



ERWIN-WILLIAMS

H&R BLOCK

V.I.P. NAILS

Dayton Super

Gender Road Towne Centre

3506-3648 Gender Road, Columbus, Ohio 43110

For lease: \$20.00 per sq ft NNN (\$5.65)

BEST CORPORATE REAL ESTATE

RANDY BEST, CCIM

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Property Features

Property Features:

- 5 Retail Suites Available (3548, 3550, 3554, 3600, 3616, 3620, U)
- Excellent High Traffic Location
- Corner of Refugee Road and Gender Road
- Out-lots include CVS, Auto Zone, Wendy's, and Kroger Fuel
- In-Line out-lots available for future use





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: 16,200 SF
Parking Spaces: 801	Max Contig: 6,000 SF
Parking Ratio: 5.48/1,000 SF	Min Divisible: 1,400 SF
Tenancy: Multi-Tenant	Rental Rate: \$13.50—\$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	

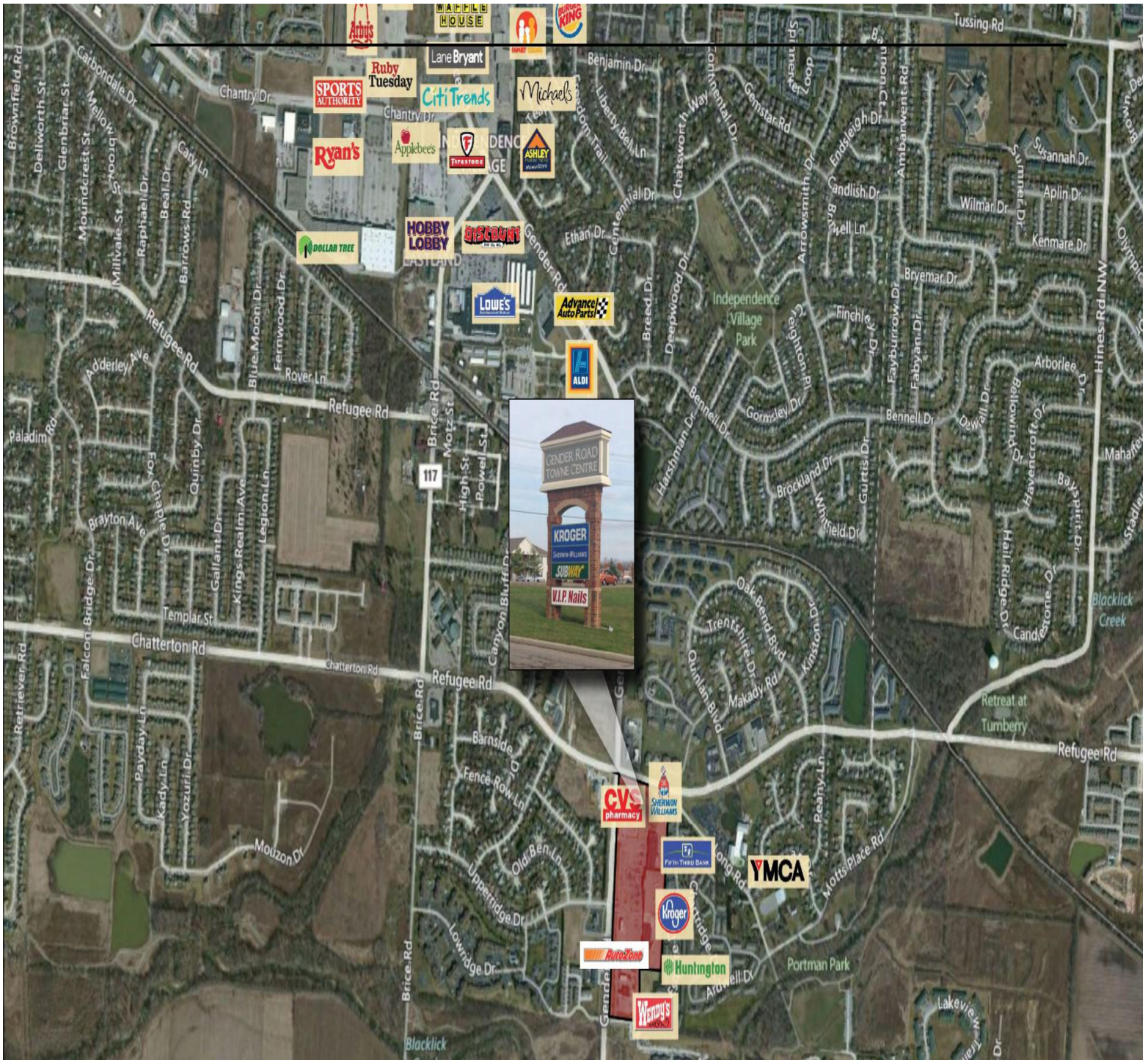
Available Space

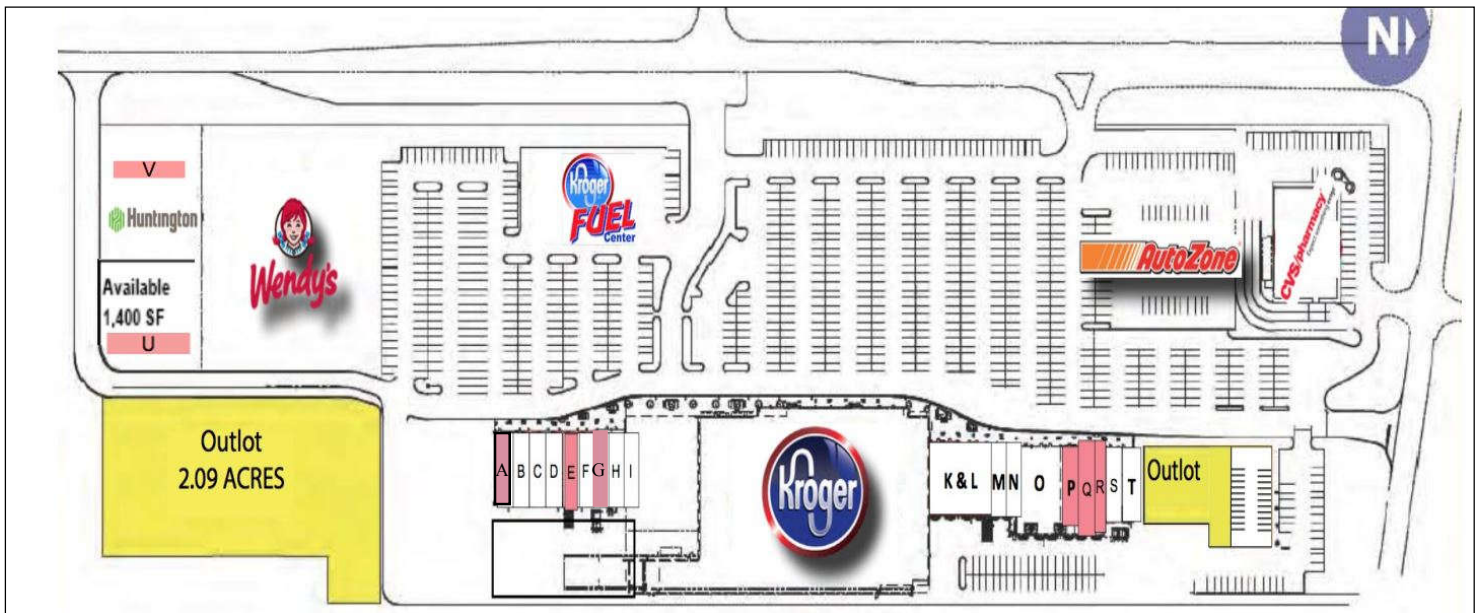
UNIT	SF AVAIL	MAX CONTIG	MIN DIV	LEASE RATE	VACANT	OCCUPANCY	SPACE TYPE
3546	2,000	2,000	2,000	\$13.50 NNN	Yes	Now	Shop (f/s)
3550	6,000	6,000	2,000	\$13.50 NNN	Yes	Now	Shop (in-line)
3616	1,600	1,600	1,600	\$13.50 NNN	Yes	Now	Shop (in-line)
3620	1,600	1,600	1,600	\$13.50 NNN	Yes	Now	Shop (in-line)
U	1,400	5,000	1,400	\$13.50 NNN	Yes	Now	Shop (end)
V	3,600	5,000	3,600	\$20.00 NNN	No		
U/V	5,000	5,000	1,400	\$13.50—\$20.00 NNN	No		

