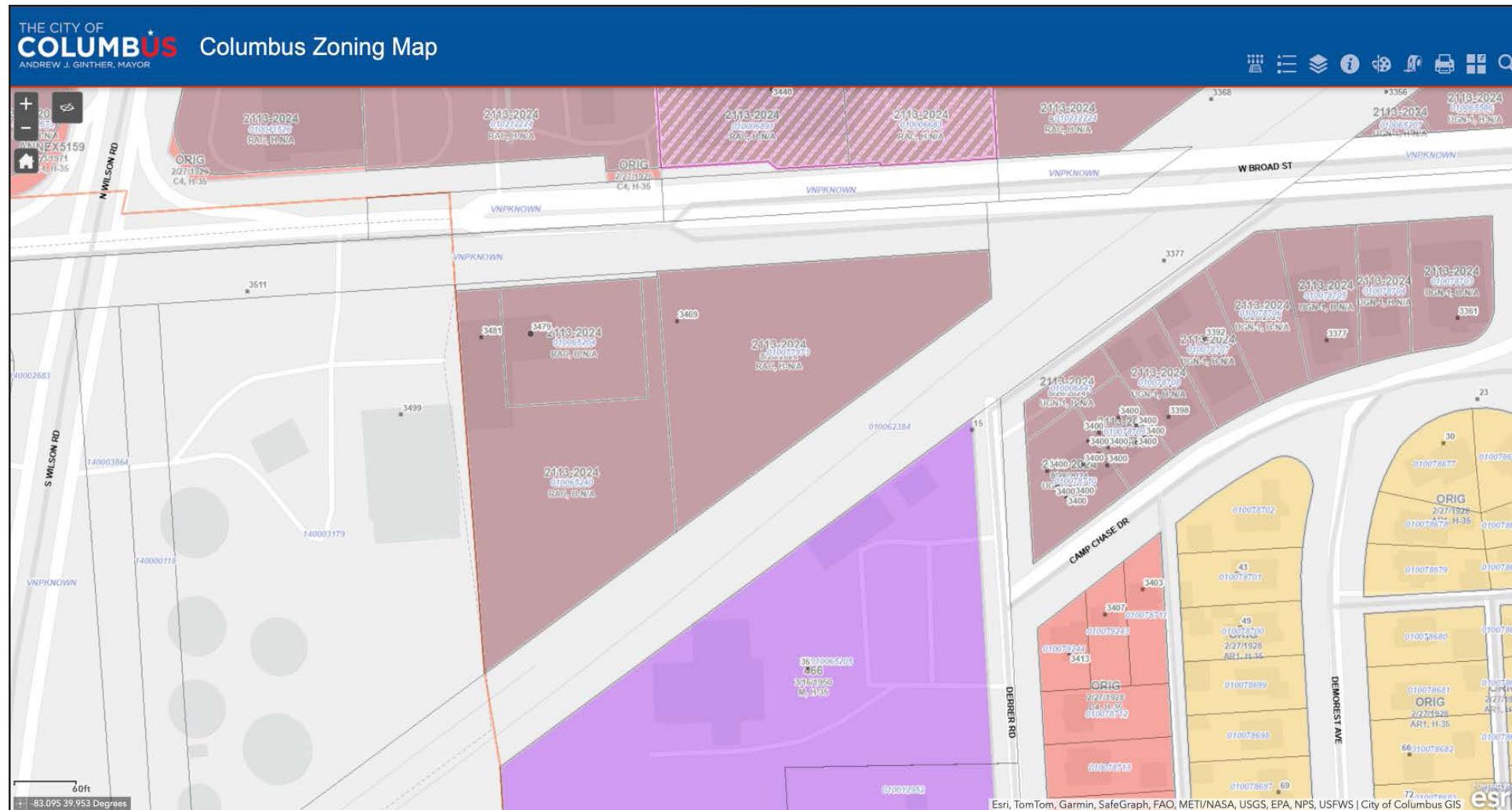
W Broad Street

REDEVELOPMENT OPPORTUNITY

AERIAL



ZONING MAP

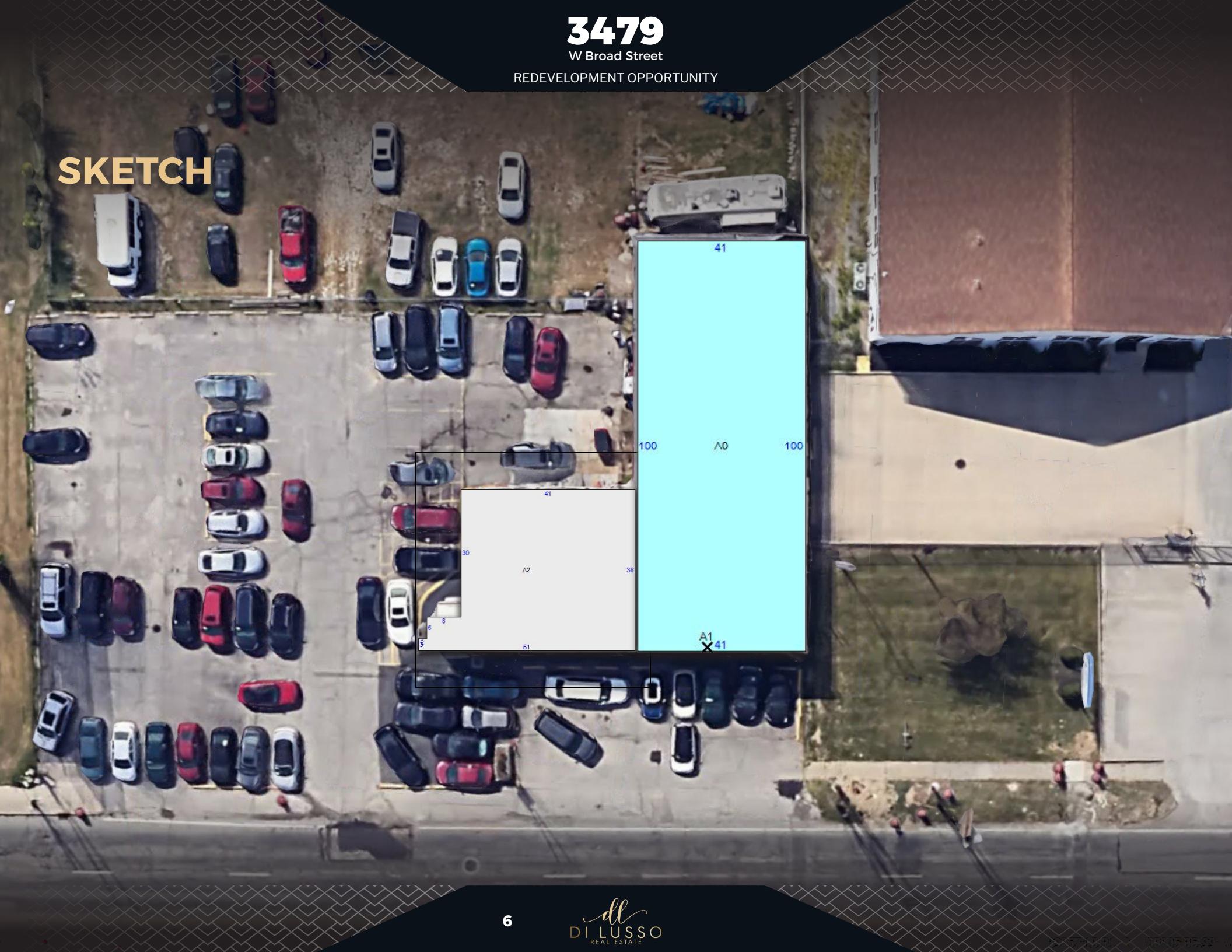


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W Broad Street

REDEVELOPMENT OPPORTUNITY

SKETCH



FLOOD MAP

CITY OF COLUMBUS
390170

39.953774, -83.093200

39049C0304K
eff. 6/17/200839049C0303K
eff. 6/17/2008

USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri

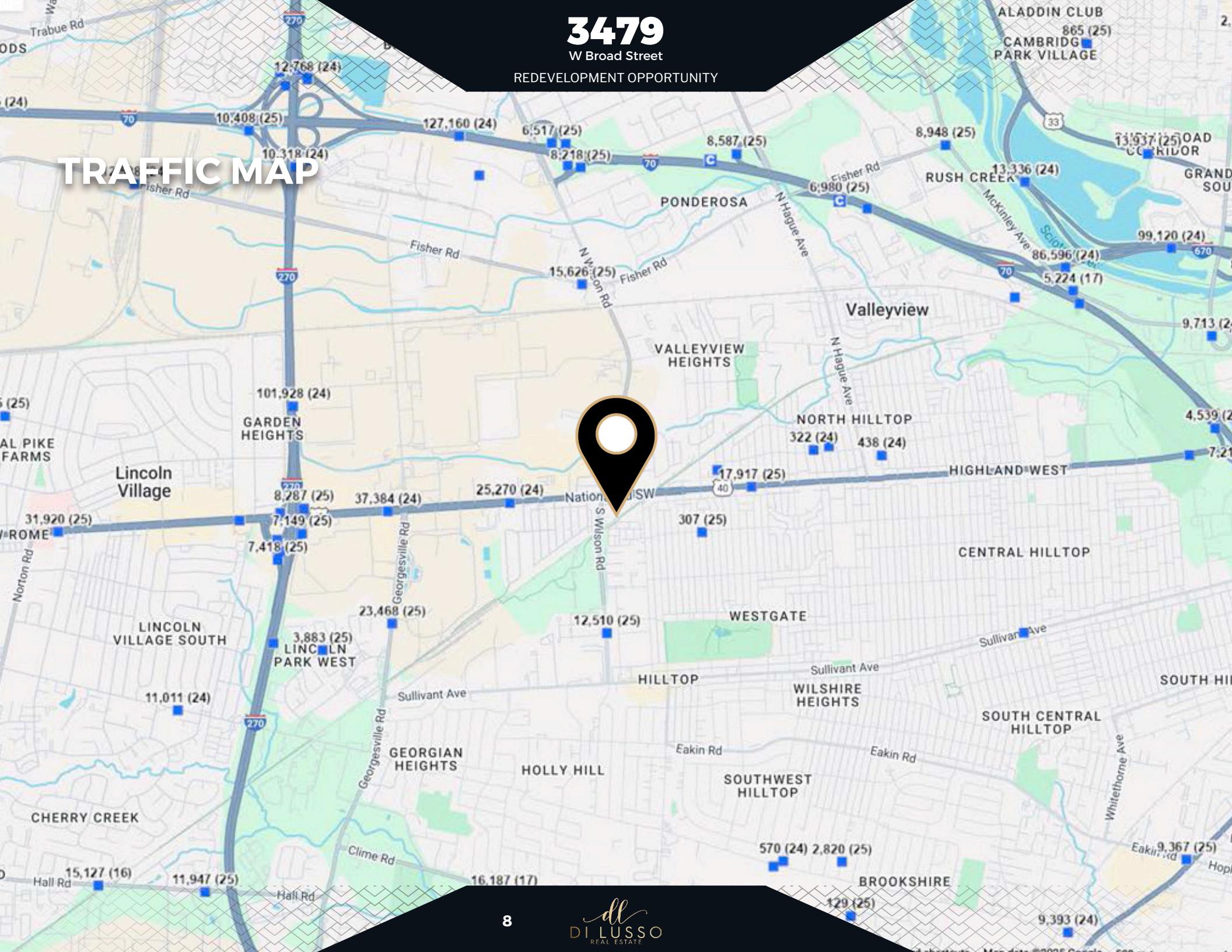
PIN	Approximate location based on user input and does not represent an authoritative property location		SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR		OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation	
	<input type="checkbox"/> Selected FloodMap Boundary	<input type="checkbox"/> Digital Data Available		<input type="checkbox"/> 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	<input type="checkbox"/> Future Conditions 1% Annual Chance Flood Hazard Zone X		<input type="checkbox"/> 0.1-- Coastal Transect	<input type="checkbox"/> Base Flood Elevation Line (BFE)
MAP PANELS	<input type="checkbox"/> No Screen	Area of Minimal Flood Hazard Zone X		<input type="checkbox"/> Area with Reduced Flood Risk due to Levee. See Notes, Zone X	<input type="checkbox"/> Area with Flood Risk due to Levee Zone D		<input type="checkbox"/> Limit of Study	<input type="checkbox"/> Jurisdiction Boundary
	<input type="checkbox"/> Effective LOMRs	Area of Undetermined Flood Hazard Zone D					<input type="checkbox"/> Coastal Transect Baseline	<input type="checkbox"/> Profile Baseline
OTHER AREAS	<input type="checkbox"/> Otherwise Protected Area	Coastal Barrier Resource System Area					<input type="checkbox"/> Hydrographic Feature	<input type="checkbox"/> Channel, Culvert, or Storm Sewer
							<input type="checkbox"/> Levee, Dike, or Floodwall	

