

\$13.00/SF NNN



**For Lease**

**5020 Gender Rd**

Columbus, Ohio 43110

## *New Retail Center*

- Previous Fitness Center
- Suite is 2,260 SF +/- available
- CAM charges estimated at \$6.00/SF
- Open floor layout with office and restrooms.
- Excellent location with signage and plenty of parking



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BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350  
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.

**Customer Full****Commercial-Retail**

List Number: 220039409

Status: Active  
 Listing Service:  
 Original List Price: \$13

List Price: \$13  
 List Price Sqft: \$0  
 VT:

Parcel #: 010-277700  
 Use Code:

Tax District: 010

Previous Use:  
 Zoning: Retail

For Sale: No  
 Occupancy Rate:

For Lease: Yes

Exchange: No  
 Mortgage Balance:

Gross Income:  
 Total Op Expenses:  
 NOI:

Assoc/Condo Fee:  
 Addl Acc Cond: None Known

Tax Abatement: No  
 Taxes (Yrly): 37,154  
 Assessment:

Abatement End Date:  
 Tax Year: 2019

Tax Incentive:  
 Possession: 30 Days

**General Information**

Address: 5020 Gender Road  
 Between Street: Corner of Gender & and Chelsea Glen  
 Complex:  
 Dist To Interchange:  
 Building Information

Unit/Suite #:  
 City: Canal Winchester  
 County: Franklin  
 Mult Parcels/Sch Dis:

Zip Code: 43110  
 Corp Limit: Columbus  
 Township: None  
 Near Interchange:

Tax District: 010

Total SqFt Available: 13,384  
 Bldg Sq Ft: 13,384  
 # Floors AboveGround: 1  
 # of Docks: 0  
 Year Built: 2014  
 Traffic CountPerDay:

Minimum Sqft Avail: 2,260  
 Acreage: 3.37  
 # Units:  
 # Drive-In Doors: 0  
 Year Remodeled:  
 Ceiling Height Ft:

Max Cont Sqft Avail: 13,384  
 Lot Size:  
 Parking Ratio/1000:  
 Total Parking:  
 Bay Size:

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

**Financials**

Lease Rate \$/Sq Ft: 13  
 Expenses Paid by L:  
 T Reimburses L: Curr Yr Est \$/SF TRL: 6  
 T Contracts Directly:  
 Curr Yr Est \$/SF TRL: 6  
 Curr Yr Est \$/SF LL:

Term Desired:  
 Will LL Remodel:  
 Finish Allow/SQFT \$:  
 Pass Exp Over BaseYr:  
 Exp Stop \$:

**Features**

Heat Fuel:  
 Heat Type:  
 Electric:  
 Services Available:  
 Construction:  
 Sprinkler:  
 Mult Use:  
 New Financing:

Electric:  
 Misc Int & Ext Info:

MLS Primary PhotoSrc: Realtor Provided

**Property Description**

Previous Fitness Center Suite is 2,260 SF +/- available CAM charges estimated at \$6.00/SF Open floor layout with office and restrooms. Excellent location with signage and plenty of parking

**Sold Info**

Sold Date: DOM: 160 SP:  
 Sold Non-MLS: No  
 SlrCns: SlrAst:

