

FOR LEASE



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

3546 & 3548 Gender Road, 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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Gender Towne Centre

Site Plan



- A Suite 3628 Hunan King
- B Suite 3626 Subway
- 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 - Available - 1,640 SQ FT
- J Suite 3588 Kroger
- K 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 808 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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Gender 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: 5,640 SF
Parking Spaces: 801	Max Contig: 4,000 SF
Parking Ratio: 5.48/1,000 SF	Min Divisible: 2,000 SF
Tenancy: Multi-Tenant	Rental Rate: \$15.00 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	\$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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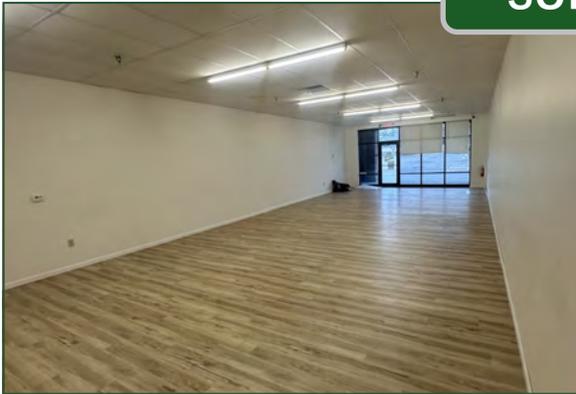
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SUITE Q



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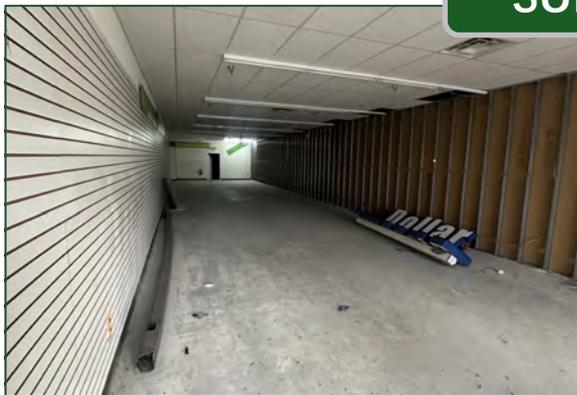
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SUITE R



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Aerial Overview



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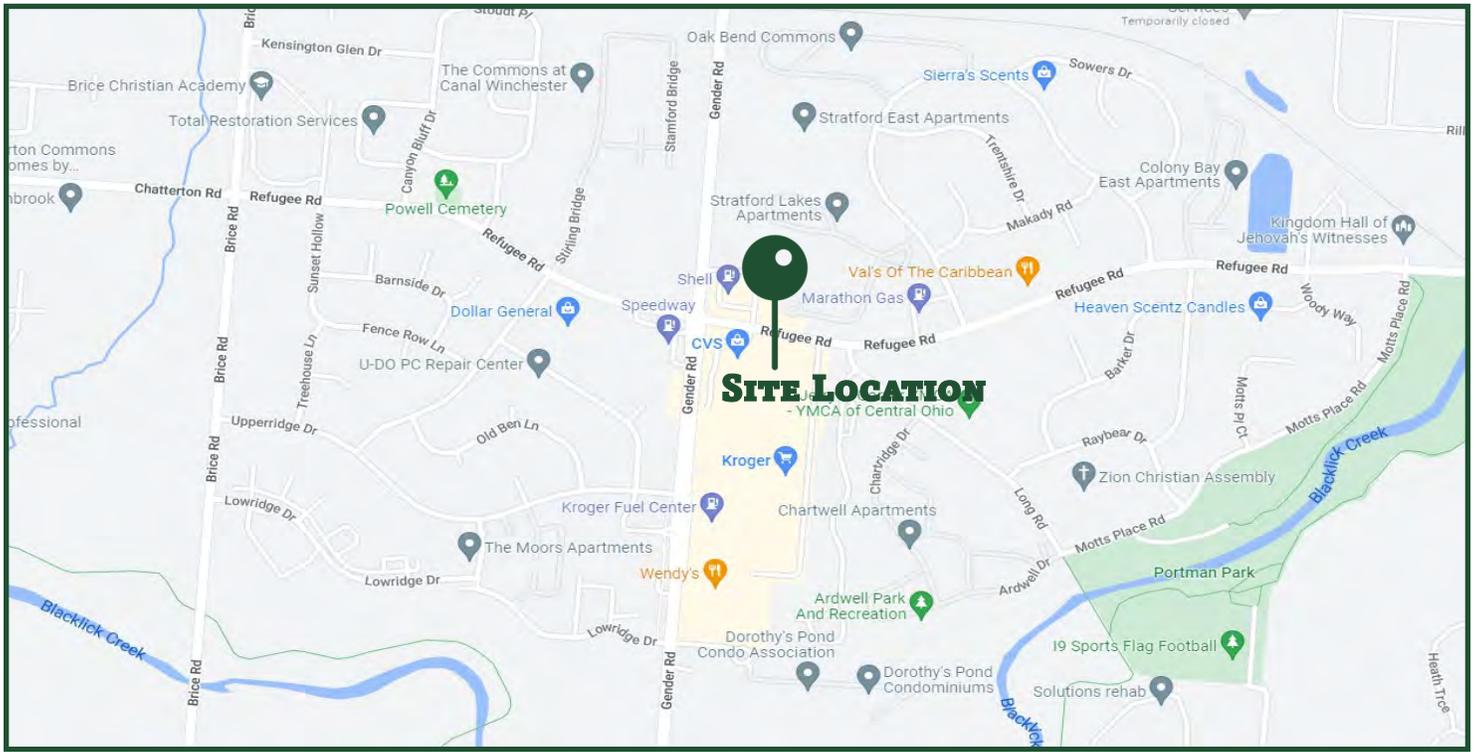
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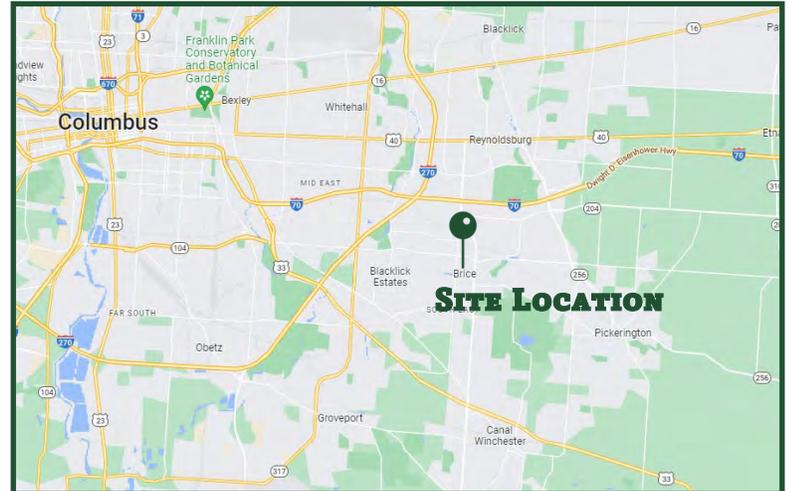
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TRAFFIC COUNT

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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