

# RE/MAX

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FOR SALE:  
6820 REFUGEE RD  
CANAL WINCHESTER, OH 43110



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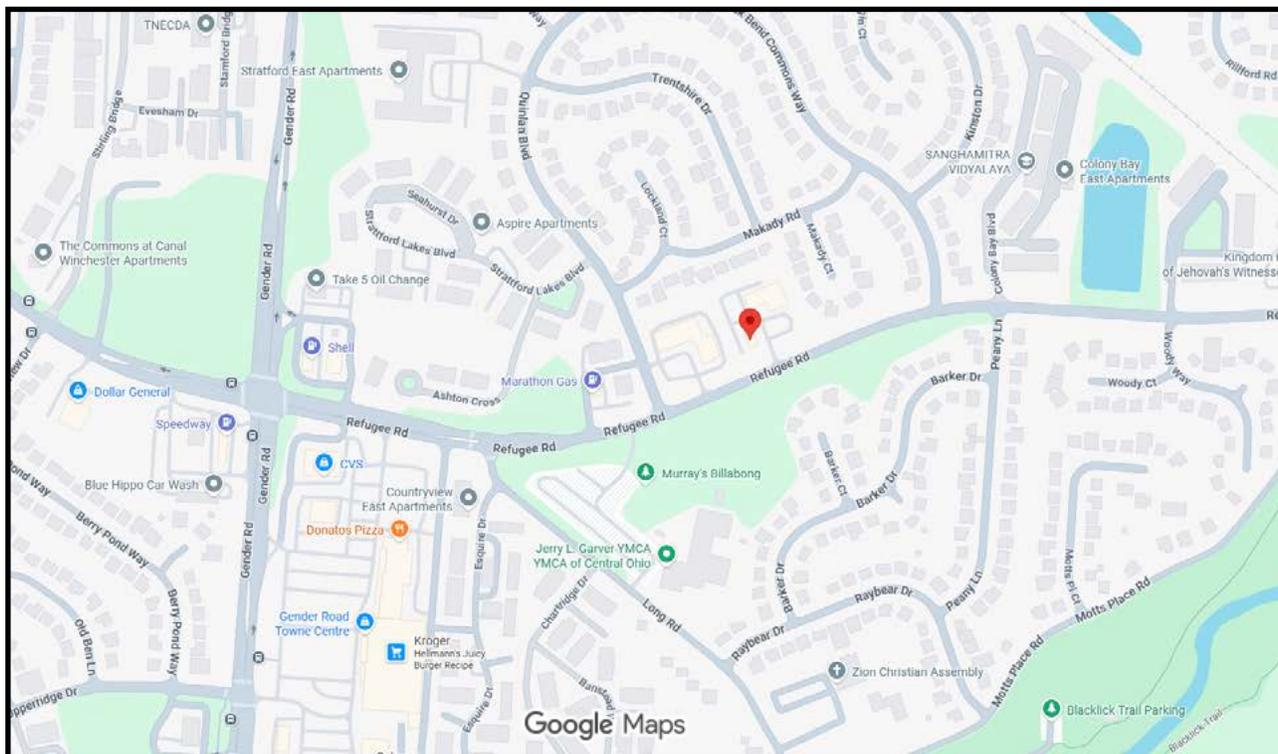


## Property Highlights

### Prime Retail Investment Opportunity

- Neighborhood retail center totaling approximately 9,888 SF on 1.566 acres with multiple tenant suites.
- Excellent frontage (approx. 307 ft) on Refugee Road, providing outstanding visibility and signage exposure.
- Strategically located between Pickerington and Canal Winchester, serving a strong and growing suburban trade area.
- High-traffic corridor connecting major residential communities and retail nodes in the southeast Columbus metro.
- 5-unit retail center offering diversified tenant mix.
- Dedicated parking with approximately 68 spaces, providing convenient customer access.
- Pylon signage available, enhancing tenant visibility from the road.
- Drive-thru capable pad / restaurant outlot, ideal for food or service operators.
- Built in 2003, modern retail construction with flexible suite layouts.
- Surrounded by dense residential rooftops and strong demographics supporting neighborhood retail demand.

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## Location Property Info

### Address:

6820-6840 Refugee Rd, Canal Winchester, OH 43110

- 1.566 acres
- Parcel ID: 530-193323-00
- All the 5 tenants are NNN
- NOI: 175,307
- Price: \$2,335,000
- Cap Rate: 7.5%

## Location Advantages

- Positioned along Refugee Road, a key east-west retail corridor in southeast Columbus.
- Minutes from major retail intersections and national tenants in the Canal Winchester / Pickerington trade area.
- Rapid residential growth in Franklin County suburbs, driving consistent retail traffic and tenant demand.

## Investor Appeal

- Multi-tenant configuration reduces vacancy risk.
- Retail and service-oriented tenant mix potential (food, daycare, retail, neighborhood services).
- Strong suburban retail market within the Columbus MSA.

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