Sold Non-MLS: No

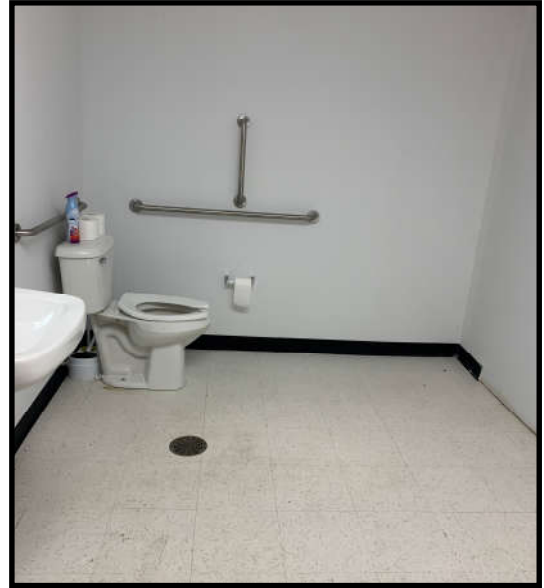
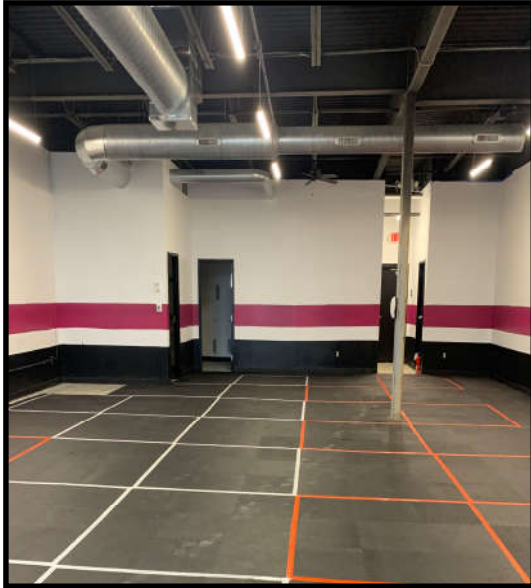
April 14, 2021

