



ERWIN-WILLIAMS

H&R BLOCK

V.I.P. NAILS

Dayton Decks

Gender Road Towne Centre

3506-3648 Gender Road, Columbus, Ohio 43110

For lease: \$13.50 to \$20.00 per sq ft NNN (\$5.65)

BEST CORPORATE REAL ESTATE

RANDY BEST, CCIM

2121 RIVERSIDE DRIVE

UPPER ARLINGTON, OH 43221

WWW.BESTCORPORATEREALESTATE.COM OFFICE: 614-559-3350 EXT.12

FAX: 614-559-3390

EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



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PROPERTY FEATURES

Property Features:

- 5 Retail Suites Available (3516, 3520, 3546, 3550, U)
- Excellent High Traffic Location
- Corner of Refugee Road and Gender Road
- Outlots include CVS, Auto Zone, Wendy's, and Kroger Fuel
- In-Line out lots available for future use





PROPERTY OVERVIEW

Property Type **Anchored Strip Center**

Bldg Size **146,054 SF**

Status **Existing**

Year Built **2003**

Land Area **15.57 Ac.**

Zoning **C-4**

Sublease **No**

% Occupied **91.37%**

Parking Spaces **801**

Parking Ratio **5.48 /1000 SF**

Tenancy **Multi-Tenant**

Anchors **--**

Anchor SF **--**

Bldgs **1**

Available SF **16,200 SF**

Max Contig **6,000 SF**

Min Divisible **1,400 SF**

Rental Rate **\$13.50 - \$20.00 NNN**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Floors **1**

Docks / Drive Ins **0/0**

Parcel # **530-275062; 530-125542; 530-210806**

Operating Exp/SF **\$5.30 /SF**

Taxes/SF **\$1.82 /SF**

AVAILABLE SPACE:

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
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)	
--								
U/V	5,000	5,000	1,400	\$13.50 - \$20.00 NNN	No			
--								
V	3,600	5,000	3,600	\$20.00 NNN	No	10/1/2017		
--								



MAJOR TENANTS & OUT LOTS

Major Tenants



H&R BLOCK®



SHERWIN
WILLIAMS®

Current Out-lots





PHOTO TOUR



RENDERINGS



OVERALL BUILDING ELEVATION



PARTIAL BUILDING ELEVATION

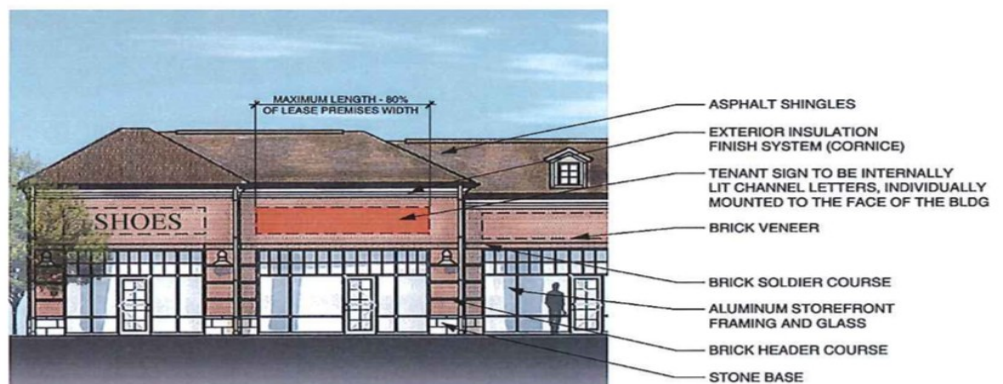


OVERALL BUILDING ELEVATION

NOTE:

TENANT SIGN AREA-
LENGTH = 80% OF LEASED PREMISES STORE
WIDTH
MAX. HEIGHT = 30" (EXCLUDING DESCENDERS
& ASCENDERS).

