

FOR LEASE



3612 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

SUITES:

3612 Gender Rd - 1,640 SF (Unit I)



Click Here for Video

REBECCA WITHROW, CCIM

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BEST CORPORATE REAL ESTATE
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We have no reason to doubt its accuracy, but we do not guarantee it.

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

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: **4,000SF**

Parking Ratio: **5.48/1,000 SF**

Min Divisible: **1,640 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
I	1,640	1,640	1,640	\$15.00 NNN	Yes	Now	In-Line

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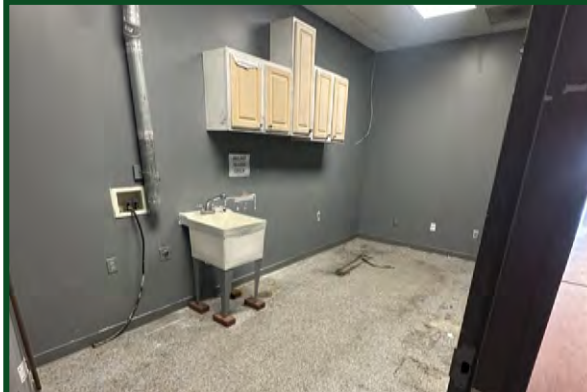
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Gender Towne Centre



SUITE I



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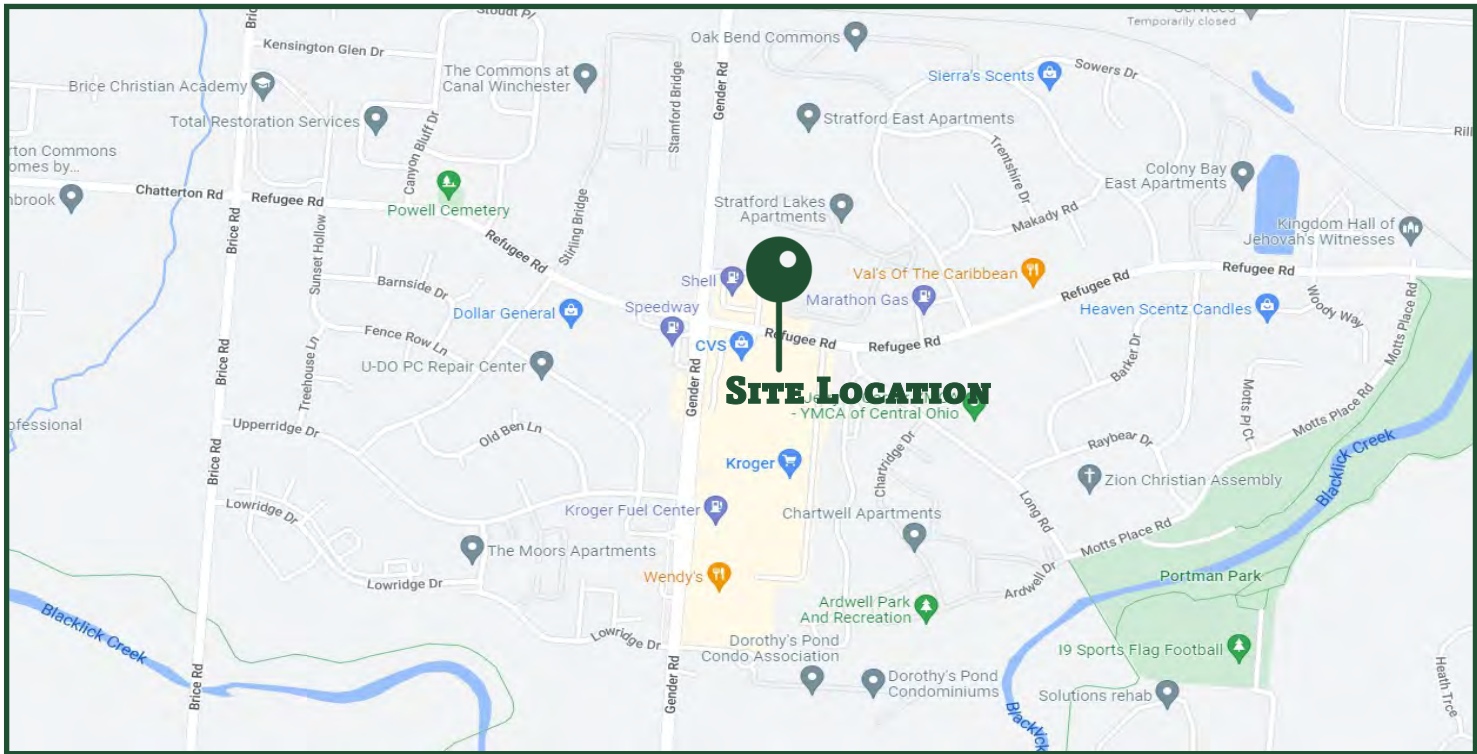
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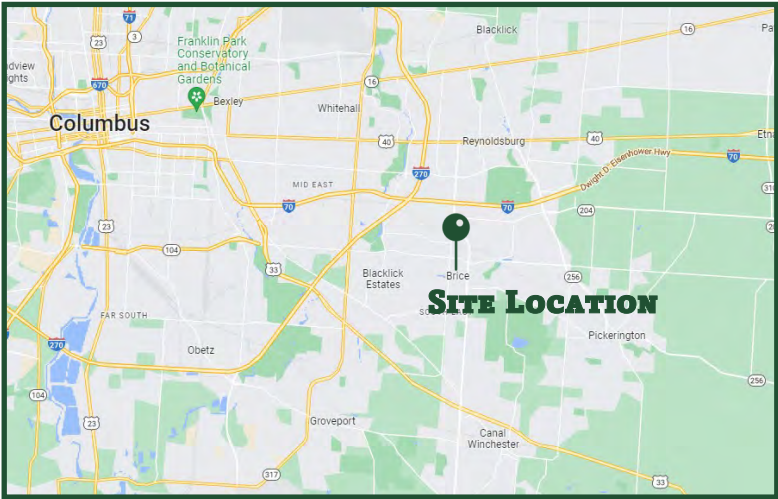
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TRAFFIC COUNT

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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