

3479
W Broad Street
Columbus, Ohio 43204

REDVELOPMENT OPPORTUNITY | 2.59 ACRES | ZONED MIXED USE RAC



COLUMBUS, OHIO

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REAL ESTATE

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 $\pm 25,000$ 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:** $\pm 25,000$ 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

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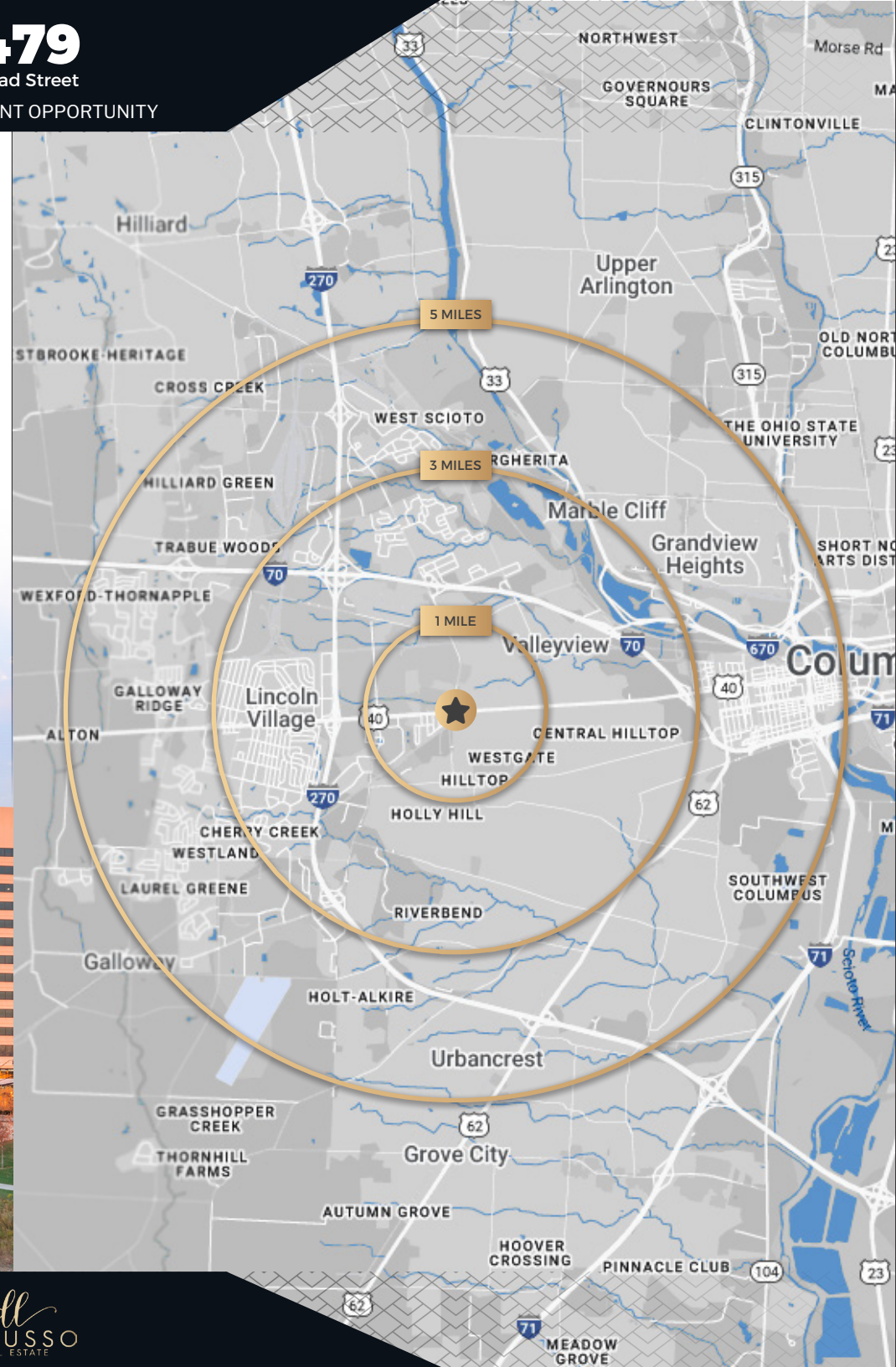
W Broad Street

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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



