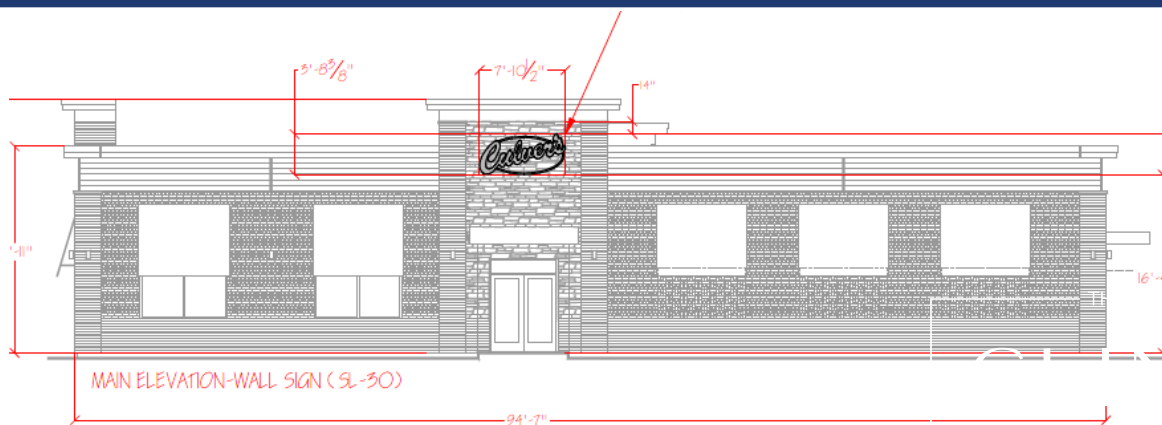




**PROPOSED CULVERS RESTAURANT | PRICE: \$949,000**

**6450 GENDER ROAD, CANAL WINCHESTER,  
FRANKLIN COUNTY 43110**



**EXCLUSIVELY LISTED BY:**

**LISTING BROKER**

**JENNIFER STEIN** | (213) 446-5366  
Jennifer Stein Real Estate, Inc.  
Jstein@jenniferstein-realestate.com  
OH RE Lic: REC.2025000904

**OUT OF STATE COOPERATING BROKER:**

**GREG CLINE** | (916) 834-8100  
The Cline Company  
Greg@Clinecompany.com  
CA RE Lic: 01307812



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# 6450 GENDER ROAD, CANAL WINCHESTER, FRANKLIN COUNTY 43110

List Price:	\$949,000
Property:	Retail – Fast Food Restaurant
Assessor Parcel Number:	184-003303
Land Area:	1.62 Acres
Demographics:	<b>Total Population: 42,865</b> <b>Median HH Income: \$76,672</b> <b>Median Age: 35.6 years</b> <b>Traffic Count: 20,000 cars</b>

6450 Gender Road offers a clean, high-visibility commercial site in the fast-growing Canal Winchester area of Franklin County. Surrounded by established retail, new residential growth, and steady traffic along Gender Road, the location delivers strong visibility and easy access for both local and regional customers. The property sits in a highly active corridor anchored by national brands, daily conveniences, and expanding neighborhoods, making it ideal for a variety of commercial uses.

Contact us today for more information!



