

CANAL WINCHESTER, OHIO

LAND FOR SALE/LEASE/B-T-S

GENDER ROAD, CANAL WINCHESTER, OHIO 43110



JEFF MEYER VICE PRESIDENT

MOBILE 614.301.4212
JMEYER@EQUITY.NET

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PROPERTY HIGHLIGHTS

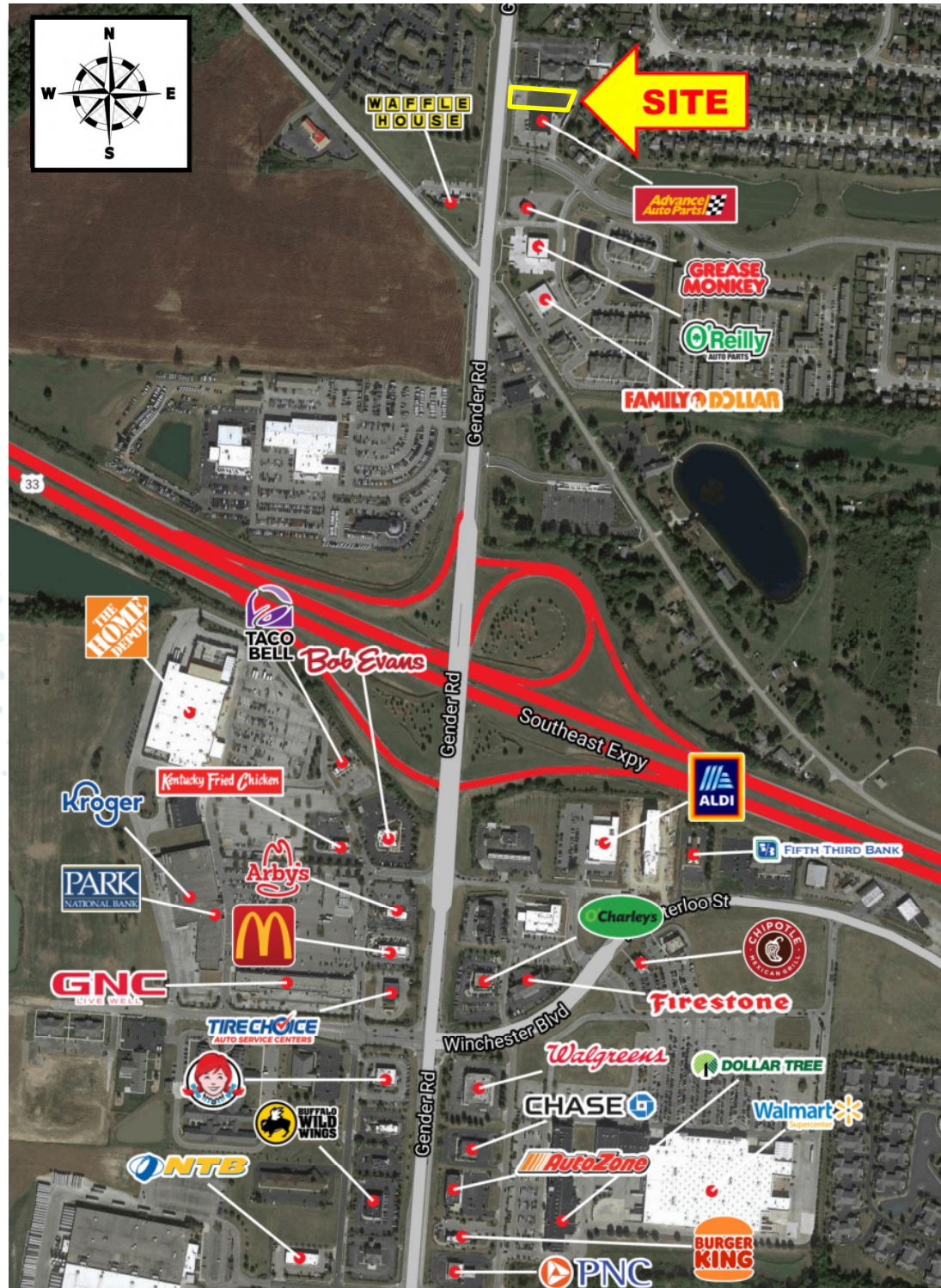
CANAL WINCHESTER, OHIO

LAND FOR SALE/LEASE/B-T-S
GENDER ROAD, CANAL WINCHESTER, OH 43110

- +/- 0.834 acres
- Zoned LC4
- 21,257 vehicles per day on Gender Road
- Site improvements include:
 - Sanitary sewer tap
 - Storm sewer tap
 - Water tap
 - Sidewalk
 - Curb and gutter
- Sale price: \$245,000



