

# FOR LEASE



**STARTING AT \$15.00/SF (NNN \$5.95/SF)**

## **Gender Road Towne Centre, Canal Winchester, OH 43110**

- Excellent high traffic location at corner of Refugee Rd & Gender Rd.
- Out-lots include CVS, AutoZone, Wendy's and Kroger Fuel.
- Towne Centre anchored by Kroger.
- High traffic location with great visibility to Gender Road.



### **Available**

**3546 Gender Rd - 2,000 SF (Unit R)**



**3548 Gender Rd - 2,000 SF (Unit Q)**



**REBECCA WITHROW, CCIM**

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## Site Plan



**A Suite 3628 Hunan King**

**B Suite 3626 Subway**

**C Suite 3624 Senetaste Restaurant**

**D Suite 3622 Senetaste Restaurant**

**E Suite 3620 Superior Urgent Care**

**F Suite 3618 Wing Stop**

**G Suite 3616 22 Caliber Tattoo Studio**

**H Suite 3614 FT Beauty**

**I Suite 3612 - Radiant Beauty and Threading Spa**

**J Suite 3588 Kroger**

**K&L Suite 3568 Davita Dialysis**

**M Suite 3560 VIP Nails**

**N Suite 3558 H&R Block**

**O Suite 3554 Sherwin-Williams Paint Store**

**P Suite 3550 Bentley's Sports Grill & Lounge**

**Q Suite 3548 - Available - 2,000 SQ FT**

**R Suite 3546 - Available - 2,000 SQ FT**

**S Suite 3544 Crown Smoke Shop**

**T Suite 3542 Donato's Pizza**

**U Suite 3684 Driving School**

**V Suite 3680 Park National Bank**

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## Property Overview

Property Type: <b>Anchored Strip Center</b>	Land Area: <b>15.57 Ac.</b>
Bldg Size: <b>146,054 SF</b>	Zoning: <b>C-4</b>
Status: <b>Existing</b>	Sublease: <b>No</b>
Year Built: <b>2003</b>	Available SF: <b>4,000 SF</b>
Parking Spaces: <b>801</b>	Max Contig: <b>4,000 SF</b>
Parking Ratio: <b>5.48/1,000 SF</b>	Min Divisible: <b>2,000 SF</b>
Tenancy: <b>Multi-Tenant</b>	Rental Rate: <b>\$14.00 NNN</b>
# Bldgs: <b>1</b>	Sale Price: <b>Not for Sale</b>
#Floors: <b>1</b>	Price/SF: <b>Not for Sale</b>
Docks/Dive Ins <b>0/0</b>	
Parcel #: <b>530-275062; 530-125542; 530-210806</b>	

### Property Overview Aerial



[Click Here for Video](#)

UNIT	SF AVAIL	MAX CONTIG	MIN DIV	LEASE RATE	VACANT	OCCUPANCY	SPACE TYPE
R	2,000	2,000	2,000	\$15.00 NNN	Yes	Now	In-Line
Q	2,000	2,000	2,000	\$15.00 NNN	Yes	Now	In-Line

