

**FOR LEASE**



**STARTING AT \$15.00/SF (NNN \$5.95/SF)**

**Gender Road Towne Centre, Canal Winchester, OH 43110**

- 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.
- High traffic location with great visibility to Gender Road.



**Available**

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

**R**  **Click Here for Video**

**3548 Gender Rd - 2,000 SF (Unit Q)**

**Q**  **Click Here for Video**

**REBECCA WITHROW, CCIM**  
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## Site Plan



**A Suite 3628 Hunan King**

**B Suite 3626 Subway**

**C Suite 3624 Senetaste Restaurant**

**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 - Radiant Beauty and Threading Spa**

**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 - Available - 2,000 SQ FT**

**R Suite 3546 - Available - 2,000 SQ FT**

**S Suite 3544 Crown Smoke Shop**

**T Suite 3542 Donato's Pizza**

**U Suite 3684 Driving School**

**V Suite 3680 Park National Bank**

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## Property Overview

Property Type: <b>Anchored Strip Center</b>	Land Area: <b>15.57 Ac.</b>
Bldg Size: <b>146,054 SF</b>	Zoning: <b>C-4</b>
Status: <b>Existing</b>	Sublease: <b>No</b>
Year Built: <b>2003</b>	Available SF: <b>4,000 SF</b>
Parking Spaces: <b>801</b>	Max Contig: <b>4,000 SF</b>
Parking Ratio: <b>5.48/1,000 SF</b>	Min Divisible: <b>2,000 SF</b>
Tenancy: <b>Multi-Tenant</b>	Rental Rate: <b>\$14.00 NNN</b>
# Bldgs: <b>1</b>	Sale Price: <b>Not for Sale</b>
#Floors: <b>1</b>	Price/SF: <b>Not for Sale</b>
Docks/Dive Ins <b>0/0</b>	
Parcel #: <b>530-275062; 530-125542; 530-210806</b>	

### Property Overview Aerial



[Click Here for Video](#)

UNIT	SF AVAIL	MAX CONTIG	MIN DIV	LEASE RATE	VACANT	OCCUPANCY	SPACE TYPE
R	2,000	2,000	2,000	\$15.00 NNN	Yes	Now	In-Line
Q	2,000	2,000	2,000	\$15.00 NNN	Yes	Now	In-Line

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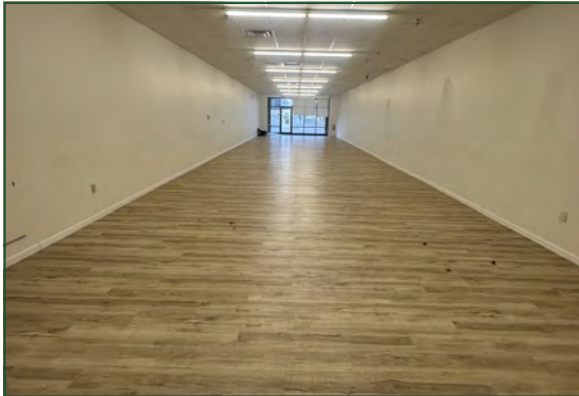
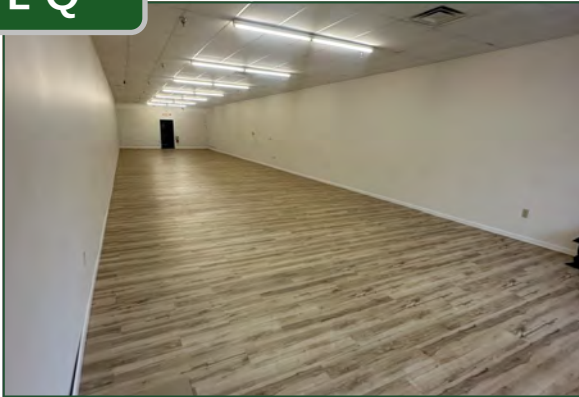
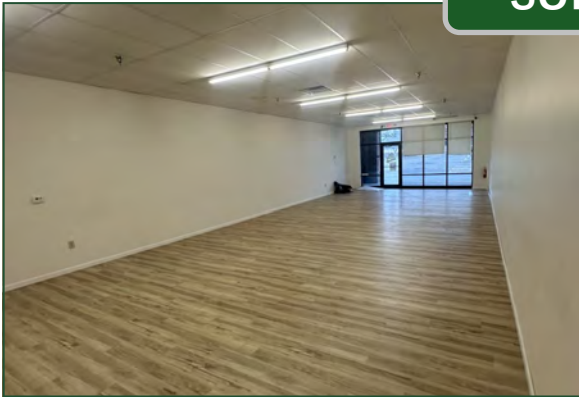
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SUITE Q