AERIAL



PERMITTED USES

3356.03 C-4 permitted uses.

The following are uses permitted in the C-4, Commercial District; however these are not meant to be exhaustive nor an exclusive listing. The Director has the authority to decide if an unnamed use is of similar enough character and nature to warrant inclusion into the C-4 district.

The North American Industry Classification System, or its successor document, is the reference document used to provide use families for this chapter. The Director may use the current NAICS or its successor, as one document in making decisions as to the appropriateness of any future use permitted to be in the C-4, district.

- A. All uses listed in C.C. 3351, C.C. 3353 and C.C. 3355.
- B. Commercial uses allowing dwelling units above the primary use, including:
 - Appliance Stores
 - Automotive Accessories, Parts and Tire Stores
 - Automobile and Light Truck Dealers
 - Automobile Driving Training Facility
 - Automotive Sales, Leasing and Rental
 - Bars, Cabarets and Nightclubs
 - Blood and Organ Banks
 - Building Material and Supplies Dealers
 - Caterers
 - Check Cashing and Loans
 - Community Food Pantry
 - Consumer Goods Rental
 - Discount Department Stores
 - Electronics Stores
 - Floor Covering Stores
 - Furniture and Home Furnishings Stores
 - General Merchandise Stores
 - Home Centers
 - Household and Personal Goods Maintenance and Repair
 - Linen and Uniform Supply
 - Missions/Temporary Shelters
 - Motorcycle, Boat, and Other Motor Vehicle Dealers
 - Motor Vehicle Accessories and Parts Dealers
 - Ohio Medical Marijuana Control Program Retail Dispensary
 - Outdoor Power Equipment Stores
 - Parking Lots and Parking Garages as allowed in C.C. 3356.05

PERMITTED USES

Pawn Brokers
Recreational Vehicle Dealers
Reupholster and Furniture Repair
Sporting Goods and Outfitters Stores
Supermarkets
Truck, Utility Trailer, and RV (Recreational Vehicle) Sales, Rental and Leasing
Used Merchandise Stores
Vending Machine Operators
Warehouse Clubs and Super Centers

C. Commercial uses not allowing dwelling units above the primary use, including:

Automotive Maintenance and Repair
Bowling Centers
Carpet and Upholstery Cleaning Services
Drive-In Motion Picture Theaters
Exterminating and Pest Control Services
Farm Equipment and Supply Stores
Garden, Landscaping and Nursery Centers and Sales
Hotels and Motels
Hotels, Extended Stay
Hospitals
Janitorial Services
Lawn and Garden Equipment and Supplies Stores
Limousine and Taxi Service
Paint and Wallpaper Stores
Performing Arts, Spectator Sports and Related Industries
Theaters, Dance Companies and Dinner Theaters

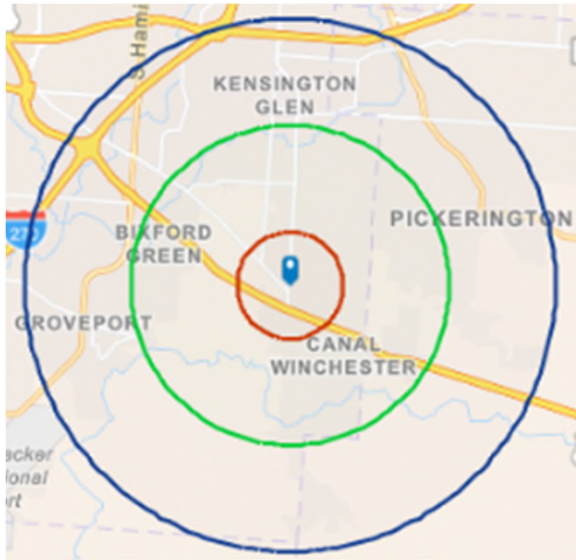
D. Commercial uses not allowing dwelling units above the primary use and subject to the additional provisions of C.C. 3356.05, including:

