

FOR LEASE



Gender Road Towne Centre, Canal Winchester, OH 43110

- Retail Units available:

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

3544 Gender Rd - 1,600 SF (Unit S)

3684 Gender Rd - 1,400 SF (Unit U)



- 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.

SUITES:

R



[Click Here for Video](#)

U



[Click Here for Video](#)

BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Gender Road Towne Center

Property Overview

Property Type: **Anchored Strip Center**

Land Area: **15.57 Ac.**

Bldg Size: **146,054 SF**

Zoning: **C-4**

Status: **Existing**

Sublease: **No**

Year Built: **2003**

Available SF: **10,640 SF**

Parking Spaces: **801**

Max Contig: **5,000 SF**

Parking Ratio: **5.48/1,000 SF**

Min Divisible: **1,400 SF**

Tenancy: **Multi-Tenant**

Rental Rate: **\$13.50—\$20.00 NNN**

Bldgs: **1**

Sale Price: **Not for Sale**

#Floors: **1**

Price/SF: **Not for Sale**

Docks/Dive Ins **0/0**

Parcel #: **530-275062; 530-125542; 530-210806**

| UNIT | SF AVAIL | MAX CONTIG | MIN DIV | LEASE RATE | VACANT | OCCUPANCY | SPACE TYPE |
|------|----------|------------|---------|-------------|--------|-----------|------------|
| R | 2,000 | 2,000 | 2,000 | \$14.00 NNN | Yes | Now | In-Line |
| S | 1,600 | 1,600 | 1,600 | \$14.00 NNN | Yes | Now | In-Line |
| U | 1,400 | 5,000 | 1,400 | \$20.00 NNN | Yes | Now | Out Parcel |