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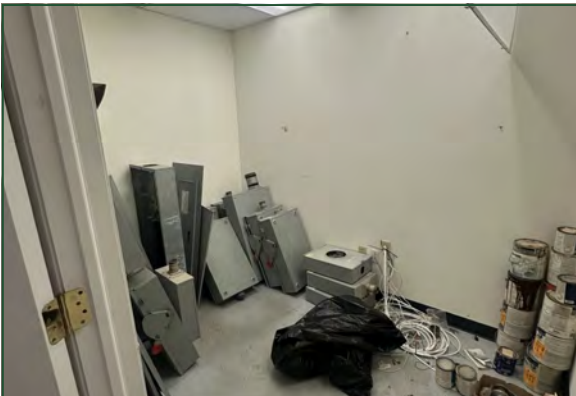
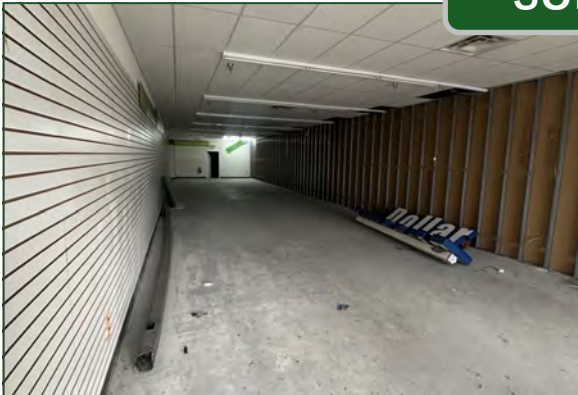
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## Aerial Overview

