

OFFERING MEMORANDUM

8450 E MAIN STREET, REYNOLDSBURG, OH 43068

Prime development opportunity

1.34± Acre Versatile Commercial Compound | Zoned Community Commercial (CC)



Prepared by

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EXECUTIVE SUMMARY

8450 E. Main Street presents a unique opportunity to acquire a versatile commercial property within one of Central Ohio's most active growth corridors. Situated on approximately 1.3± acres, the property offers a combination of functional improvements and adaptable space capable of supporting a wide range of commercial operations.

The asset provides an increasingly rare opportunity to secure a commercial site that balances immediate utility with long-term strategic value. As available commercial properties with usable land, multiple improvements, and operational flexibility become more difficult to find throughout the Columbus metropolitan area, assets of this nature continue to attract interest from both owner-users and investors seeking practical, scalable real estate solutions.

The property's configuration allows for a variety of business applications while offering the flexibility to evolve alongside changing operational requirements. This adaptability, combined with the property's established improvements and underlying land value, creates an opportunity that extends beyond traditional commercial ownership.

Whether viewed as a business headquarters, operational facility, long-term investment, or strategic commercial holding, 8450 E. Main Street represents a distinctive opportunity to acquire a well-positioned commercial asset in a market characterized by sustained economic expansion, ongoing commercial development, and increasing demand for functional commercial real estate.

This offering presents purchasers with the opportunity to establish a presence within a growing commercial environment while benefiting from the flexibility and long-term potential associated with a multi-improvement commercial property.



Property Attribute	Details
Property Address	8450 E. Main Street, Reynoldsburg, OH 43068
Property Type	Commercial / Mixed-Use Commercial
Site Size	Approximately 1.3± Acres
Improvements	Main Barn with Office, Bungalow, Pole Barn
Pole Barn Size	Approximately 1,650 SF
Zoning	Community Commercial (CC)
Frontage	East Main Street
Ideal For	Owner-Users, Contractors, Service Businesses, Fleet Operators, Investors
Investment Profile	Operational Asset with Redevelopment Potential

PROPERTY SPECIFICATIONS

Property Attribute	Details
Property Address	8450 E. Main Street, Reynoldsburg, OH 43068
Property Type	Commercial / Mixed-Use Commercial
Parcel Number	013-027462-00.000
Site Size	Approximately 1.34± Acres (58,370 SF)
Total Building Area	Approximately 1,830 SF
Primary Improvements	Main Barn with Office Space, Bungalow Structure, Pole Barn
Pole Barn Area	Approximately 1,650 SF
Year Built	1985
Zoning	Community Commercial (CC)
Township	Etna Township
County	Licking County, Ohio
Tax District	013

Property Attribute	Details
Annual Real Estate Taxes	\$5,521 (2025)
Utilities	Public utilities available (Buyer to Independently Verify)
Parking	On-site surface parking and operational yard area
Access	Direct ingress/egress from East Main Street
Distance to I-270	Approximately 4 Miles
Occupancy Status	Month-to-Month Tenant Occupancy in Front Barn
Ownership Interest Offered	Fee Simple
Asking Price	\$495,000

ZONING ANALYSIS



Community Commercial (CC) Zoning

8450 E. Main Street is located within Reynoldsburg's Community Commercial (CC) Zoning District, a designation intended to support a broad range of retail, office, service, and commercial uses along major transportation corridors. The district encourages commercial growth while accommodating evolving business and development trends.

Purpose & Intent

The CC District promotes commercial development serving both local and regional markets, with an emphasis on accessibility, business growth, and long-term economic activity. The district is designed to support a mix of office, retail, service, and commercial uses within established commercial corridors.

Permitted & Conditional Uses

The zoning allows a wide variety of commercial uses, including professional offices, medical facilities, retail establishments, restaurants, financial institutions, fitness and wellness services, hospitality uses, educational facilities, and recreational enterprises. Additional uses such as self-storage, vehicle storage, automotive services, hotels, research facilities, and certain residential developments may be permitted through conditional approval.

Development Flexibility

The district accommodates various commercial building formats and site configurations, with development standards allowing building heights up to 45 feet and maximum lot coverage of 70%, providing flexibility for future site improvements and expansion.

Future Commercial Redevelopment Potential

The Community Commercial designation supports long-term redevelopment, expansion, and repositioning opportunities. Its broad range of permitted commercial uses allows future owners to adapt the property to changing market conditions and business needs while remaining consistent with the corridor's long-term development vision.

The Community Commercial zoning designation provides flexibility for a broad range of current and future commercial uses, supporting the property's long-term functionality and value.

PROPERTY PHOTOS



Prime Development Opportunity

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This offering represents a rare opportunity to acquire a versatile commercial property within one of Central Ohio's most active growth corridors. Combining approximately 1.34± acres, multiple functional improvements, Community Commercial zoning, and strong regional accessibility, the property offers immediate operational utility alongside long-term repositioning and redevelopment potential in a market benefiting from sustained population growth, business expansion, and continued investment throughout the Columbus region.



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