

3.63 Acres

Build-to-suit

For Lease



Gender & Refugee Road

CANAL WINCHESTER, OHIO

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PROPERTY DETAILS

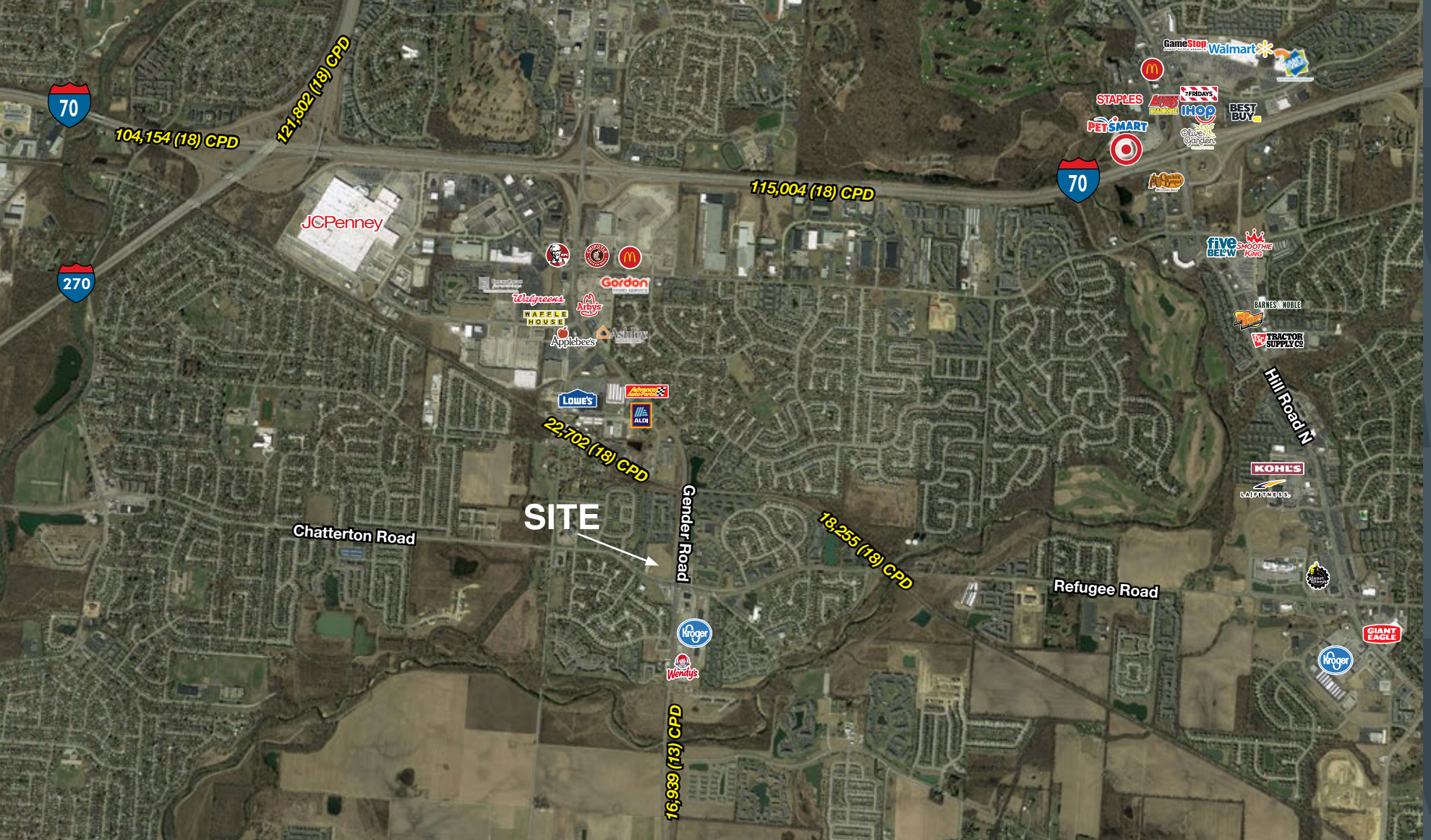
- The subject property is located 1.5 miles south of I-70, twelve miles from downtown Columbus and four miles north of the intersection of US 33, with traffic counts of 50,000 cars per day.
- 3.63-acre parcel is located at the NWC of Gender and Refugee Roads at a lighted intersection, caddy corner from Gender Road Towne Center anchored by Kroger.
- Located in established residential and commercial corridor connecting to I-70 and Reynoldsburg to the north and Old Town Canal Winchester to the south.
- Nearby retail and restaurant in the area includes Kroger, CVS, Wendy's, Wingstop, Donato's, Tim Horton's, Speedway and Thornton's.
- Traffic counts:
 - Refugee Rd @ Gender Rd: 22,433 VPD
 - Gender Rd @ Refugee Rd: 23,412 VPD
 - I-70 @ Gender Rd: 141,421 VPD
- Pad ready outparcels or inline/endcap opportunities available for lease.





DEMOGRAPHICS

1 Mile	3 Miles	5 Miles
12,957	86,913	202,668
Population		
31.8	33.1	35.9
Median Age		
34.3%	34.5%	36.8%
College Degree		
\$53,371	\$51,594	\$54,843
Median HH Income		
7,564	63,834	158,716
Daytime Population		



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