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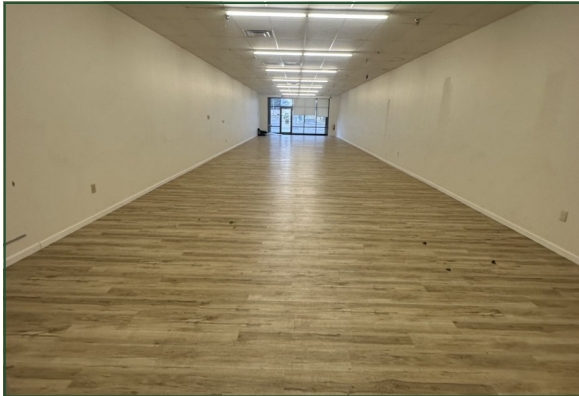
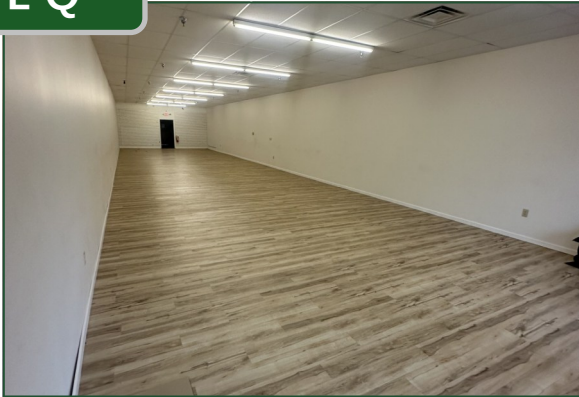
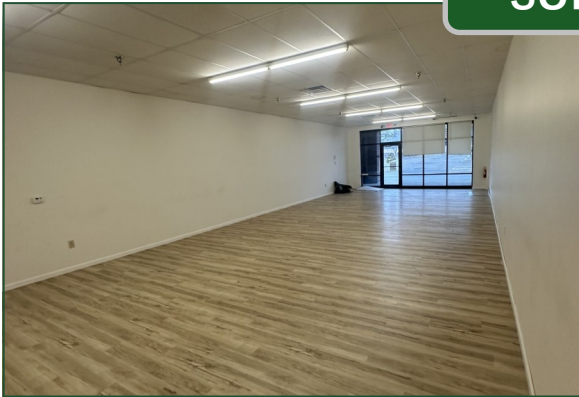
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SUITE Q



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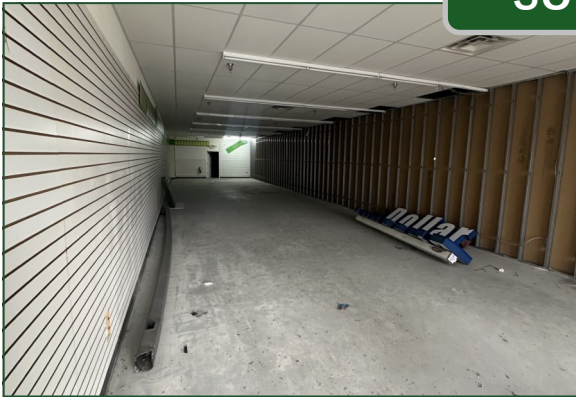
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## Aerial Overview