Prepared by: Randy J Best

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## *Photos*



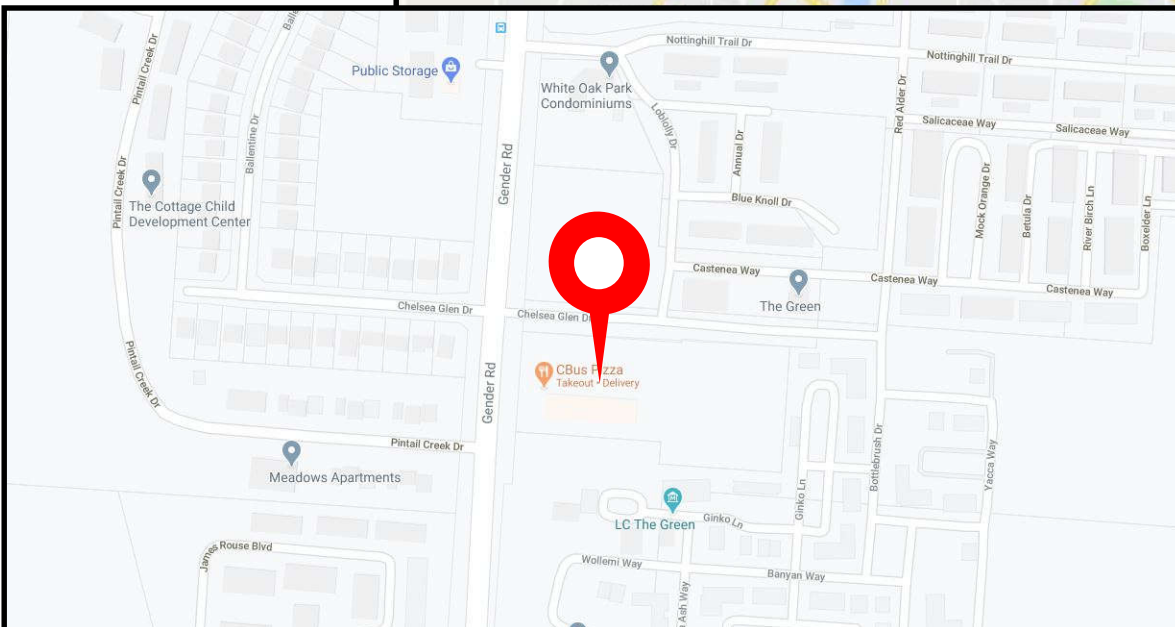
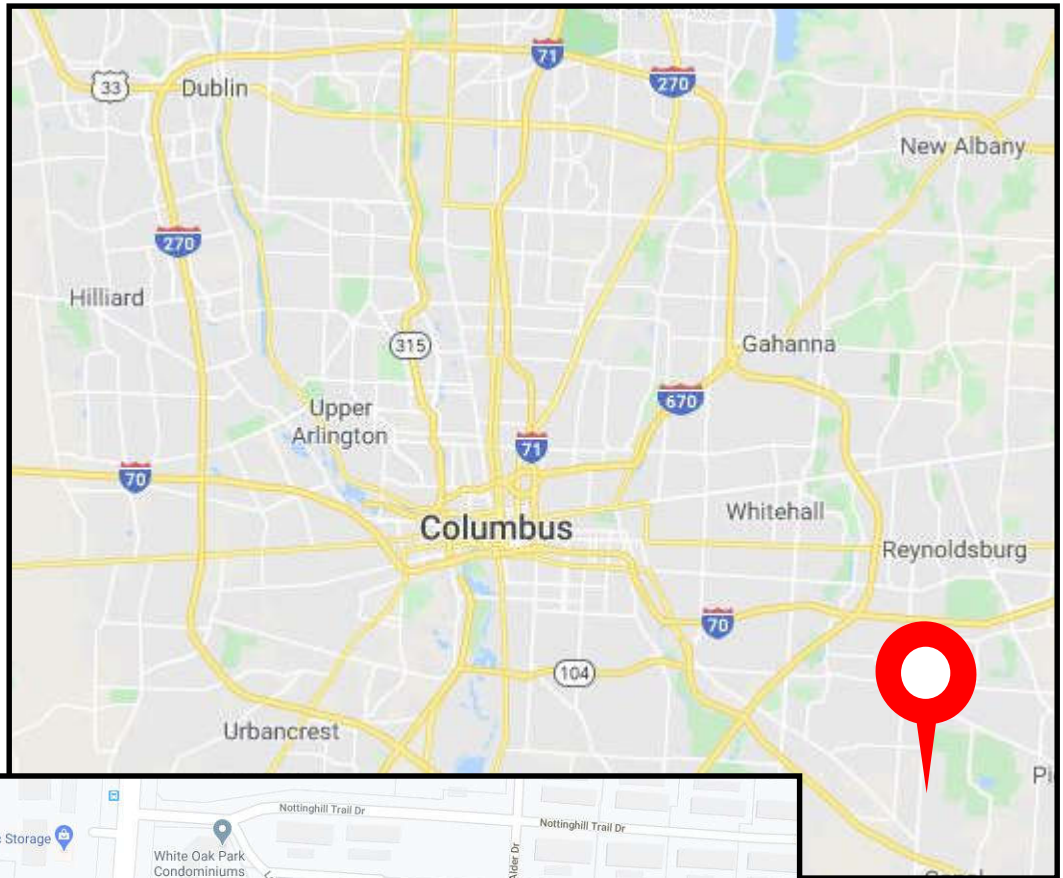