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W Broad Street

REDEVELOPMENT OPPORTUNITY

TRAFFIC MAP



LOCATION MAP



PERMITTED USES RAC

Key

* = Allowed
 ** = Special Permit
 -- = Not Allowed

Table E.20.100.A Use Table

Use	UGN-2	UGN-1	UCT	UCR	UCR-R	CAC	RAC
Residential							
Accessory Dwelling Unit (ADU)	*	*	*	*	*	*	*
Single-unit Residential	*	*	*	*	*	*	*
Two-unit Residential	*	*	*	*	*	*	*
Three-/Four-unit Residential	*	*	*	*	*	*	*
Multiple Unit Residential	*	*	*	*	*	*	*
Dormitory	*	*	*	*	*	*	*
Family Day-care Home (Type A)	*	*	*	*	*	*	*
Family Day-care Home (Type B)	*	*	*	*	*	*	*
Halfway House / Community Residential Facility ¹	**	**	**	**	**	**	**
Live/Work ²	*	*	*	*	*	*	*
Manufactured Home	--	--	--	--	--	--	--
Nursing Home	*	*	*	*	*	*	*
Rooming House	*	*	*	*	*	*	*
Residential Care Facility	*	*	*	*	*	*	*
Senior Housing	*	*	*	*	*	*	*
Shared Living Facility	*	*	*	*	*	*	*
Single Room Occupancy (SRO)	*	*	*	*	*	*	*
Temporary Shelter	*	*	*	*	*	*	*

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Table E.20.100.A Use Table

Use	UGN-2	UGN-1	UCT	UCR	UCR-R	CAC	RAC
Civic, Recreation, Education, Assembly							
Artist Work or Sales Space	*	*	*	*	*	*	*
Colleges and Universities	*	*	*	*	*	*	*
Commercial Recreation Facility, Indoor ³	--	*	*	*	--	*	*
Commercial Recreation Facility, Outdoor	--	*	*	*	--	*	*
Correctional Facility	--	--	--	--	--	--	--
Library or Museum	*	*	*	*	*	*	*
Meeting or Gathering Facility (Public/Private)	*	*	*	*	*	*	*
Public Parks and Facilities	*	*	*	*	*	*	*
Schools, Public and Private	*	*	*	*	*	*	*
Schools, Specialized and Studios	*	*	*	*	*	*	*
Theater and Auditorium	--	*	*	*	--	*	*
Trade School	*	*	*	*	*	*	*
Retail							
Adult Entertainment Establishment/Store	--	--	--	--	--	--	--
Billboard	--	--	--	--	--	--	--
Farmers Market/Market	--	*	*	*	--	*	*
General Retail Business (≤ 2,500 sf)	*	*	*	*	*	*	*
General Retail Business (>2,500 ≤100,000 sf)	--	*	*	*	--	*	*
General Retail Business (>100,000 sf)	--	--	--	--	--	*	*

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Table E.20.100.A Use Table

Use	UGN-2	UGN-1	UCT	UCR	UCR-R	CAC	RAC
General Retail Business with Outside Sales/Display	--	--	--	--	--	*	*
General Retail with Pickup Unit	--	*	*	*	--	*	*
Marijuana Medical	--	**	**	**	--	**	**
Food & Beverage							
Eating and Drinking Establishment (\leq 2,500 sf)	*	*	*	*	*	*	*
Eating and Drinking Establishment ($>$ 2,500 sf)	--	*	*	*	--	*	*
Eating and Drinking with Pickup Unit/Drive-Thru	--	--	--	--	--	*	*
Micro-Brewery/Micro-Distillery	--	*	*	*	--	*	*
OFFICE AND SERVICE USES							
Animal Kennel / Animal Shelter	*	*	*	*	--	*	*
Animal Daycare	--	**	**	**	--	**	**
Bed and Breakfast	*	*	*	*	*	*	*
Commercial Day Care Center	*	*	*	*	*	*	*
Crematorium ¹	--	--	--	--	--	--	--
Extended Stay Hotel	--	*	*	*	--	*	*
Funeral Home and Services	*	*	*	*	*	*	*
General Commercial Services	--	*	*	*	--	*	*
General Commercial Services with Outside Storage	--	--	--	--	--	--	--
Hospital	*	*					*
Hotel/Motel	--	*	*	*	--	*	*

