



---

# 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



# TABLE OF CONTENTS

---

Property Features_____	3
Property Overview_____	4
Major Tenants & Out-lots_____	5
Photos _____	6
Renderings_____	7
Aerial Views/Property Location_____	8
Traffic Count Report_____	10
Key Demographics_____	11
Columbus, OH Region Overview_____	12
Disclaimer & Confidentiality Agreement_____	13

---



# 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







# MAJOR TENANTS & OUT LOTS

## Major Tenants



H&R BLOCK®



SHERWIN  
WILLIAMS®

## Current Out-lots





# PHOTO TOUR



# RENDERINGS



OVERALL BUILDING ELEVATION



PARTIAL BUILDING ELEVATION

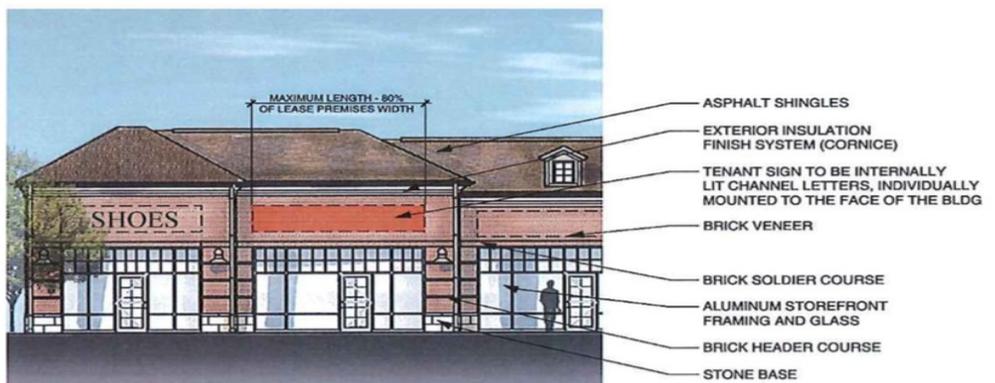


OVERALL BUILDING ELEVATION

**NOTE:**

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

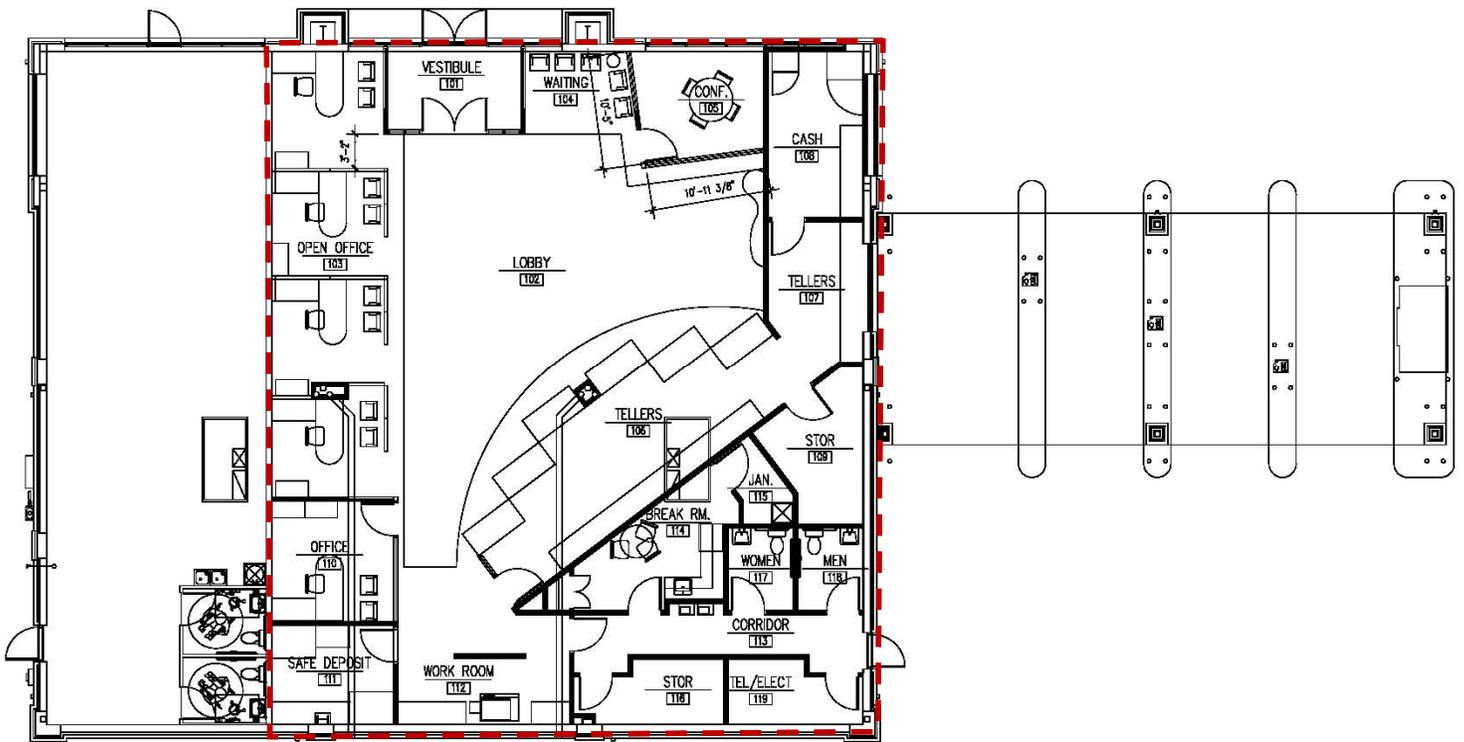
EXAMPLE-  
40' WIDE TENANT SPACE  
40' x 2' TALL LETTERS = 80 SQ. FT. OF SIGNAGE  
80 SQ. FT./2.5' (30") = 32'  
32' = 80% OF 40' WIDE TENANT STOREFRONT



