

3.63 Acres

Build-to-suit

For Lease



Gender & Refugee Road

CANAL WINCHESTER, OHIO

MELISSA RUTHER
Vice President
+1 513 477 1858
melissa.ruther@cbre.com

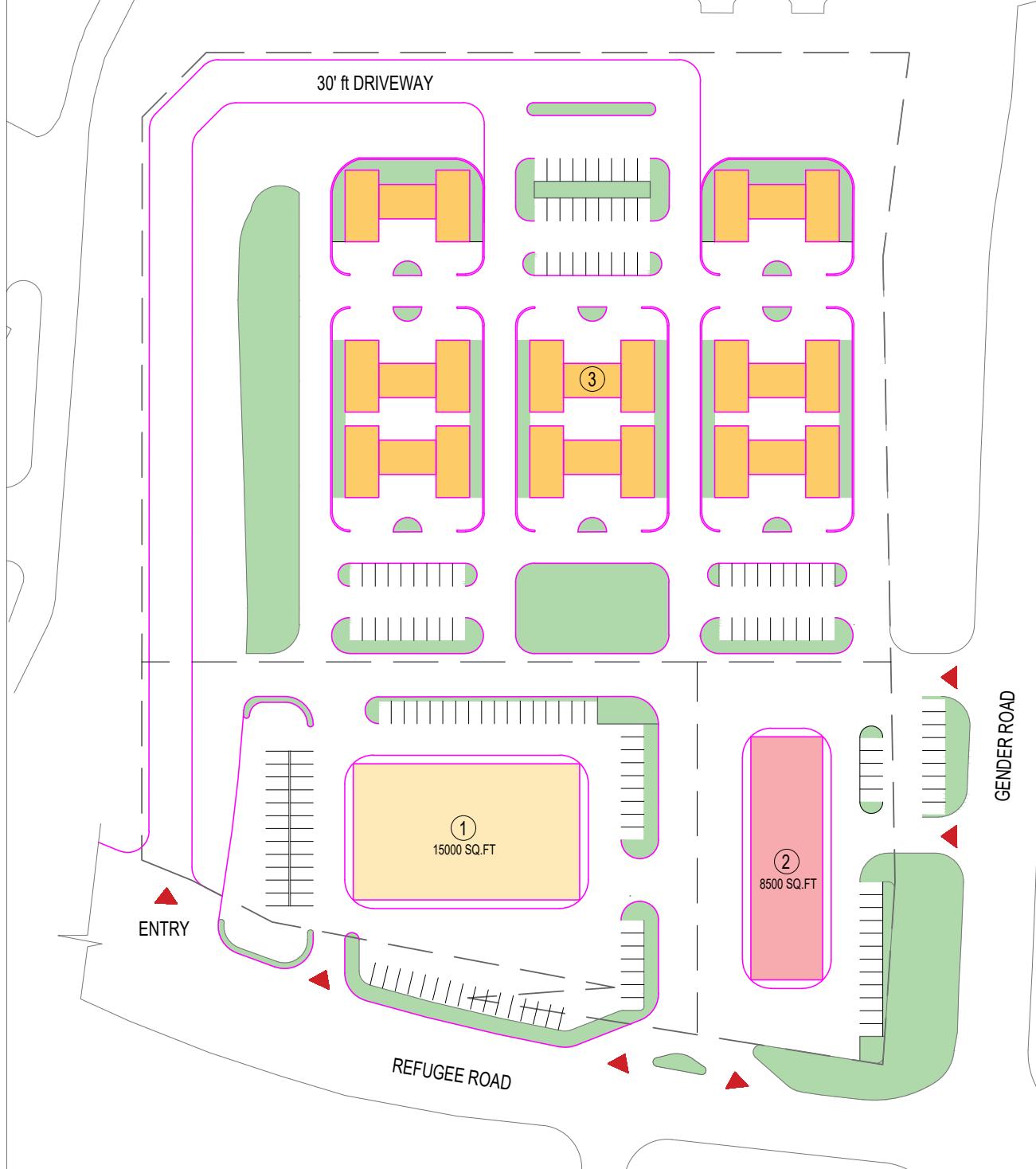
MEGHAN SCHMIDT
Associate
+1 614 430 5023
meghan.schmidt@cbre.com

