

FOR LEASE



STARTING AT \$14.00/SF (NNN \$5.75/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

3684 Gender Rd - 1,400 SF (Unit U)

U



Click Here for Video

BEST CORPORATE REAL ESTATE
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Gender Road Towne Centre

Site Plan



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 - 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 - Available - 1,400 SQ FT

V Suite 3680 Park National Bank

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Gender Road Towne Centre

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: **\$14.00—\$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**

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	\$14.00 NNN	Yes	Now	In-Line
Q	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

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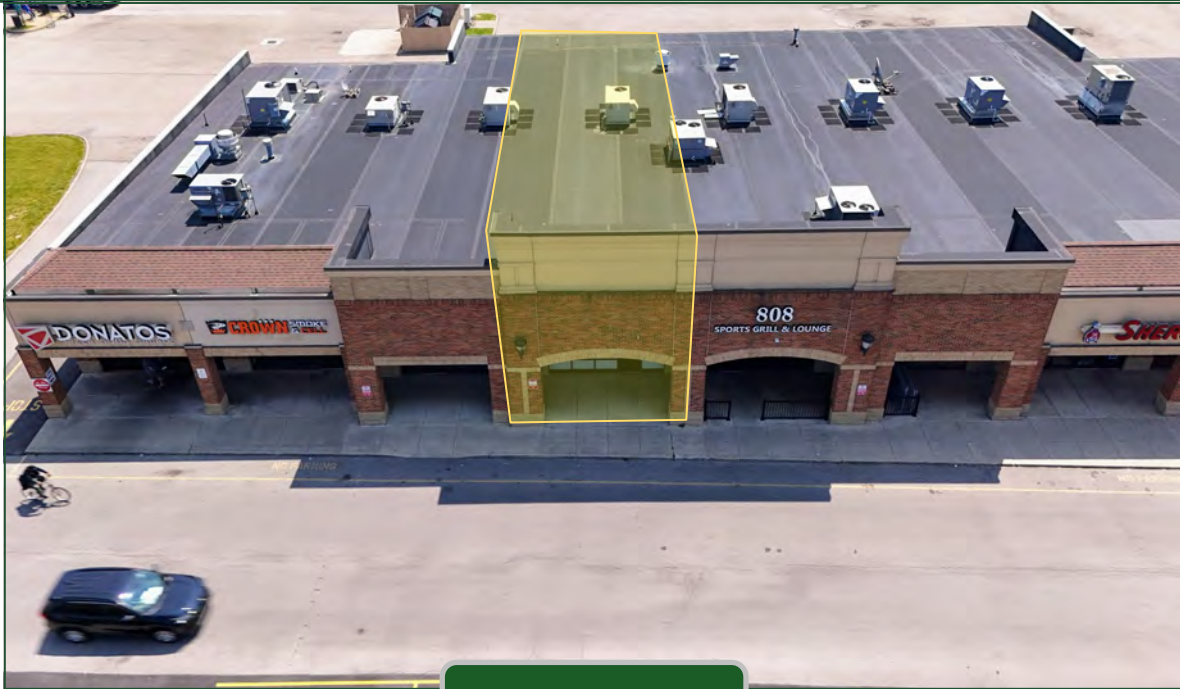
Gender Road Towne Centre



