

FOR LEASE



Gender Road Towne Centre, Canal Winchester, OH 43110

- Retail Units available:

- 3544 Gender Rd - 1,600 SF (Unit S)
- 3546 Gender Rd - 2,000 SF (Unit R)
- 3680 Gender Rd - 3,600 SF (Unit V)
- 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:

Q & S



Click Here for Video

U & V



Click Here for Video

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 112
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



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
S	1,600	1,600	1,600	\$14.00 NNN	Yes	Now	In-Line
R	2,000	2,000	2,000	\$14.00 NNN	Yes	Now	In-Line
U	1,400	5,000	1,400	\$20.00 NNN	Yes	Now	Out Parcel
V	3,600	5,000	3,600	\$20.00 NNN	Yes	Now	Out Parcel
U/V	5,000	5,000	5,000	\$20.00 NNN	Yes	Now	Out Parcel

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Aerial Overview



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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 SqFt
S Suite 3544- Available 1,600 SqFt
T Suite 3542 Donato's Pizza
U Suite - Available 1,400 SqFt
V Suite - Available 3,600 SqFt
Former Bank w/ 4 Drive-thru-
Suites U & V 5,000 SqFt Available

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SUITE Q



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SUITE U



SUITE V



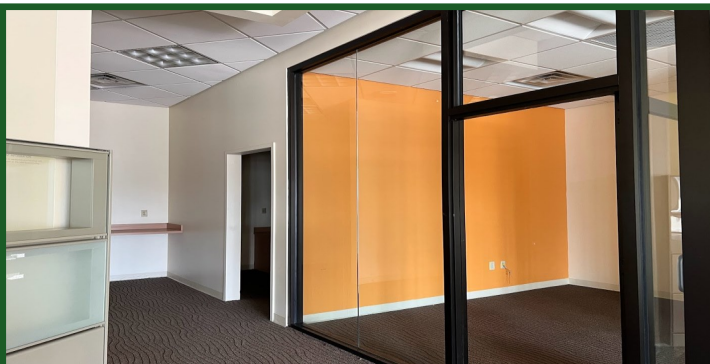
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SUITE V