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Table E.20.100.A Use Table

Use	UGN-2	UGN-1	UCT	UCR	UCR-R	CAC	RAC
Mini-Storage / Personal Storage	--	--	--	--	--	--	--
OFFICES & PERSONAL SERVICES							
Offices	*	*	*	*	*	*	*
Personal Services	*	*	*	*	*	*	*
Public Services, Emergency Services	*	*	*	*	*	*	*
Research, Development, Testing Laboratory	--	*	*	*	--	*	*
Veterinary Clinic / Hospital	--	*	*	*	--	*	*
Vehicle Sales & Service							
Automobile Service Station and C-Store	--	--	--	--	--	*	*
Automobile/Vehicle Parts Sales	--	*	*	*	--	*	*
Automobile/Vehicle Rental and Sales, Major	--	--	--	--	--	--	--
Automobile/Vehicle Rental and Sales, Minor	--	--	--	--	--	--	--
Automobile & Large Vehicle/Equipment Storage ¹¹	--	--	--	--	--	--	--
Auto Service and Repair, Major	--	--	--	--	--	--	--
Auto Service and Repair, Minor	--	--	--	--	--	--	--
Car Wash	--	--	--	--	--	--	--
Transportation & Infrastructure							
Parking Garage (stand alone)	--	*	*	*	--	*	*
Parking Lot (non-accessory, private) ¹²	--	--	--	--	--	*	*
Wireless Communication Facilities (non-rooftop) ¹³	--	--	--	--	--	*	*

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Table E.20.100.A Use Table

Use	UGN-2	UGN-1	UCT	UCR	UCR-R	CAC	RAC
Public Utilities, Major	--	--	--	--	--	--	--
Public Utilities, Minor	--	--	--	--	--	--	--
AGRICULTURE							
Urban Agriculture	*	*	*	*	*	*	*
Community Garden	*	*	*	*	*	*	*
Manufacturing							
Artisan Food & Beverage Production ($\leq 10,000$ sf)	--	*	*	*	--	*	*
Artisan Manufacturing ($\leq 10,000$ sf)	--	*	*	*	--	*	*
MISCELLANEOUS							
Accessory Building and Structure	*	*	*	*	*	*	*
Temporary Uses per CC 3390	*	*	*	*	*	*	*

ZONING CODE SECTIONS (RAC)

E.20.110 Pre-existing Use

- ▶ Pre-existing uses may remain and expand up to 25% of existing floor/area.
- ▶ Expansion above 25% must comply with Allowed Uses.
- ▶ Abandonment for 12+ months ends pre-existing status.
- ▶ Replacement only per approved site plan or prior lawful conditions.

E.20.120 Pre-existing Building

- ▶ Buildings conform to standards if replaced/remodeled under:
 - a) Previously approved plan,
 - b) Other approved documentation,
 - c) Applicable design standards.
- ▶ Expansion up to 25% allowed; beyond must comply with standards.
- ▶ Abandonment 12+ months requires compliance.
- ▶ No remodel/expansion may create or increase noncompliance.

E.20.130 Abandonment of Pre-existing Use/Building

- ▶ Discontinued ≥ 12 months only allowed uses permitted.
- ▶ Abandonment indicators: utilities disconnected, disrepair, signage removed, equipment removed, or owner actions.
- ▶ Once abandoned, any new use must comply fully with Title 34.

E.20.140 Authority to Continue – Amendments

- ▶ Legal existing uses/buildings may continue even if amendments render them noncompliant, so long as otherwise compliant.

E.20.150 Prohibition on Illegal Uses

- ▶ No continuation of uses/buildings that were unlawful at the time of rezoning or annexation.

3479 W BROAD ST

COLUMBUS, OHIO



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