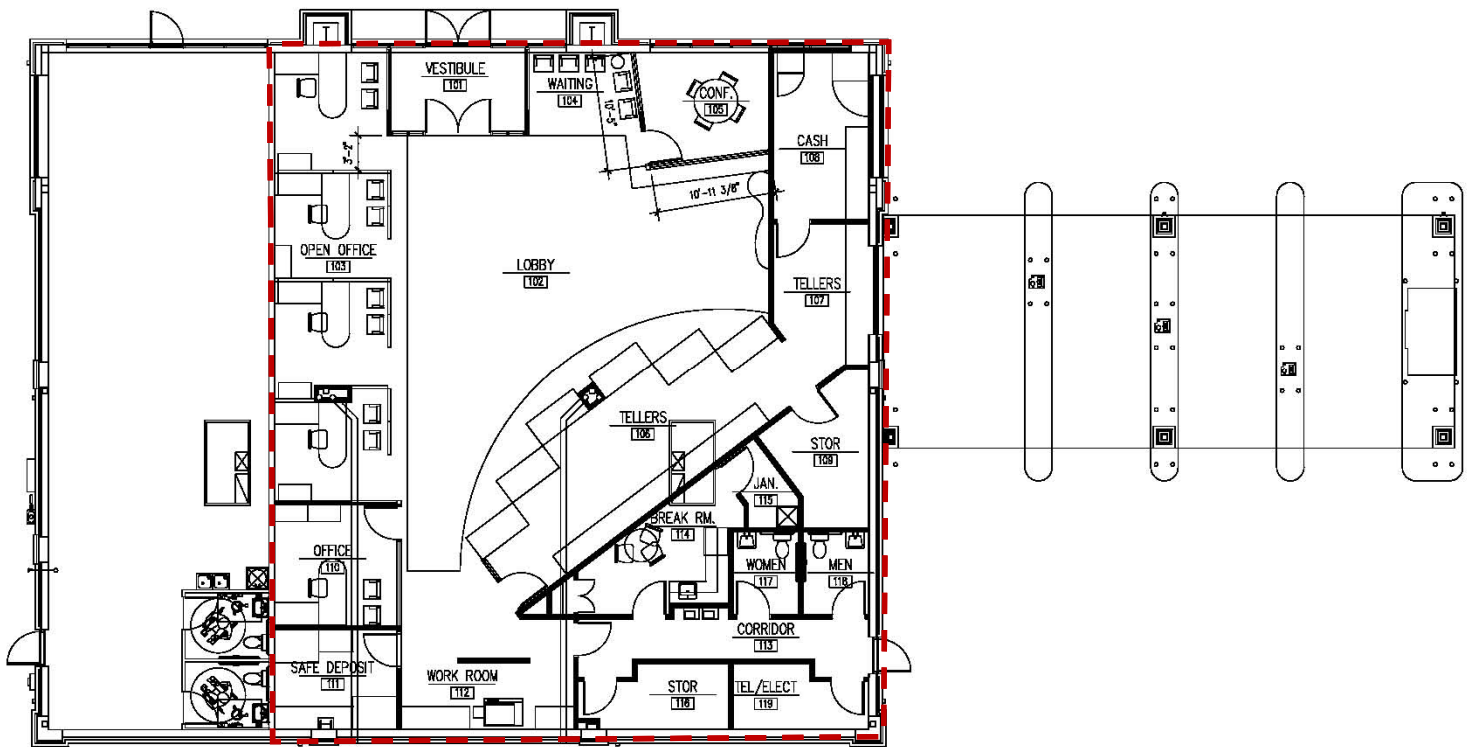
EXAMPLE-
40' WIDE TENANT SPACE
40' x 2' TALL LETTERS = 80 SQ. FT. OF SIGNAGE
80 SQ. FT./2.5' (30") = 32'
32' = 80% OF 40' WIDE TENANT STOREFRONT