Photo Tour



Aerial Views





- A Suite 3628 Available 1600 SF
- B Suite 3626 Subway
- C Suite 3624 Daycare
- D Suite 3622 Metro PCS
- E Suite 3620 Available 1600 SF
- F Suite 3618 Wing Stop
- G Suite 3616, Available 1600 SF
- H Suite 3614 Always Payday
- I Suite 3612 Great Clips
- J Suite 3588 Kroger

- K&L Suite 3568 Davita Dialysis
- M Suite 3560 VIP Nails
- N Suite 3558 H&R Block
- O Suite 3556 Sherwin-Williams Paint Store
- P Suite 3554, Available 2,000 SF
- Q Suite 3550 Available 2000 SF
- R Suite 3548 Available 2000 SF
- S Suite 3544 Vape Room
- T Suite 3542 Donatos
- U Suite Available 1400 SF
- V Suite 3600 Avail Bank Branch 4 drive-thrus



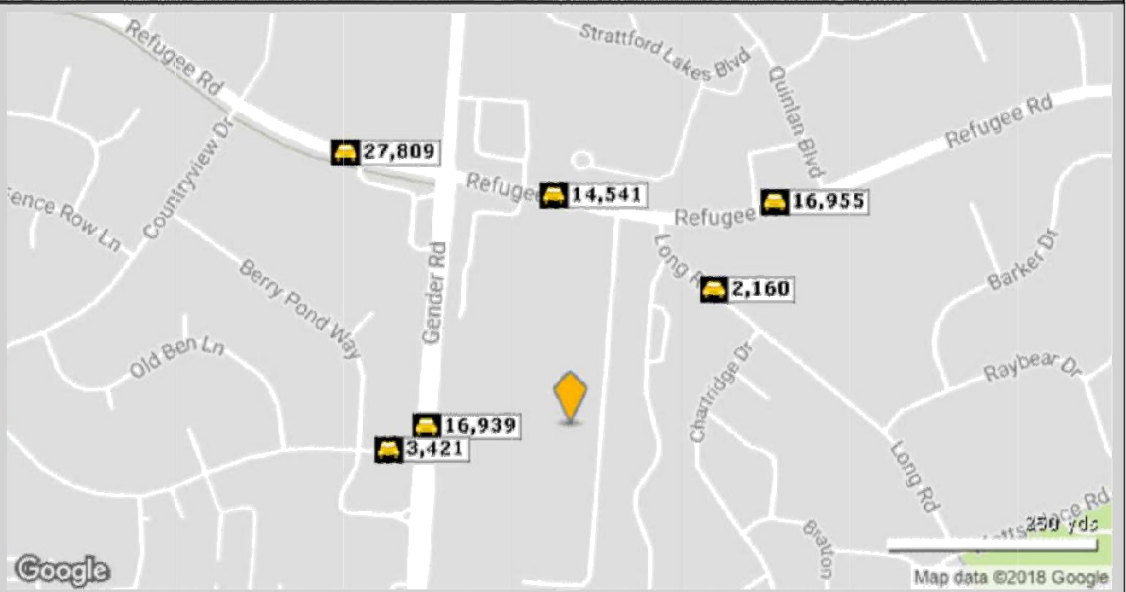
Traffic Count Report

Traffic Count Report

Gender Road Towne Center

3506-3648 Gender Rd, Canal Winchester, OH 43110

Building Type: **General Retail**
 Secondary: -
 GLA: **100,036 SF**
 Year Built: **2003**
 Total Available: **16,200 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$13.50**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Gender Rd	Chantry Dr	1.17 N	2011	33,056	MPSI	.10
2 Gender Rd	Upperridge Dr	0.02 S	2016	16,939	MPSI	.10
3 Upperridge Dr	Berry Pond Way	0.02 W	2013	3,421	Converted	.13
4 Long Rd	Trailside Blvd	0.67 SE	2011	2,354	MPSI	.14
5 Long Rd	Esquire Dr	0.04 NW	2016	2,160	MPSI	.14
6 Refugee Rd	Canyon Bluff Dr	0.38 NW	2011	29,469	MPSI	.16
7 Refugee Rd	Gender Rd	0.07 W	2015	14,541	AADT	.16
8 Refugee Rd	Quinlan Blvd	0.04 E	2016	16,955	MPSI	.21
9 Refugee Rd	Gender Rd	0.07 E	2016	13,101	MPSI	.24
10 Refugee Rd	Canyon Bluff Dr	0.24 NW	2011	27,809	MPSI	.24




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6/1/2018

Key Demographics

Demographic Summary Report

Gender Road Towne Center				
3506-3648 Gender Rd, Canal Winchester, OH 43110				
Building Type: General Retail	Total Available: 16,200 SF			