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W Broad Street

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AERIAL

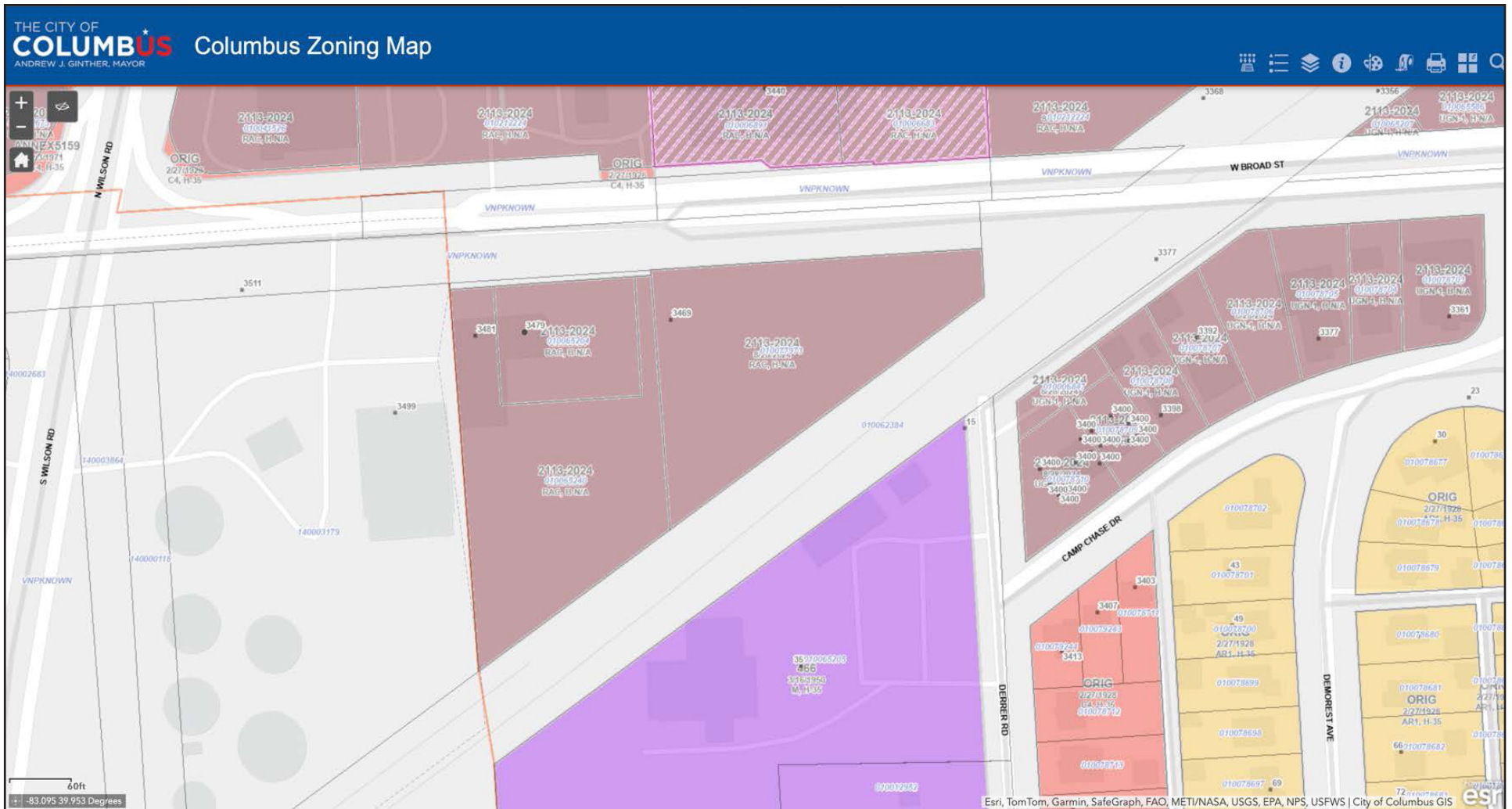


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W Broad Street

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ZONING MAP