PARTIAL BUILDING ELEVATION



Gender Road Town Center Former Huntington Bank Branch



**1,400 SF
Available**

**3,600 SF
4 drive through lanes
Available**





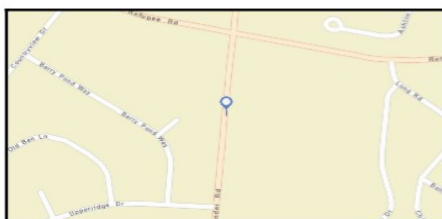
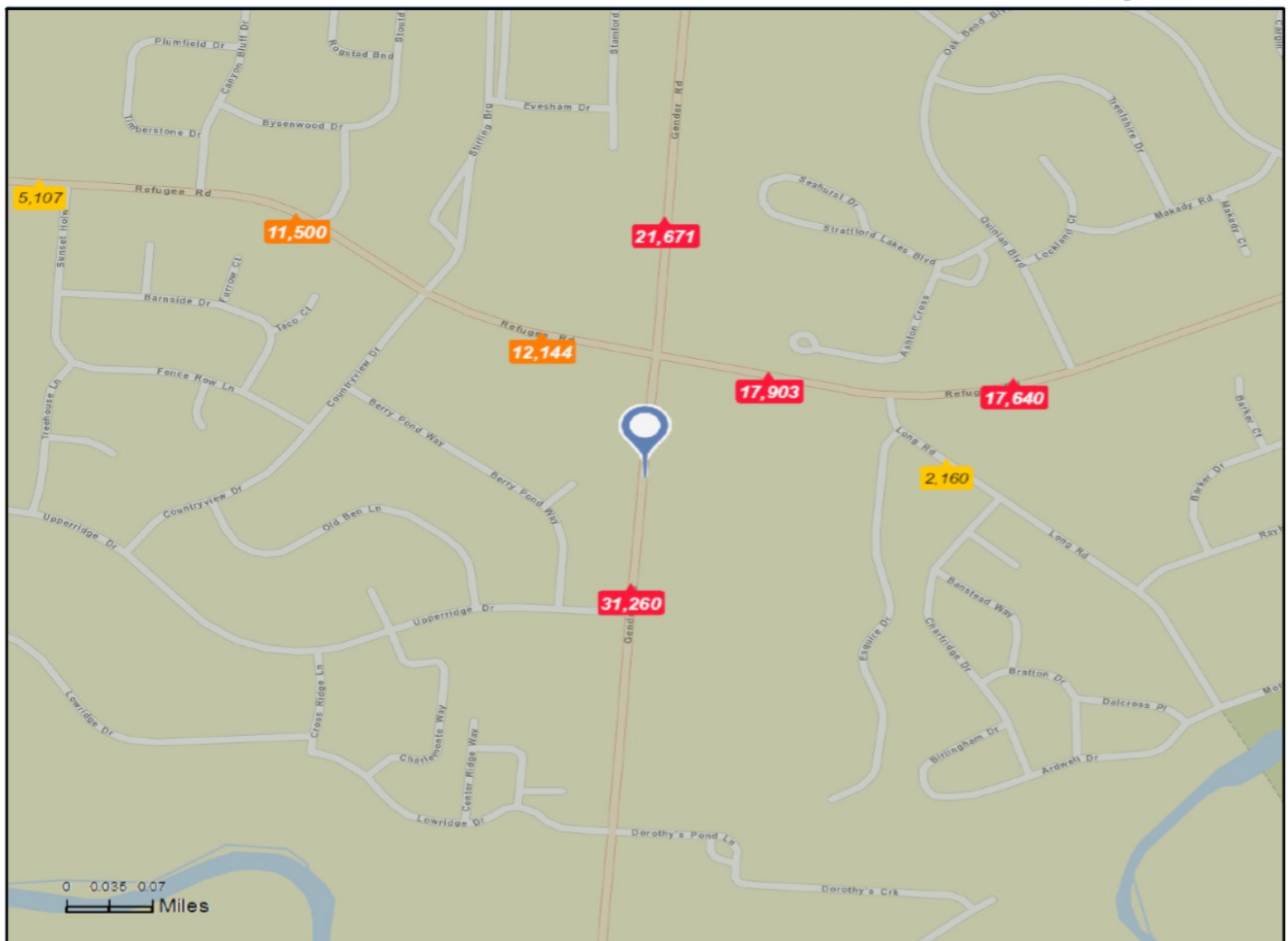
TRAFFIC COUNT REPORT



Traffic Count Map - Close Up

3506 Gender Rd, Canal Winchester, Ohio, 43110
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.90952
Longitude: -82.82429



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day





KEY DEMOGRAPHICS

<u>Population</u>	<u>1mile</u>	<u><3miles</u>	<u><5miles</u>
2010	11,379	78,551	183,595
2016	11,886	83,945	195,850
2021	12,526	88,818	206,984

Households

2010	4,671	31,499	72,914
2016	4,855	33,499	77,417
2021	5,113	35,372	81,667

Average Household Income

2016	\$57,665	\$59,100	\$66,086
2021	\$65,207	\$65,135	\$72,736

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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