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SUITE U



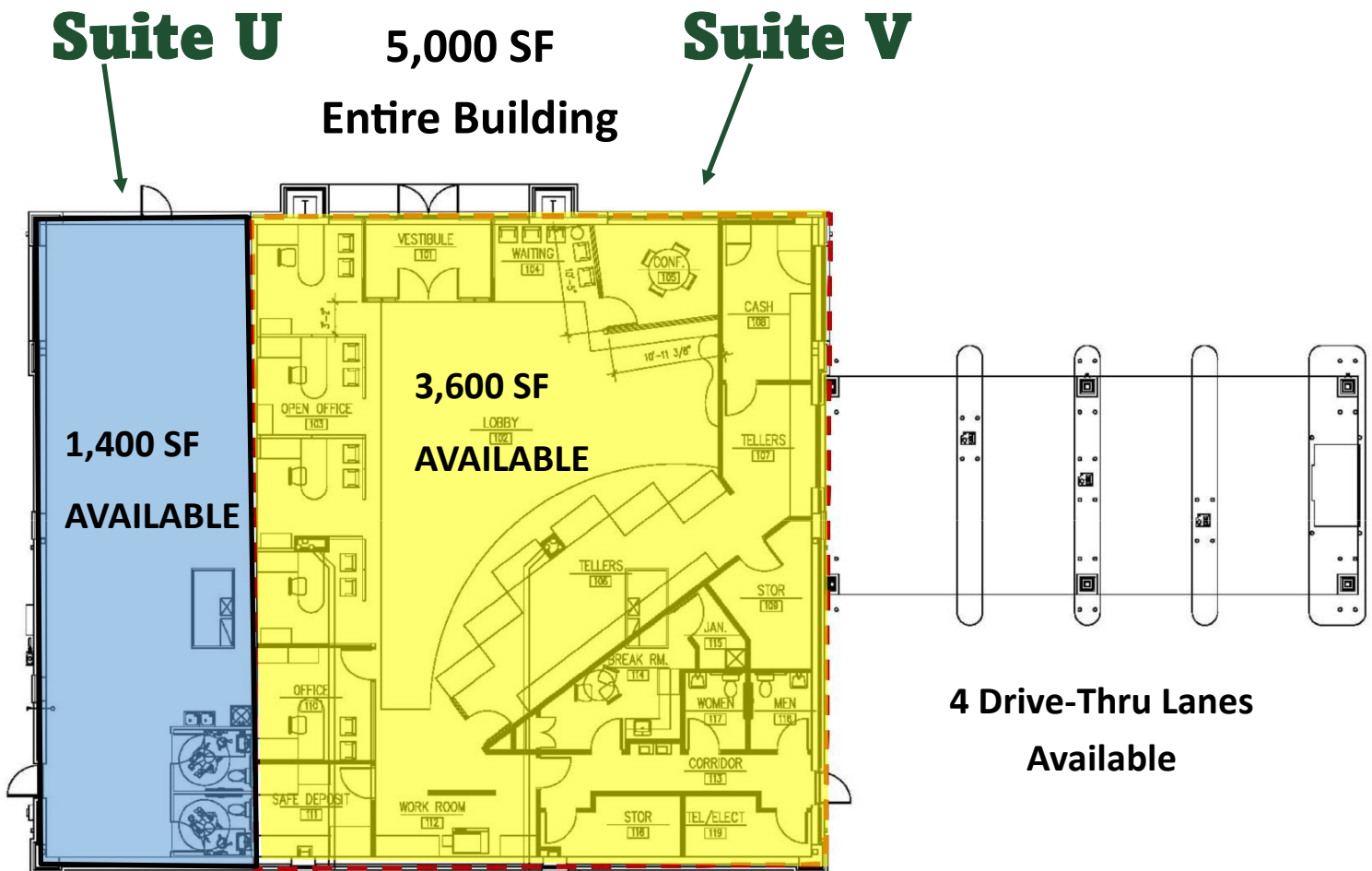
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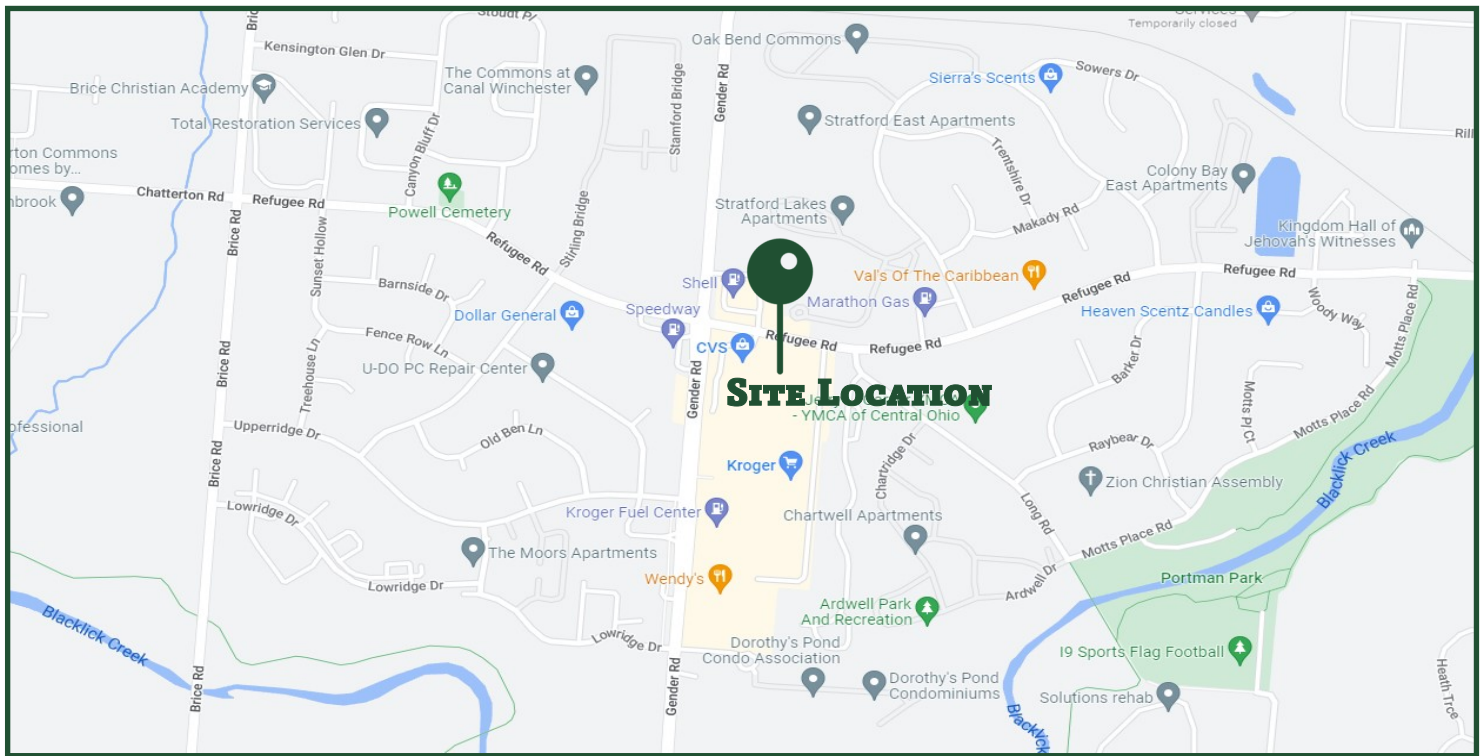
Floor Plan: 3680 Gender Rd (Suite V)
3684 Gender Rd (Suite U)



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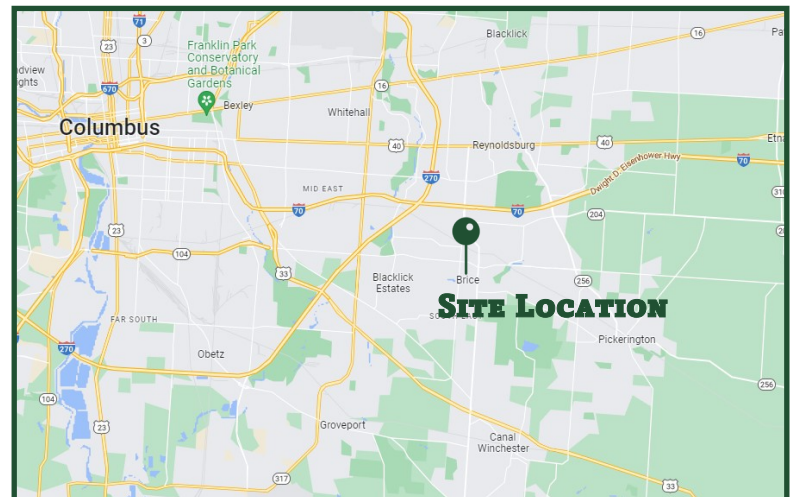


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TRAFFIC COUNT

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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