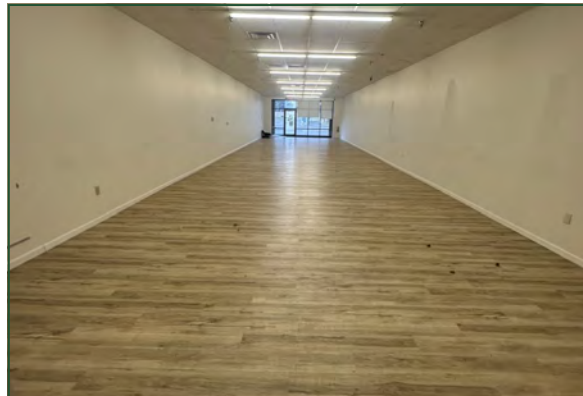
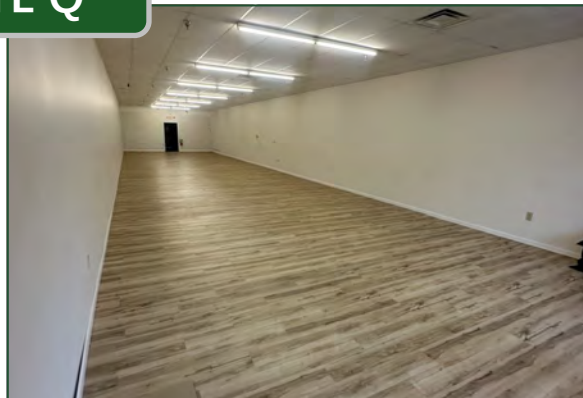
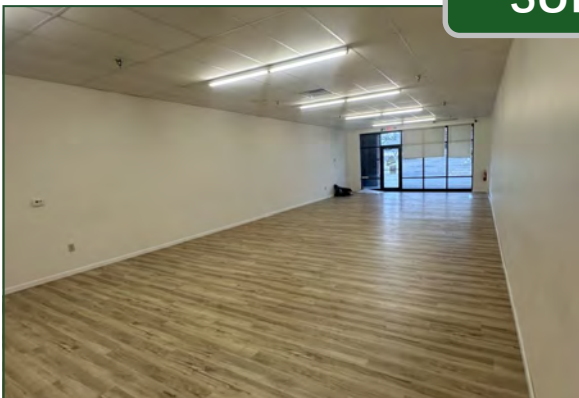
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SUITE Q



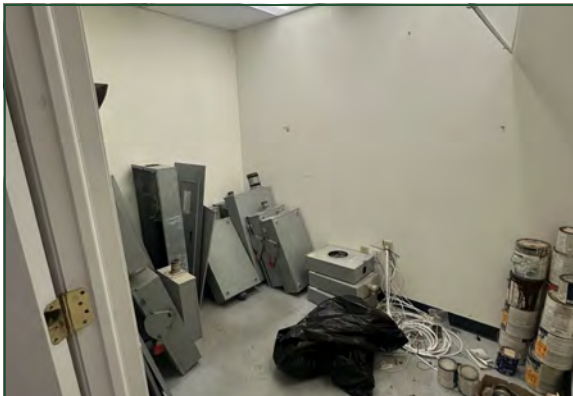
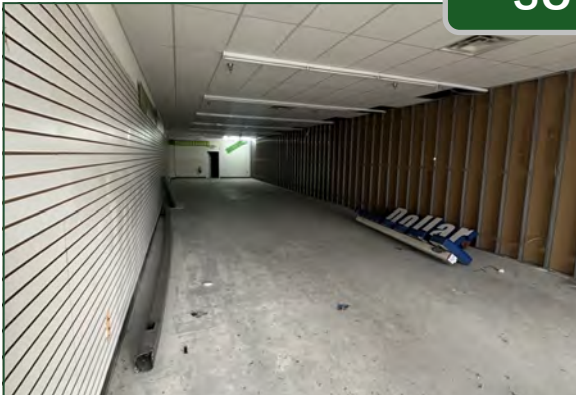
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SUITE R