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W Broad Street

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SKETCH

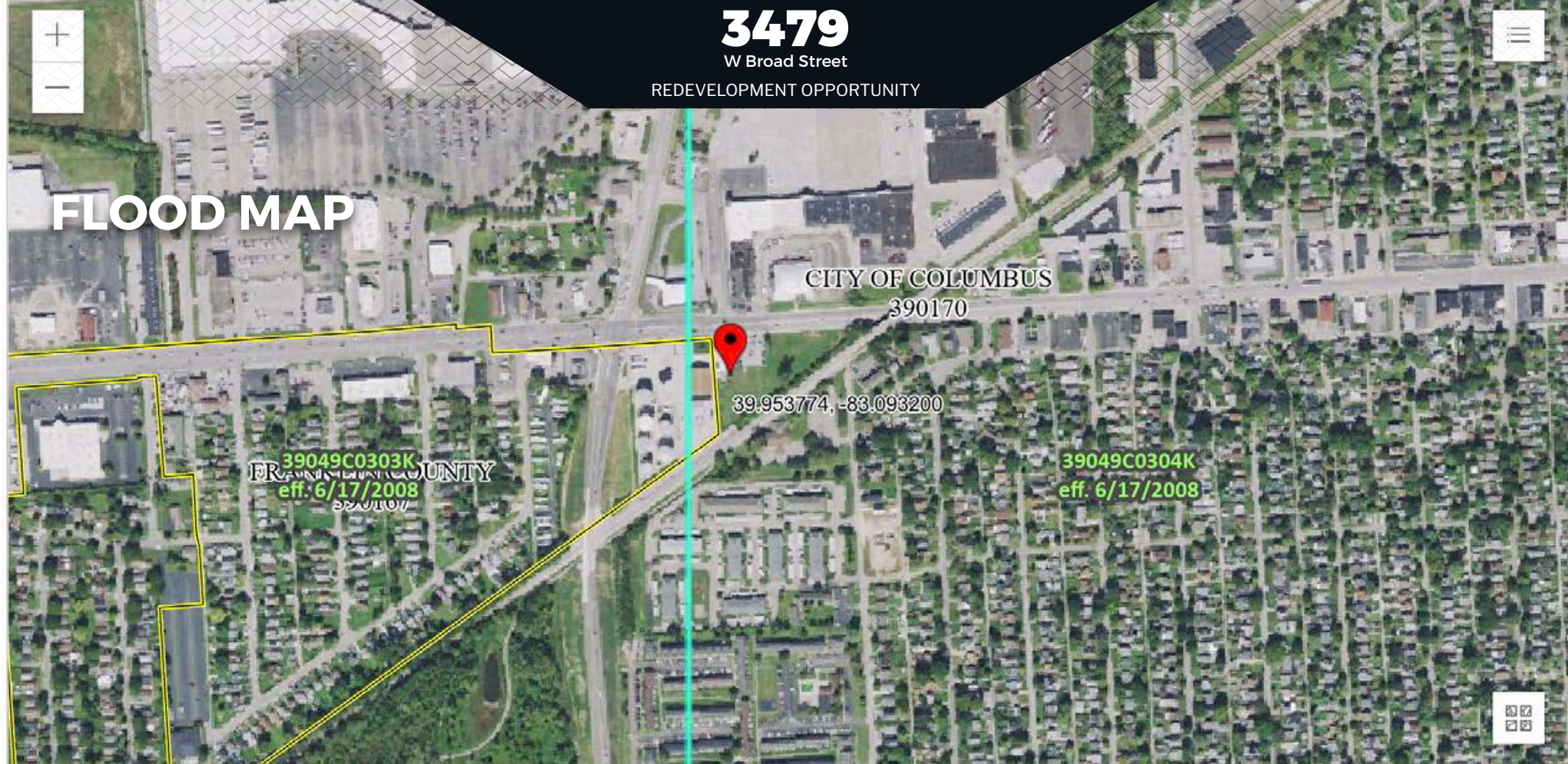


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W Broad Street

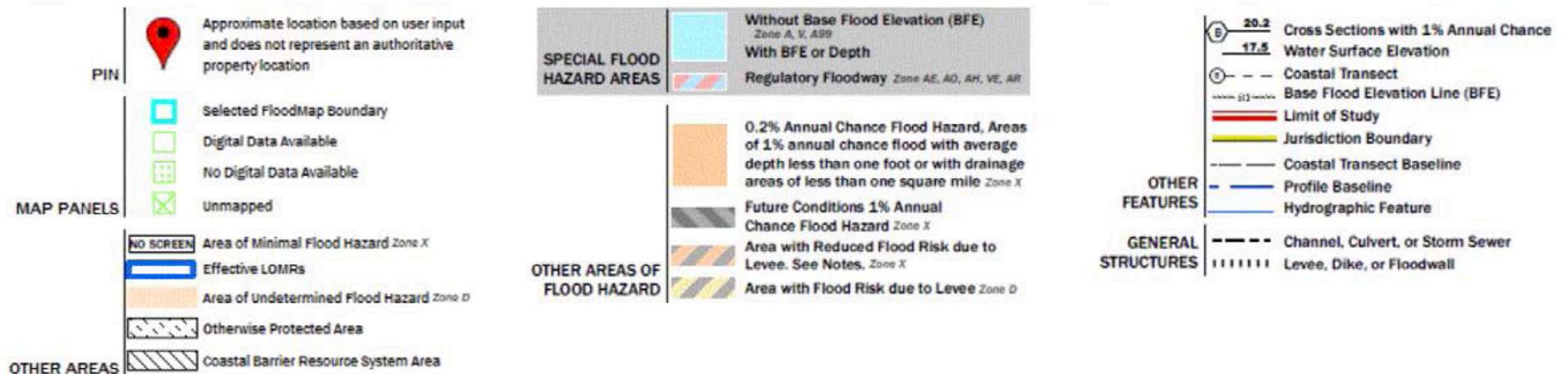
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FLOOD MAP