CBRE

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%
-------	-------	-------

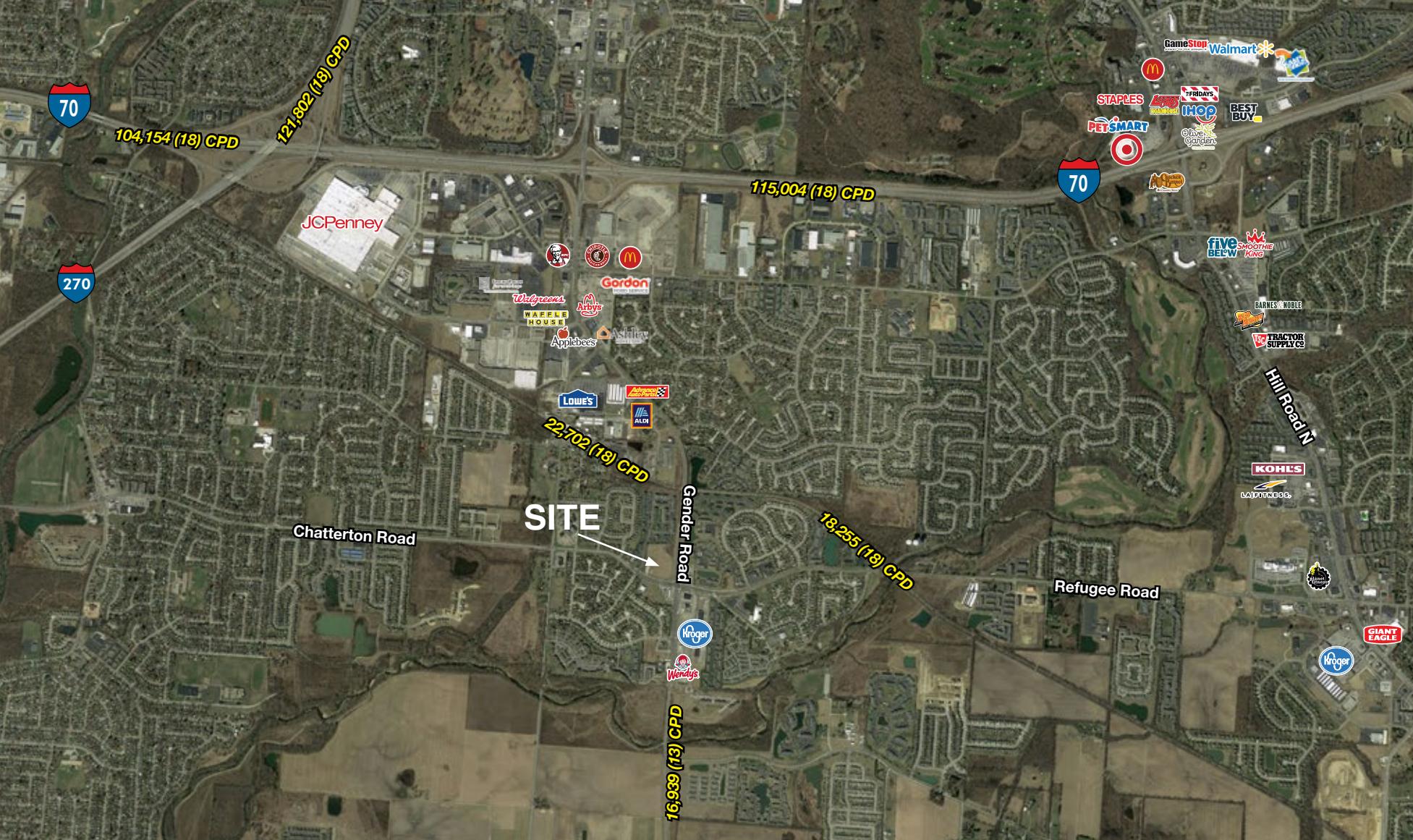
College Degree

\$53,371	\$51,594	\$54,843
----------	----------	----------

Median HH Income

7,564	63,834	158,716
-------	--------	---------

Daytime Population



MELISSA RUTHER
 Vice President
 +1 513 477 1858
 melissa.ruther@cbre.com

MEGHAN SCHMIDT
 Associate
 +1 614 430 5023
 meghan.schmidt@cbre.com

© 2019 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.