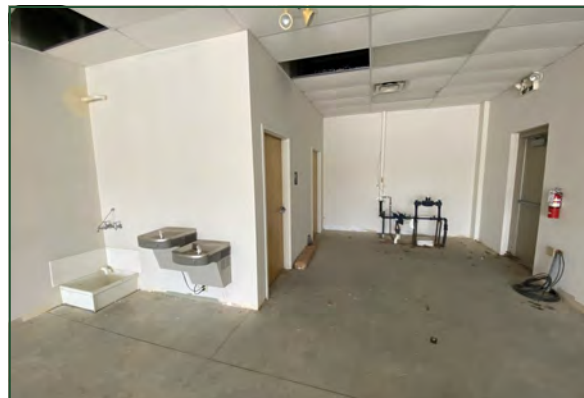
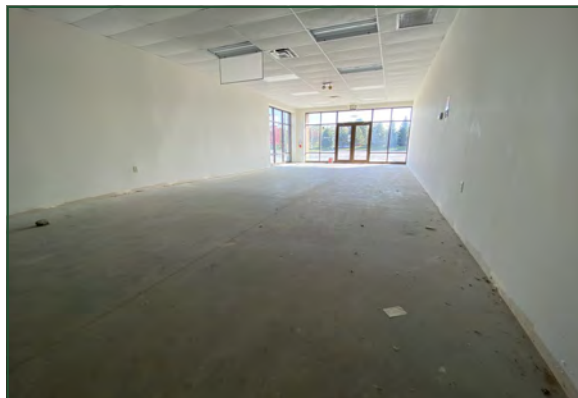
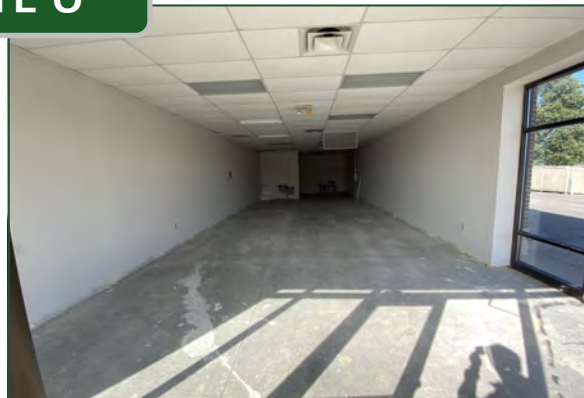
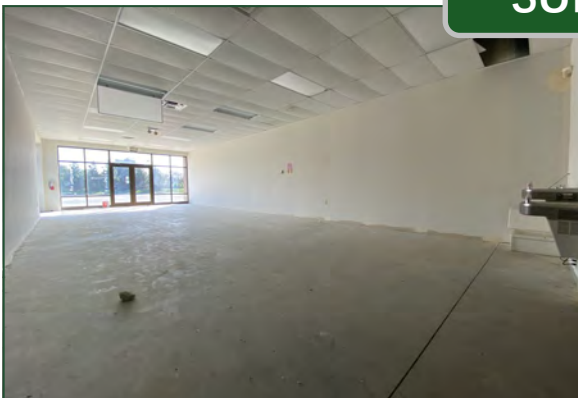
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SUITE U



