

OFFICE FOR SALE

5612-5616 GENDER RD.

5612-5616 Gender Rd., Canal Winchester, OH 43110



OFFERING SUMMARY

SALE PRICE:	\$3,150,000
AVAILABLE SF:	
LOT SIZE:	2 Acres
BUILDING SIZE:	14,892 SF
RENOVATED:	2007
ZONING:	C
MARKET:	Canal Winchester
PRICE / SF:	\$211.52

PROPERTY OVERVIEW

Fantastic opportunity 2 acres with 3 office buildings on Gender Road. Booming area with high traffic new residential and multi-family properties!! Real Estate sale Only. Own 3 great buildings.. Owner is a builder and licensed Real Estate broker in the State of Ohio . 100% occupied. Generate cash flow from day #1. Must see

PROPERTY HIGHLIGHTS

- 2 acres and 3 office buildings on Gender Road.
- High traffic area with new residential and multi-family properties
- Each building is +/- 4900 - total of 14892 sq ft
- Located on 2 acres - good parking approx. 3 to 1 ratio
- Close proximity to various food offerings
- 100% occupied
- Well maintained

KW COMMERCIAL
1 Easton Oval,
Suite 100
Columbus, OH 43219

MARTHA HUNLEY
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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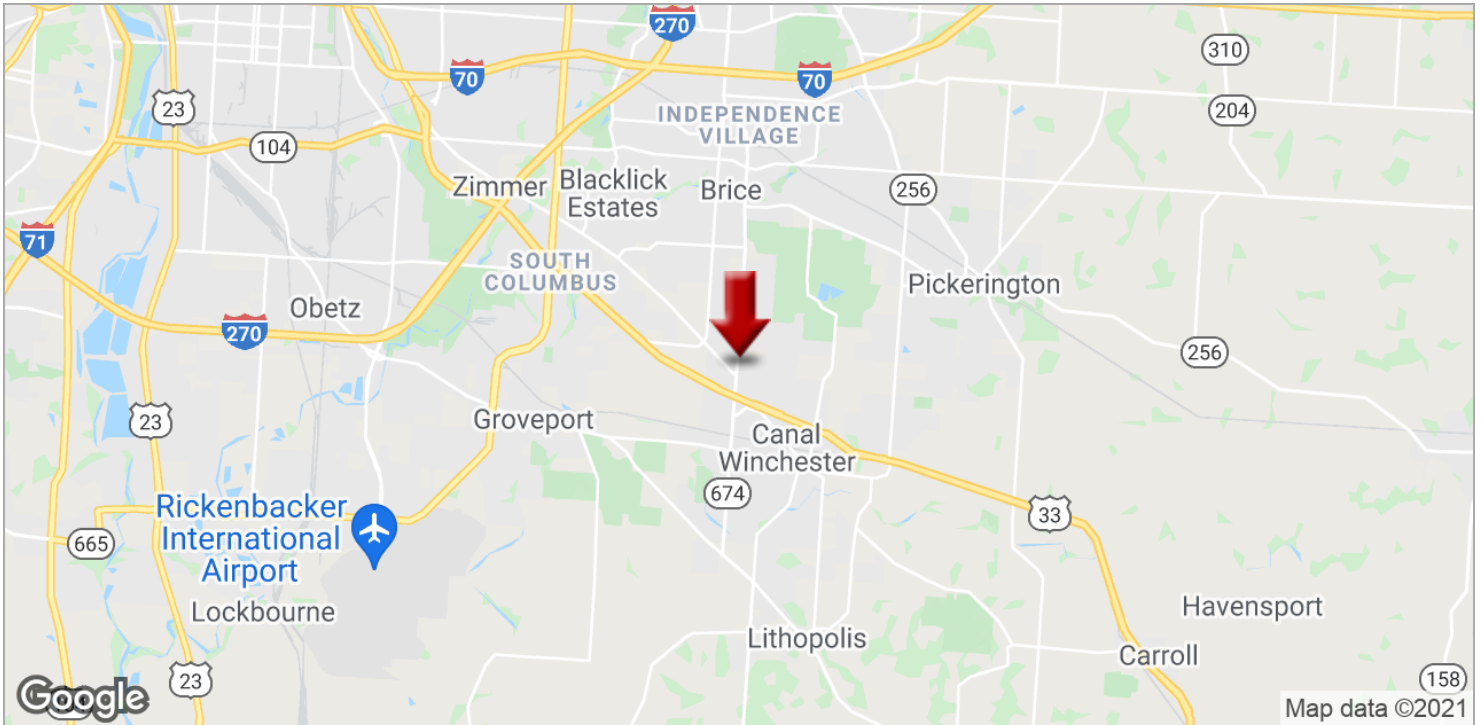
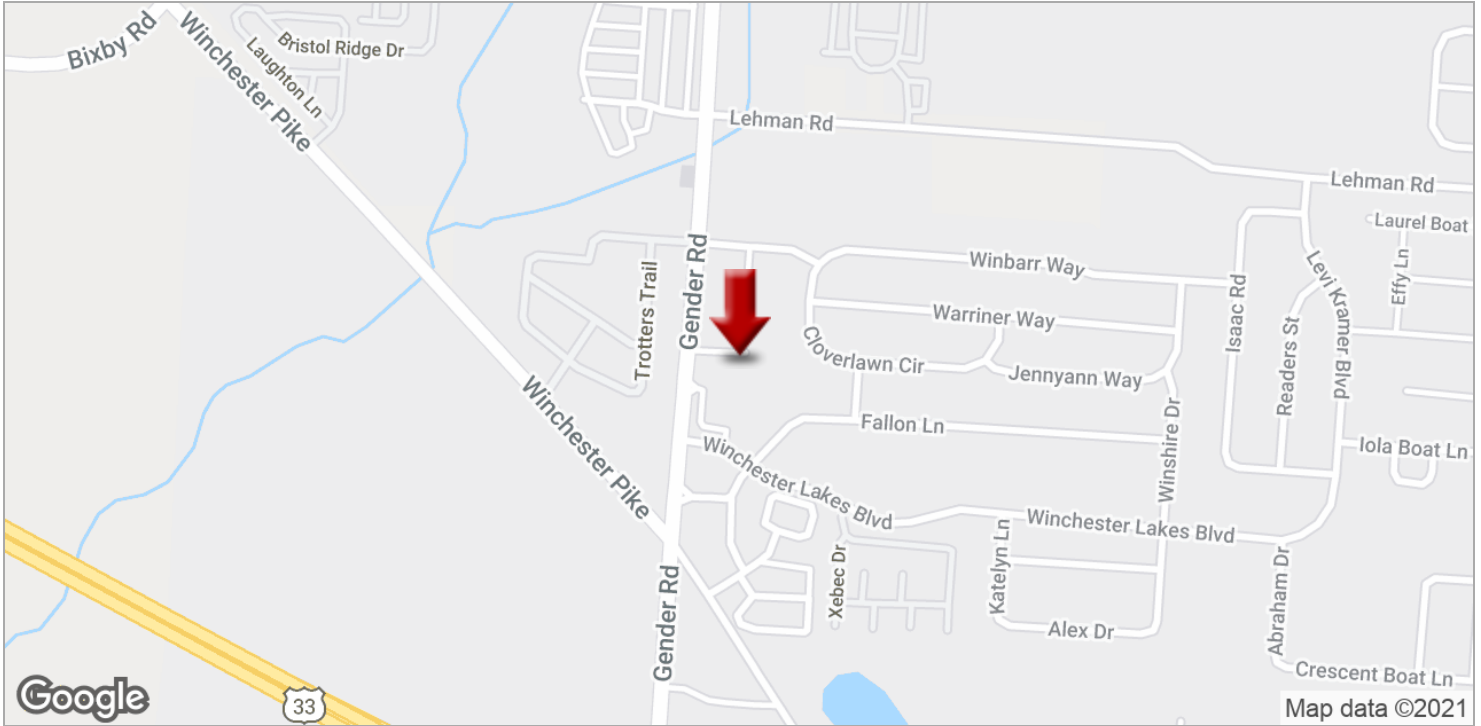
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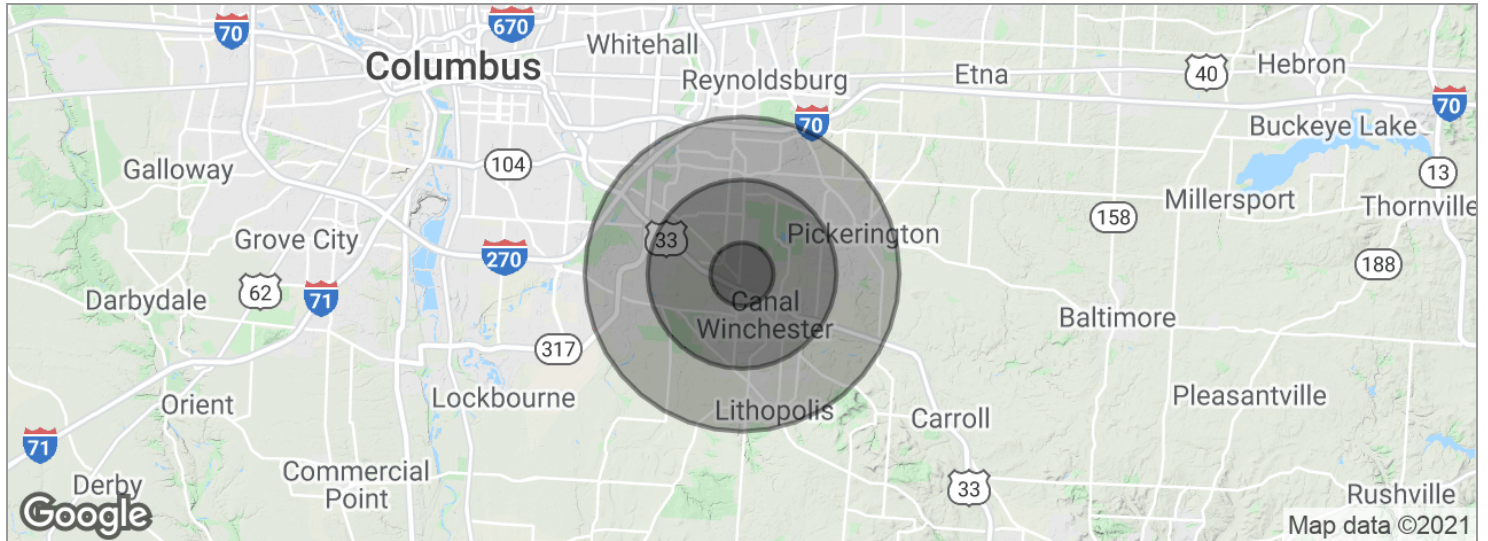
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,203	28,636	99,420
Median age	31.6	31.8	32.2
Median age (male)	30.6	30.7	31.7
Median age (Female)	32.8	33.0	32.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,643	11,264	37,419
# of persons per HH	2.6	2.5	2.7
Average HH income	\$65,920	\$65,688	\$63,525
Average house value	\$143,489	\$154,860	\$154,759

* Demographic data derived from 2010 US Census

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