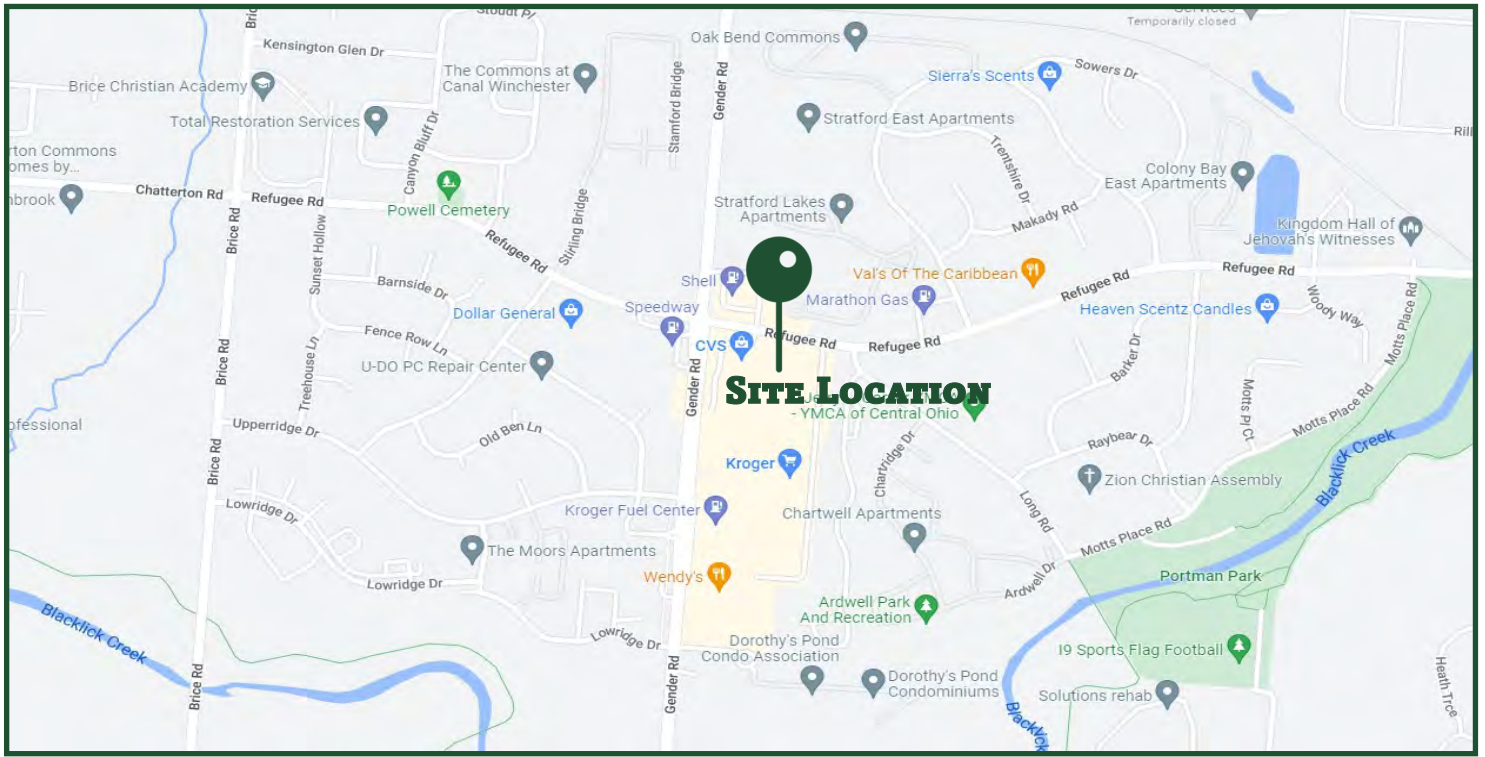


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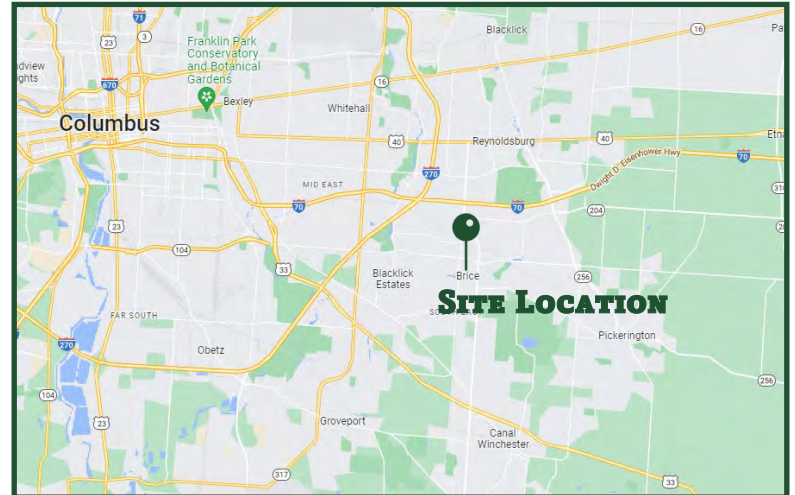
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## TRAFFIC COUNT

Street	Avg Daily Volume
REFUGEE RD- GENDER RD	21,430
GENDER-UPPERRIDGE	22,457
REFUGEE-STIRLING BRG	21,439



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024) 	6,982	57,399	141,279
Households (2024) 	9,559	30,238	70,639
Avg Household Income (2024) 	\$57,678	\$57,128	\$60,331

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