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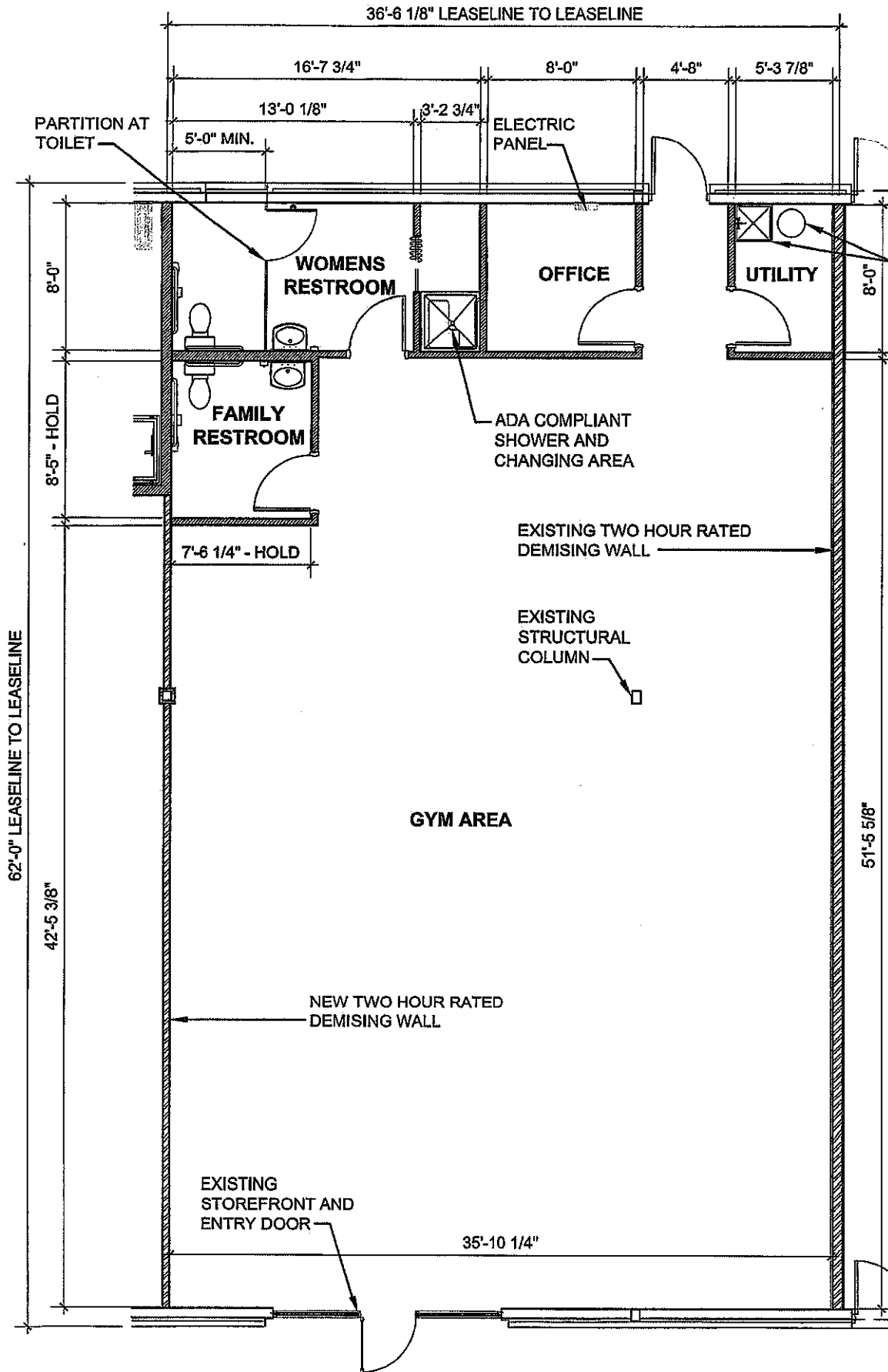
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# Workout Facility