Animal Shelter
Amusement Arcade
Halfway House
Veterinarians (unlimited practice)

E. Dwelling units, as allowed under C.C. 3356.05.

(Ord. 236-03 § 4; Ord. 1014-2008 § 3; Ord. No. 2342-2013, § 3, 3-3-2014; Ord. No. 3023-2018, § 3, 12-3-2018)

1-MILE RADIUS DEMOS



KEY FACTS

9,007
Population

2.7
Average
Household Size

30.8
Median Age

\$68,417
Median Household Income

BUSINESS

201

Total Businesses

2,866

Total Employees

EDUCATION

8%

No High School
Diploma

24%

High School
Graduate

26%

Some
College

43%

Bachelor's/Grad/Prof
Degree

INCOME



\$32,399

Per Capita
Income



\$68,417

Median
Household
Income



\$89,789

Average
Household
Income

EMPLOYMENT



58.7
White
Collar %



25.8
Blue
Collar %

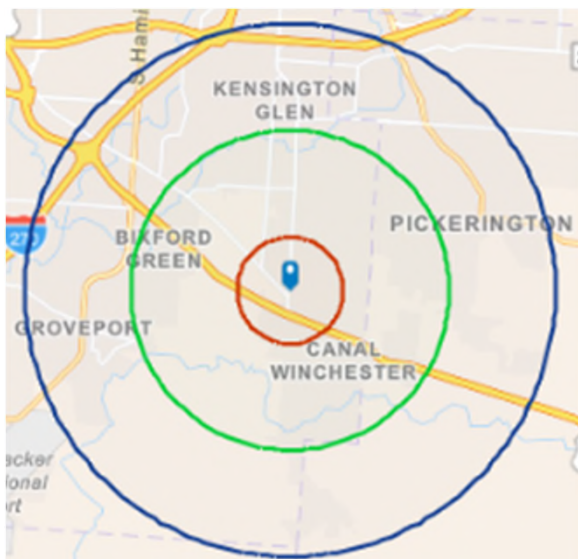


15.4
Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

39,242

Population



Average
Household Size



Median Age

\$75,278

Median Household Income

BUSINESS



699

Total Businesses



7,835

Total Employees

EDUCATION



5%

No High School
Diploma



26%

High School
Graduate



28%

Some
College



41%

Bachelor's/Grad/Prof
Degree

INCOME



\$38,394

Per Capita
Income



\$75,278

Median
Household
Income



\$100,223

Average
Household
Income

EMPLOYMENT



67.8

White
Collar %



18.7

Blue
Collar %



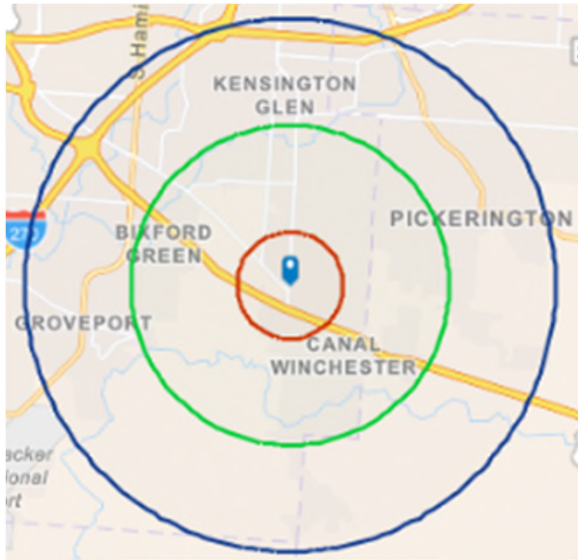
13.5

Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

124,247
Population

2.6
Average
Household Size

35.3
Median Age

\$72,661
Median Household Income

BUSINESS

2,668

Total Businesses

36,339

Total Employees

EDUCATION

6%

No High School
Diploma

30%

High School
Graduate

30%

Some
College

34%

Bachelor's/Grad/Prof
Degree

INCOME



\$36,000
Per Capita
Income



\$72,661
Median
Household
Income



\$95,555
Average
Household
Income

EMPLOYMENT

62.0
White
Collar %

23.3
Blue
Collar %

14.7
Services
%

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