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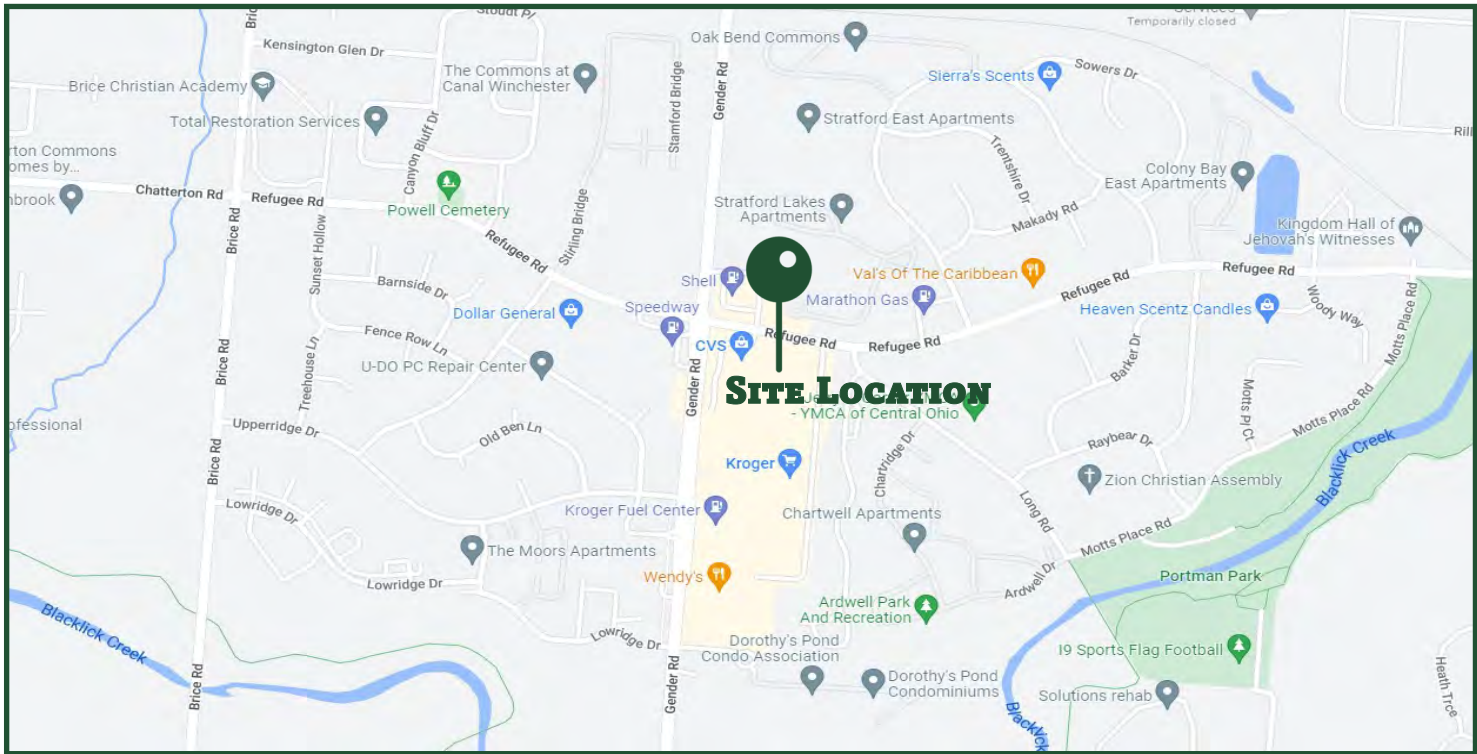
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Aerial Overview



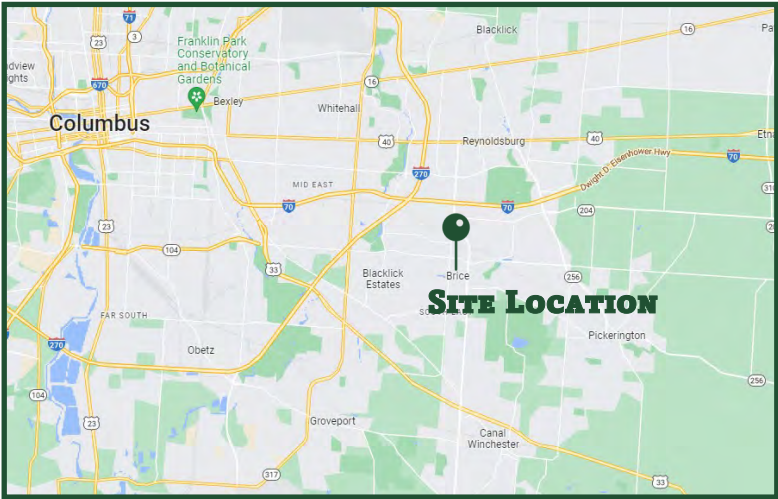
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TRAFFIC COUNT

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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THE CITY OF COLUMBUS

Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. 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. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960