GENDER ROAD

2018.10.03

2,260 S.F. GROSS



**PROPOSED USE GROUP:**  
A3 - ASSEMBLY (GYM)

**GROSS LEASABLE AREA :**  
2,260 S.F.

**OCCUPANT LOAD:**  
WORKOUT AREA:  
1,776 S.F/50 = 35

**A3 (ASSEMBLY):**  
WATER CLOSET: 1 PER 125 MEN  
1 PER 65 WOMEN  
LAVATORY: 1 PER 200  
DRINKING FOUNTAIN: 1 PER 500  
SERVICE SINK: 1 SINK

**PLUMBING FIXTURES  
REQUIRED:**

WATER CLOSETS MEN:  
18/125 = 0.144  
**ONE FAMILY RESTROOM  
PROVIDED**  
WATER CLOSETS WOMEN:  
18/65 = 0.028  
**ONE WOMENS RESTROOM  
PROVIDED**  
LAVATORIES: 35/200 = 0.175  
DRINKING FOUNTAIN:  
35/500 = 0.07  
**WATER AND CUP DISPENSER  
TO BE PROVIDED**  
SERVICE SINK: = 1 SINK

1

## PRELIMINARY FLOOR PLAN

Scale: 1/8" = 1'-0"

## Traffic Count Report

### Gender Retail Center

4980-5030 Gender Rd, Canal Winchester, OH 43110

Building Type: **General Retail**

Secondary: **Freestanding**

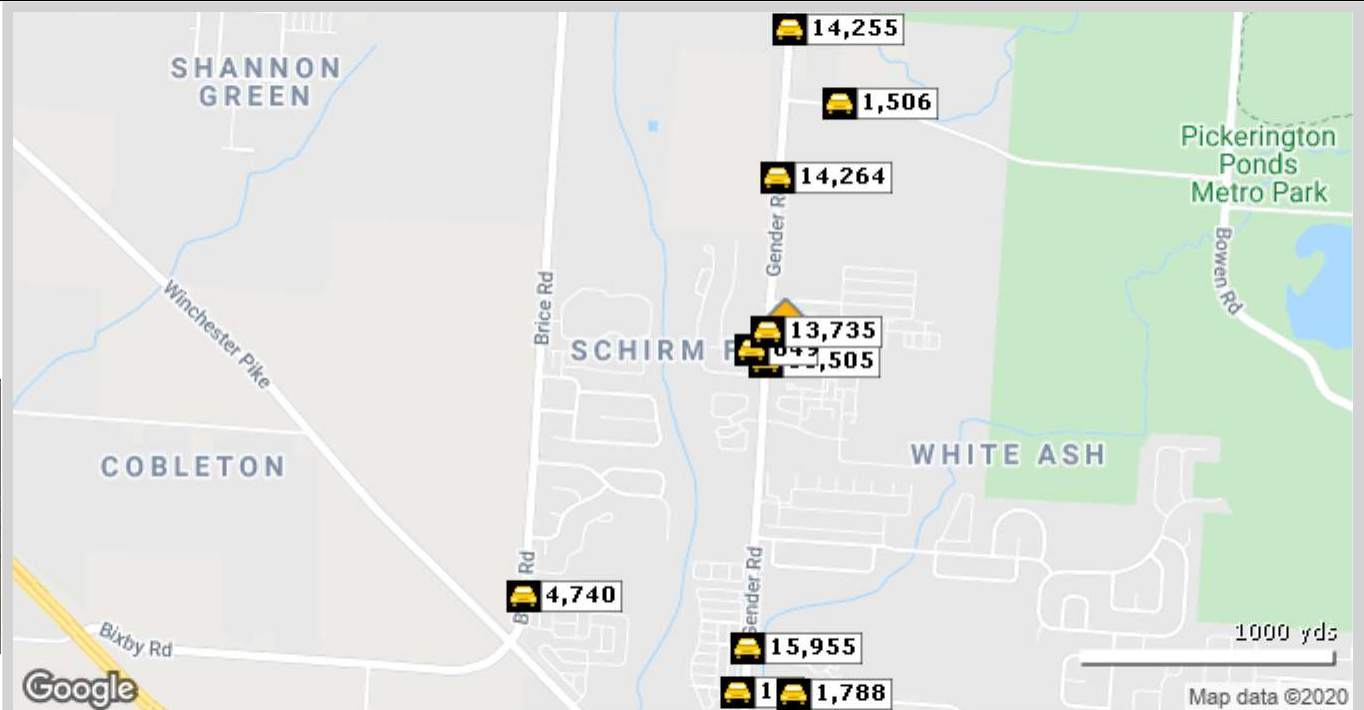
GLA: **13,000 SF**

Year Built: **2018**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Gender Rd	Chelsea Glen Dr	0.03 N	2016	15,505	Converte	.04
2	Chelsea Glen Dr	Gender Rd	0.03 E	2018	649	MPSI	.08
3	Gender Rd	Chelsea Glen Dr	0.04 S	2018	13,735	MPSI	.09
4	Gender Rd	Wright Rd	0.18 N	2018	14,264	MPSI	.43
5	Wright Rd	Gender Rd	0.13 W	2018	1,506	MPSI	.61
6	Gender Rd	Lehman Rd	0.10 S	2018	15,955	MPSI	.65
7	Lehman Rd	Blanchard Dr	0.01 W	2018	180	MPSI	.74
8	Lehman Rd	Lehman Village Blvd	0.09 E	2018	1,788	MPSI	.75
9	Gender Rd	Shannon Rd	0.12 N	2018	14,255	MPSI	.77
10	Brice Rd	Murphys Pond Rd	0.06 N	2018	4,740	MPSI	.79



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4/29/2020

## Demographic Summary Report

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 GLA: **13,000 SF**  
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 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	8,854		58,888		155,403	
2020 Estimate	8,318		55,960		147,762	
2010 Census	6,826		49,845		132,061	