View looking west



View looking south



View looking south



View looking south

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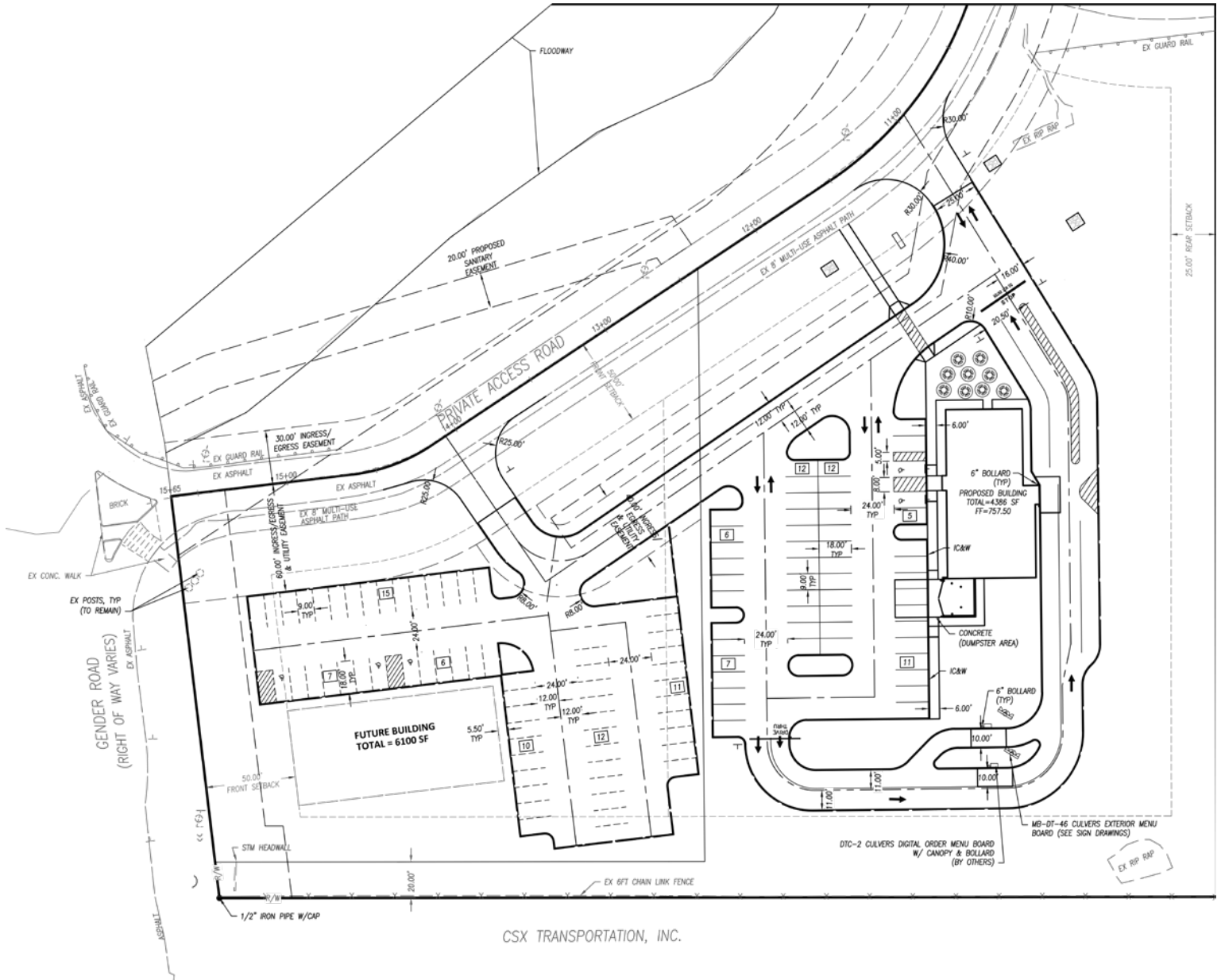
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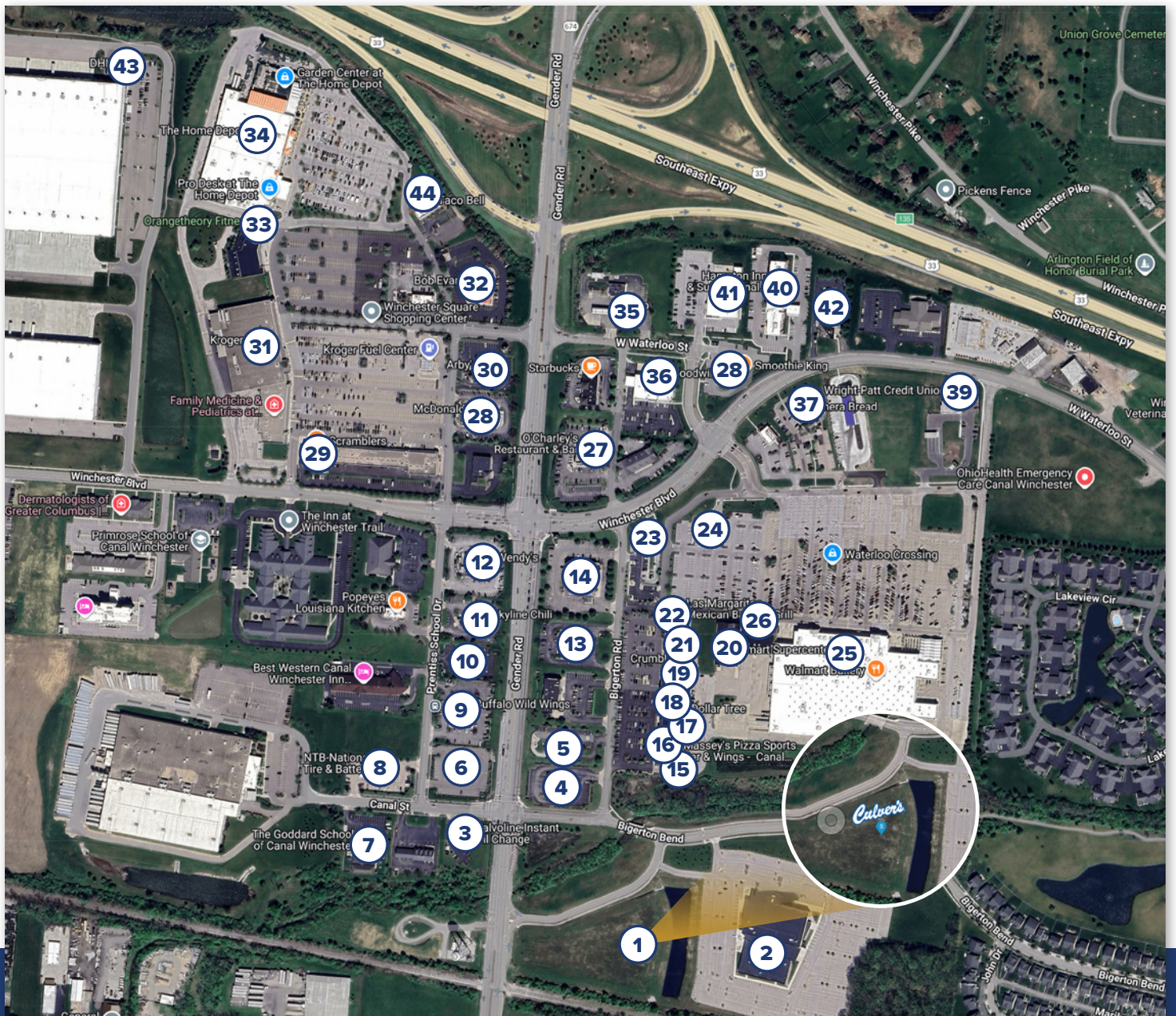
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1 6480 Gender Rd (Subject Site)

2 X Church

3 Valvoline Instant Oil Change

4 PNC Bank

5 Burger King

6 Canal Banking Center

7 The Goddard School

8 NTB-National Tire & Battery

9 Buffalo Wild Wings

10 Donatos Pizza

11 Skyline Chili

12 Wendy's

13 Chase Bank

14 Walgreens

15 Massey's Pizza Sports Bar & Wings

16 Wingstop

17 Dollar Tree

18 Jersey Mike's Subs

19 Crumbl

20 Planet Fitness

21 Great Clips

22 Las Margaritas Mexican Bar and Grill

23 Panda Express

24 Bank of America (with Drive-thru ATM)

25 Walmart Supercenter

26 Sally Beauty

27 O'Charley's Restaurant & Bar

28 McDonald's

29 Scramblers

30 Arby's

31 Kroger

32 Bob Evans

33 Orangetheory Fitness

34 The Home Depot

35 bp

36 Goodwill

37 Panera Bread

38 Smoothie King

39 Wright-Patt Credit Union

40 Hampton Inn & Suites

41 ALDI

42 Fifth Third Bank & ATM

43 DHL

44 Taco Bell

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