PARTIAL BUILDING ELEVATION



# Gender Road Town Center Former Huntington Bank Branch

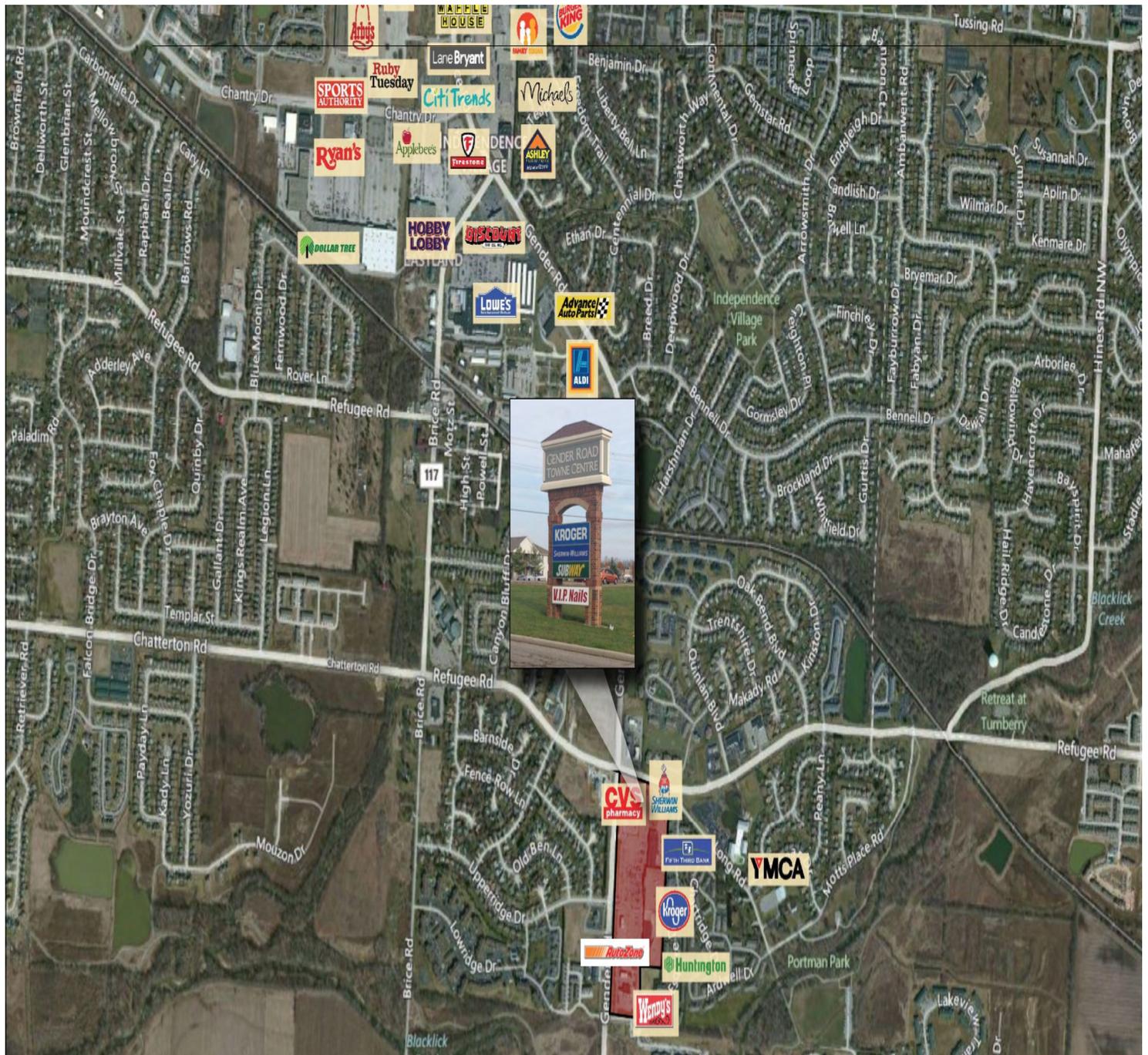


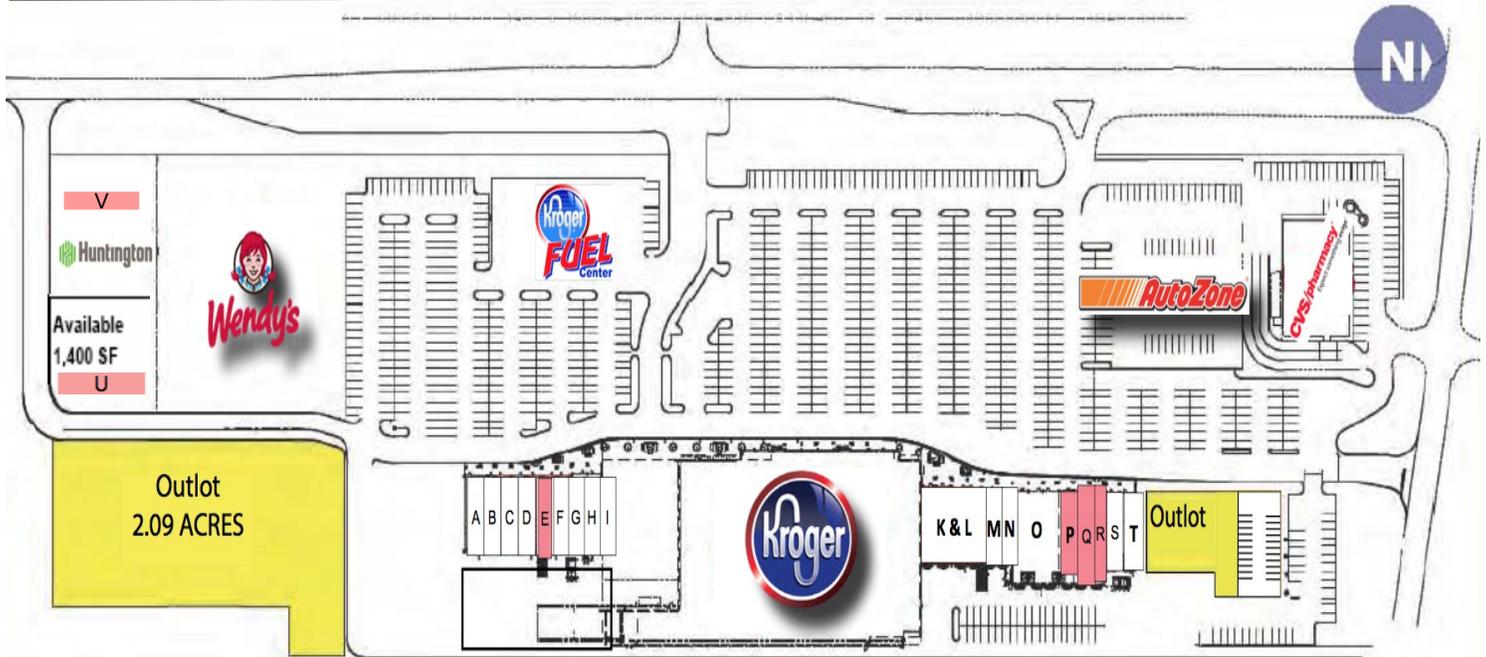
**1,400 SF  
Available**

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



# AERIAL VIEWS





- |  |  |
|--|--|
| A Suite 3628 Hunan King                | K&L Suite 3568 Davita Dialysis                         |
| B Suite 3626 Subway                    | M Suite 3560 VIP Nails                                 |
| C Suite 3624 Daycare                   | N Suite 3558 H&R Block                                 |
| D Suite 3622 metroPCS                  | O Suite 3556 Sherwin-Williams Paint Store              |
| E <b>Suite 3620 1600 SF Available</b>  | P <b>Suite 3554 2,000 SF Available</b>                 |
| F Suite 3618 Wing Stop                 | Q <b>Suite 3550 2,000 SF Available</b>                 |
| G <b>Suite 3616 2,000 SF Available</b> | R <b>Suite 3548 2,000 SF Available</b>                 |
| H Suite 3614 Always Payday             | S Suite 3544 Vape Room                                 |
| I Suite 3612 Great Clips               | T Suite 3542 Donatos                                   |
| J Suite 3588 Kroger                    | U <b>1400 SF Available</b>                             |
|  | V <b>3600 SF Available Bank Branch w/4 Drive thrus</b> |