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Aerial Overview



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Site Plan



A Suite 3628 Hunan King

B Suite 3626 Subway

C Suite 3624 Amor BeBe Learning Academy

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 Kai's Sugar Shake

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 Luxe Banquet

R Suite 3546 - Available - 2,000 SQ FT

S Suite 3544 - Available - 1,600 SQ FT

T Suite 3542 Donato's Pizza

U Suite 3684 - Available - 1,400 SQ FT

V Suite 3680 Park National Bank

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SUITE U



SUITE S



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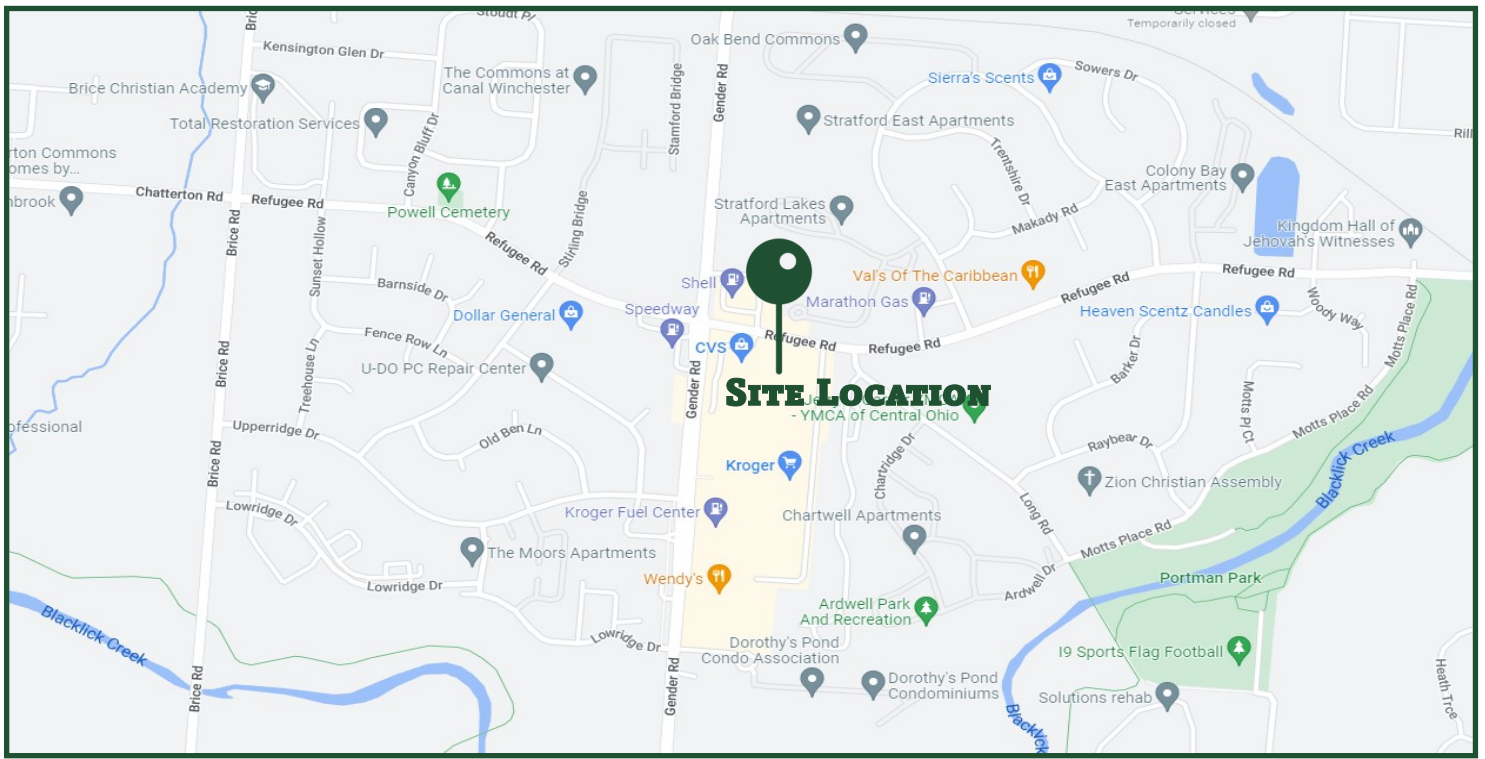
SUITE U



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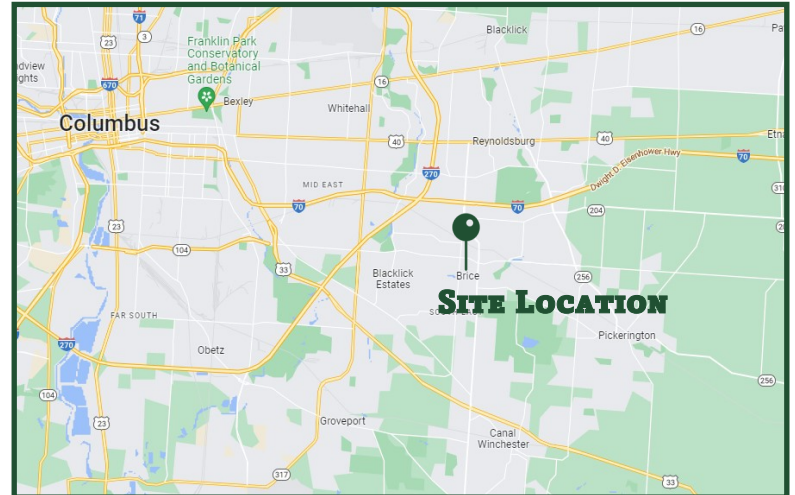


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TRAFFIC COUNT

| Street | Avg Daily Volume |
|--------------------------|------------------|
| REFUGEE RD- GENDER RD | 18,110 |
| GENDER-UPPERRIDGE | 20,736 |
| REFUGEE-STIRLING BRG | 21,439 |



DEMOGRAPHICS

| | WITHIN 1 MILE | WITHIN 3 MILES | WITHIN 5 MILES |
|---|---------------|----------------|----------------|
| Population (2022)  | 6,982 | 57,399 | 141,279 |
| Households (2022)  | 9,559 | 30,238 | 70,639 |
| Avg Household Income (2022)  | \$57,678 | \$57,128 | \$60,331 |

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