Residents (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a
Business

#5

City for
Entrepreneurs and
Startups

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

FORBES MAGAZINE

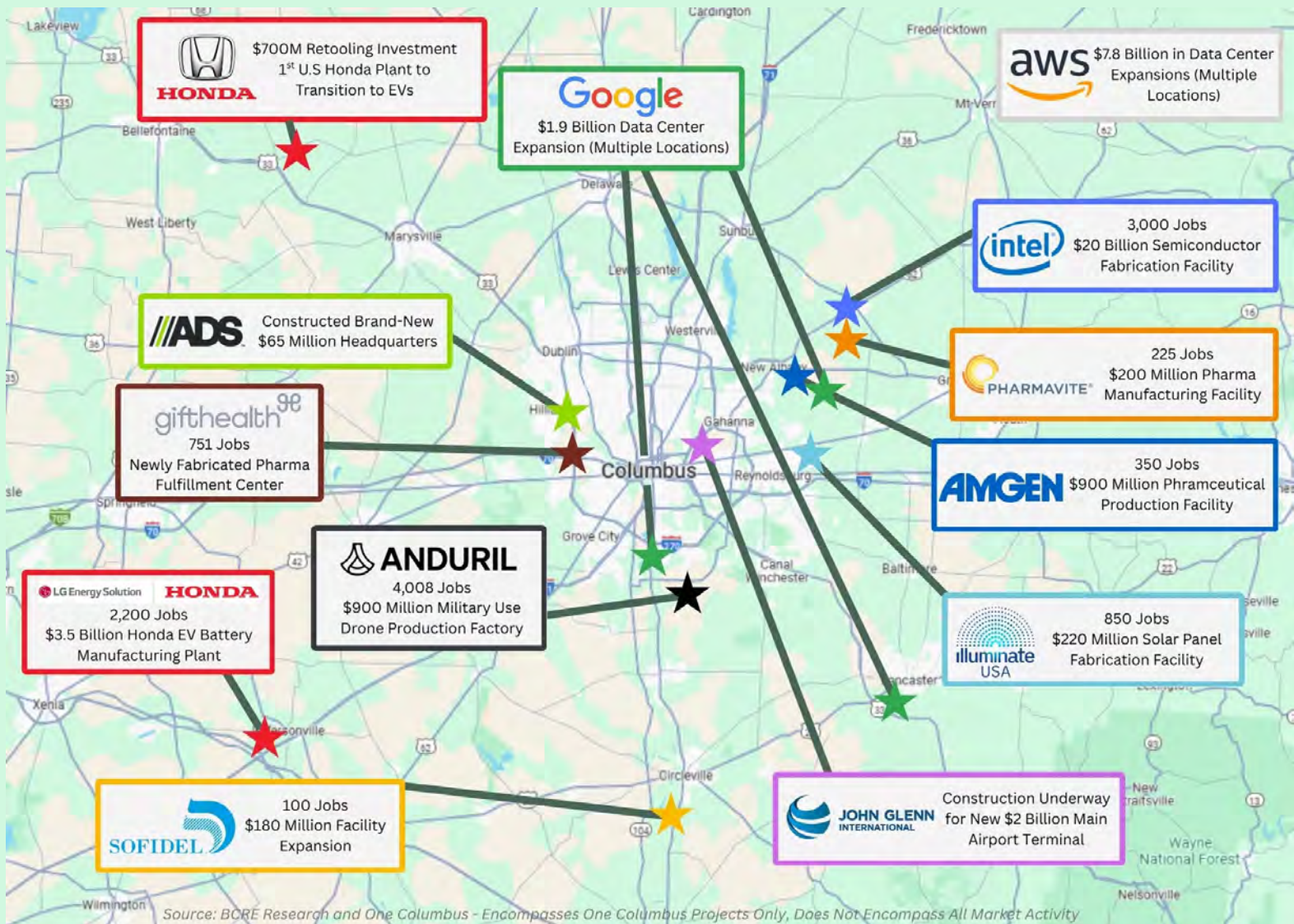
Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM www.columbusregion.com and The One Columbus Organization

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.

NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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