Secondary: -	% Leased: 100%			
GLA: 109,035 SF	Rent/SF/Yr: \$13.50			
Year Built: 2003				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2023 Projection	12,021	90,238	210,471	
2018 Estimate	11,408	85,775	199,604	
2010 Census	10,615	79,554	181,963	
Growth 2018 - 2023	5.37%	5.20%	5.44%	
Growth 2010 - 2018	7.47%	7.82%	9.68%	
2018 Population by Hispanic Origin	643	4,365	9,639	
2018 Population	11,408	85,775	199,604	
White	5,719 50.13%	44,401 51.76%	113,027 56.63%	
Black	4,880 42.78%	35,513 41.40%	73,666 36.92%	
Am. Indian & Alaskan	36 0.32%	249 0.29%	587 0.30%	
Asian	248 2.17%	2,033 2.37%	4,869 2.44%	
Hawaiian & Pacific Island	6 0.05%	54 0.06%	128 0.06%	
Other	519 4.55%	3,525 4.11%	7,287 3.66%	
U.S. Armed Forces	0	35	130	
Households				
2023 Projection	4,911	35,834	83,119	
2018 Estimate	4,664	34,056	78,813	
2010 Census	4,364	31,819	71,999	
Growth 2018 - 2023	5.30%	5.22%	5.46%	
Growth 2010 - 2018	6.87%	7.71%	9.46%	
Owner Occupied	2,251 48.26%	17,226 50.58%	45,730 58.02%	
Renter Occupied	2,412 51.72%	16,830 49.42%	33,083 41.98%	
2018 Households by HH Income	4,664	34,056	78,813	
Income: <\$25,000	741 15.89%	6,722 19.74%	15,157 19.23%	
Income: \$25,000 - \$50,000	1,117 23.95%	9,026 26.50%	19,644 24.92%	
Income: \$50,000 - \$75,000	1,090 23.37%	7,545 22.15%	16,531 20.97%	
Income: \$75,000 - \$100,000	1,047 22.45%	6,053 17.77%	12,116 15.37%	
Income: \$100,000 - \$125,000	441 9.46%	2,446 7.18%	6,818 8.65%	
Income: \$125,000 - \$150,000	139 2.98%	1,171 3.44%	3,839 4.87%	
Income: \$150,000 - \$200,000	77 1.65%	797 2.34%	3,098 3.93%	
Income: \$200,000+	12 0.26%	296 0.87%	1,610 2.04%	
2018 Avg Household Income	\$63,247	\$61,372	\$67,977	
2018 Med Household Income	\$58,116	\$53,369	\$56,190	

COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

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