Growth 2020 - 2025	6.44%		5.23%		5.17%	
Growth 2010 - 2020	21.86%		12.27%		11.89%	
2020 Population by Hispanic Origin	417		2,439		7,029	
2020 Population	8,318		55,960		147,762	
White	4,384	52.70%	32,996	58.96%	86,230	58.36%
Black	3,287	39.52%	18,955	33.87%	51,331	34.74%
Am. Indian & Alaskan	16	0.19%	131	0.23%	398	0.27%
Asian	233	2.80%	1,596	2.85%	4,166	2.82%
Hawaiian & Pacific Island	1	0.01%	27	0.05%	95	0.06%
Other	397	4.77%	2,256	4.03%	5,541	3.75%
U.S. Armed Forces	0		52		171	
Households						
2025 Projection	3,408		22,097		60,099	
2020 Estimate	3,206		21,015		57,178	
2010 Census	2,658		18,814		51,317	
Growth 2020 - 2025	6.30%		5.15%		5.11%	
Growth 2010 - 2020	20.62%		11.70%		11.42%	
Owner Occupied	1,494	46.60%	13,147	62.56%	33,341	58.31%
Renter Occupied	1,711	53.37%	7,867	37.44%	23,837	41.69%
2020 Households by HH Income	3,206		21,016		57,176	
Income: <\$25,000	457	14.25%	2,488	11.84%	9,006	15.75%
Income: \$25,000 - \$50,000	603	18.81%	4,818	22.93%	14,421	25.22%
Income: \$50,000 - \$75,000	1,042	32.50%	5,211	24.80%	11,494	20.10%
Income: \$75,000 - \$100,000	685	21.37%	3,346	15.92%	8,080	14.13%
Income: \$100,000 - \$125,000	295	9.20%	2,653	12.62%	6,132	10.72%
Income: \$125,000 - \$150,000	58	1.81%	1,023	4.87%	3,158	5.52%
Income: \$150,000 - \$200,000	60	1.87%	1,052	5.01%	3,418	5.98%
Income: \$200,000+	6	0.19%	425	2.02%	1,467	2.57%
2020 Avg Household Income	\$64,234		\$75,639		\$74,532	
2020 Med Household Income	\$60,550		\$64,846		\$59,960	



# COLUMBUS

## Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960  
residents



826,729  
households



\$63,498  
median household  
income

**#1**

Opportunity  
City

**#4**

City to Start  
a Business

**#5**

City for  
Entrepreneurs  
& Startups

**"Columbus is the #1 rising city for startups and the top remerging city for venture capital"**

FORBES MAGAZINE

## Top Employers



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