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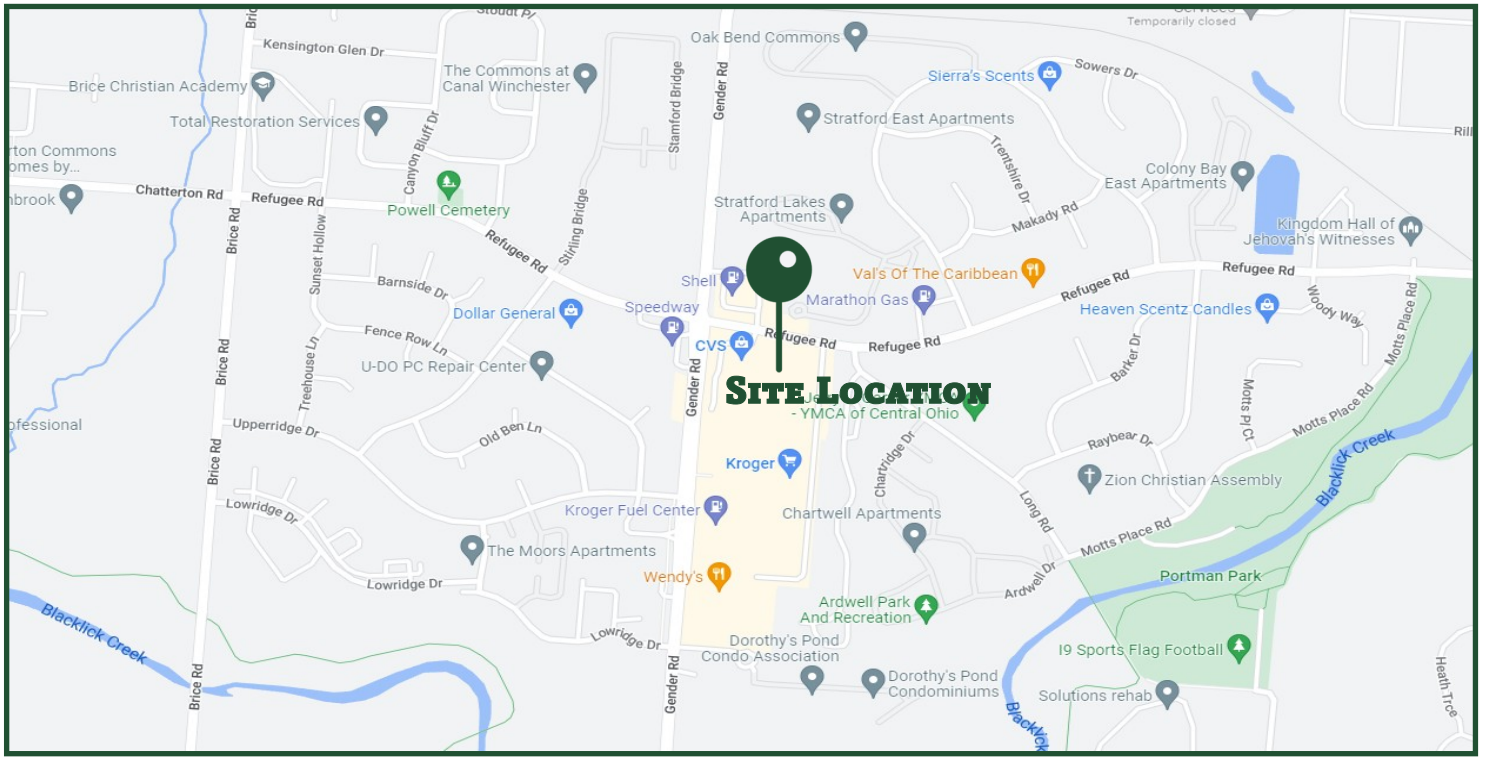
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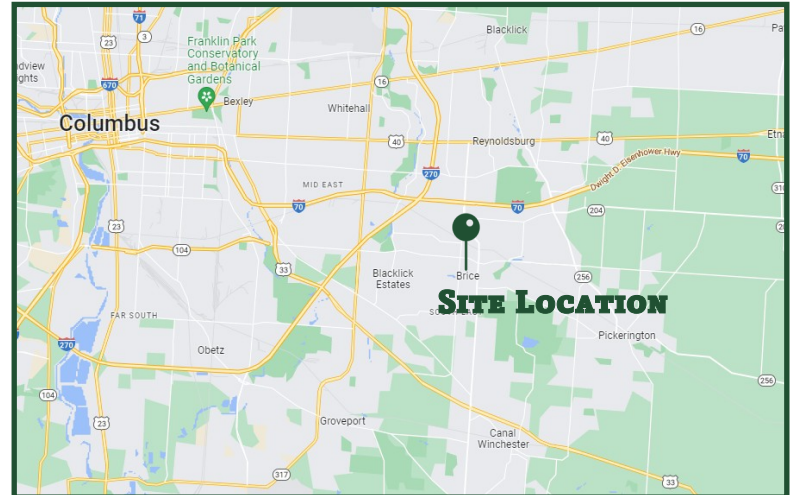
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## TRAFFIC COUNT

Street	Avg Daily Volume
REFUGEE RD- GENDER RD	21,430
GENDER-UPPERRIDGE	22,457
REFUGEE-STIRLING BRG	21,439



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024) 	6,982	57,399	141,279
Households (2024) 	9,559	30,238	70,639
Avg Household Income (2024) 	\$57,678	\$57,128	\$60,331

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

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