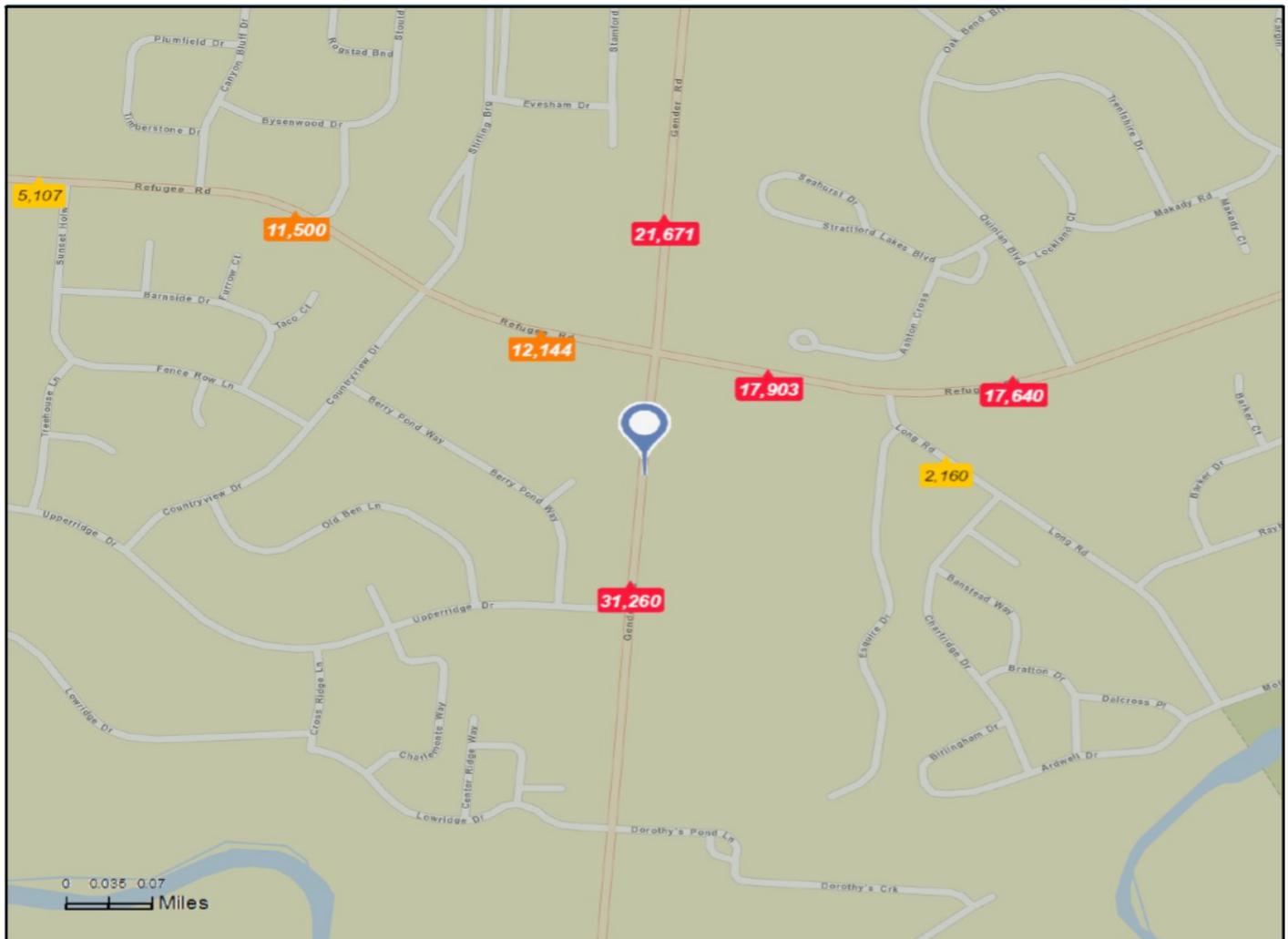
# TRAFFIC COUNT REPORT



## 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>&lt;3miles</u>	<u>&lt;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 14<sup>th</sup> largest city in the United States and the 2<sup>nd</sup> 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 7<sup>th</sup> 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!

# **Disclaimer And Confidentiality Agreement**

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.