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

Powered by Esri

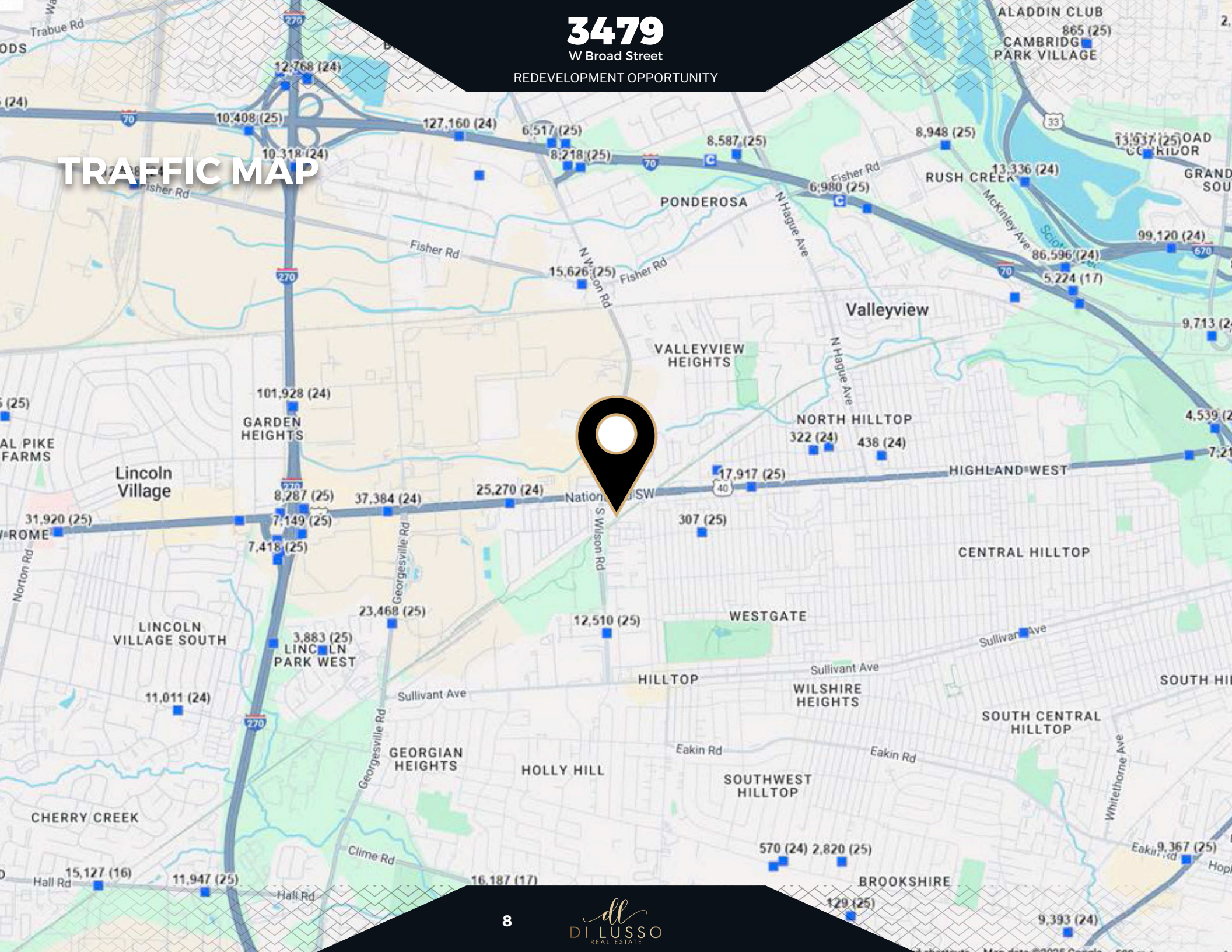


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W Broad Street

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TRAFFIC MAP

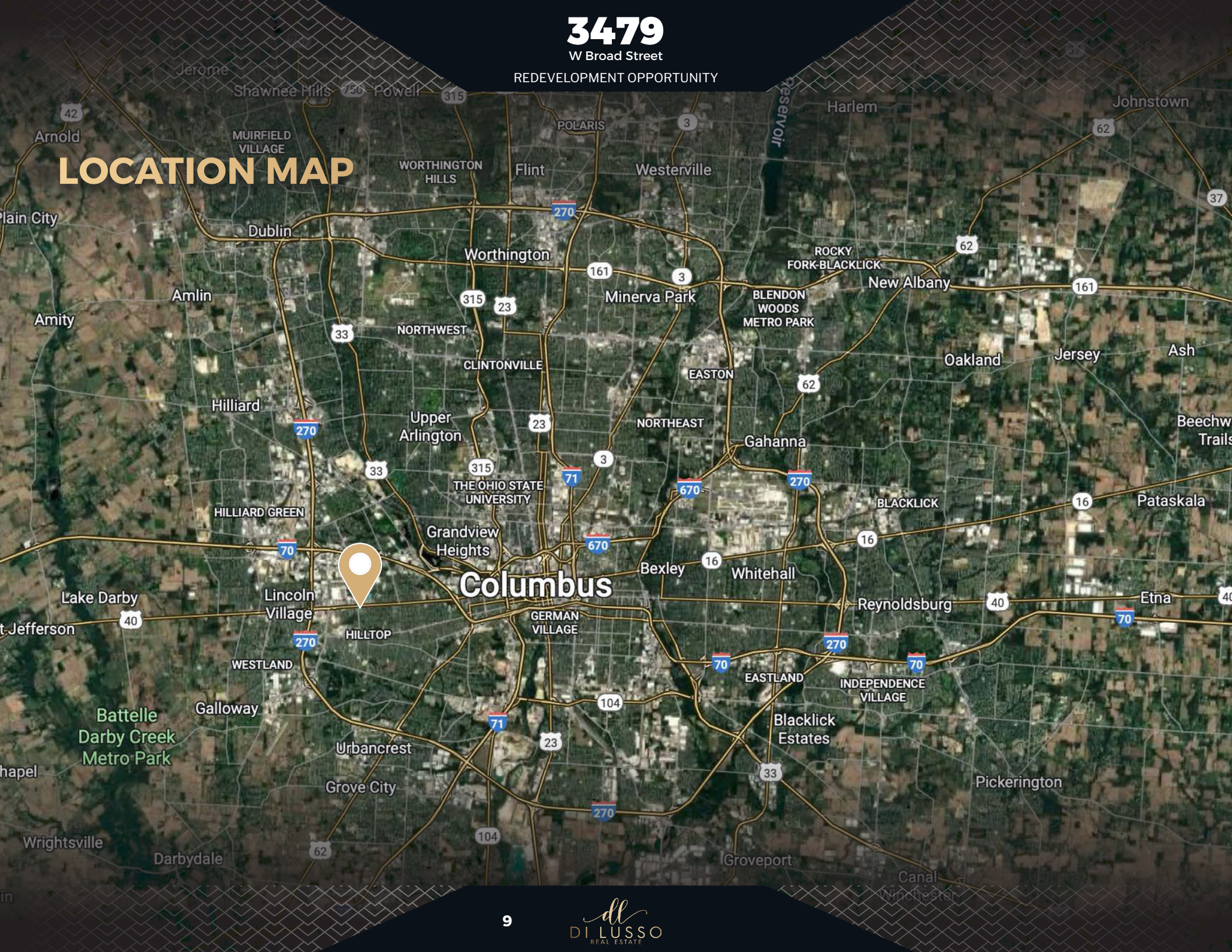


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W Broad Street

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LOCATION MAP



Key

* = Allowed

** = Special Permit

-- = Not Allowed

PERMITTED USES RAC**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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PERMITTED USES RAC**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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PERMITTED USES RAC**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 (≤ 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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PERMITTED USES RAC**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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PERMITTED USES RAC

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 (≤10,000 sf)	--	*	*	*	--	*	*
Artisan Manufacturing (≤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.



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