



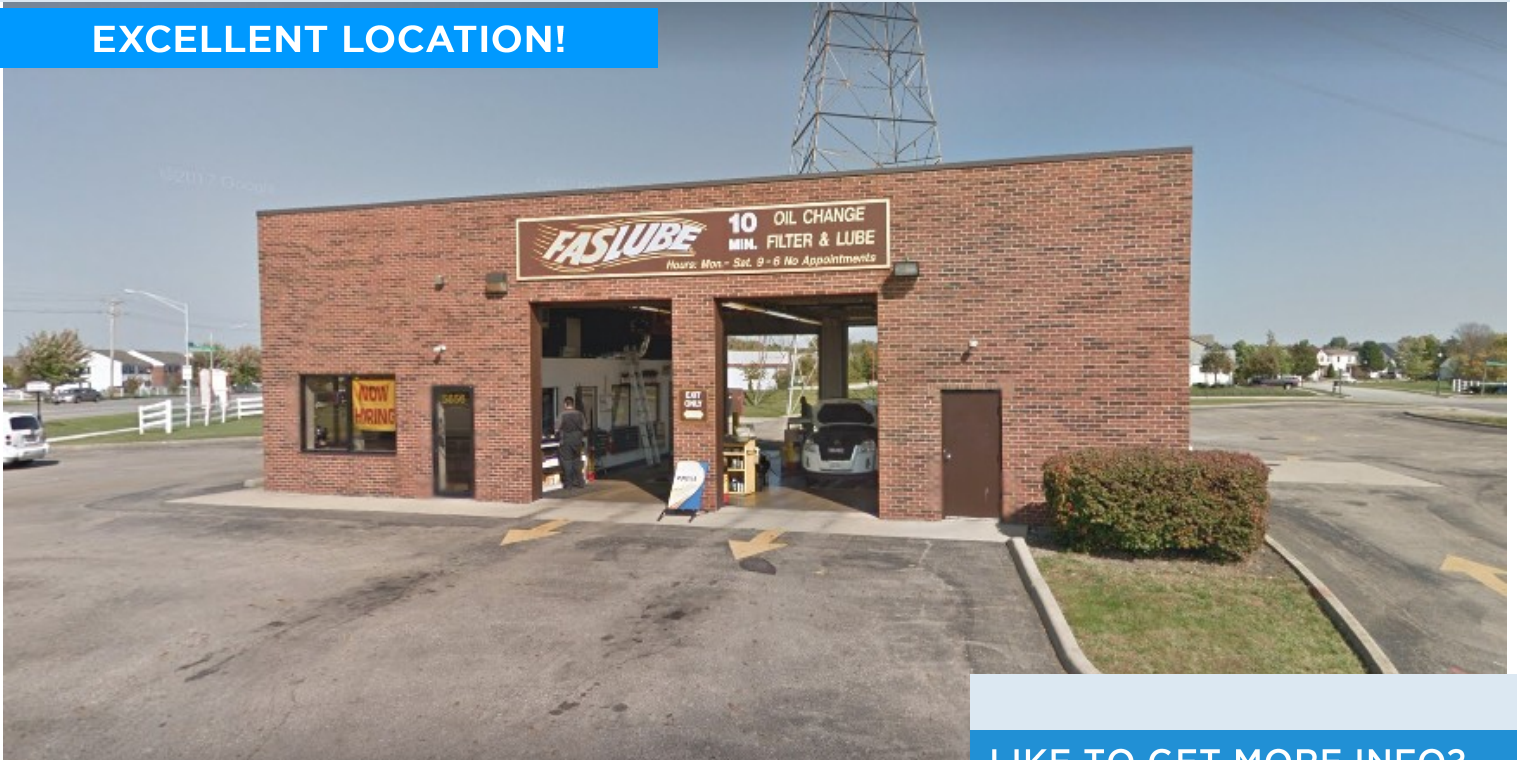
**CAPITOL  
EQUITIES**

# FOR SALE

View all of our properties at [capitolequities.com](http://capitolequities.com)

## 5656 GENDER ROAD, CANAL WINCHESTER, OH 43110

**EXCELLENT LOCATION!**



**SALE PRICE:** \$525,000

**BUILDING SF:** 3,960 SF

**LAND SIZE:** .807 acres

**PROPERTY TYPE:** Free-standing building

**LOCATION:**

- Just-off of Route 33
- Located next to Dollar General  
Jeff Wyler Chevrolet and  
Advanced Auto Parts

**DEMOGRAPHICS:** (5-mile radius)

Population: 89,168  
Households: 32,928  
Avg. HH Income: \$56,240

**TRAFFIC COUNTS:** 22,352 VPD  
(Gender Rd.)

**LIKE TO GET MORE INFO?**  
We'd love to hear from you.

**J.R. Kern**

[jrkern@capitolequities.com](mailto:jrkern@capitolequities.com)  
P: 614.760.5660 x 124

**Ed Fellows**

[efellows@capitolequities.com](mailto:efellows@capitolequities.com)  
P: 614.760.5660 x 123

**Capitol Equities Realty**

P: 614.760.5660  
F: 614.798.0015

580 N. Fourth Street, Suite 120  
Columbus, Ohio 43215

[capitolequities.com](http://capitolequities.com)

The information contained herein was furnished by sources believed to be reliable, but it is not guaranteed, warranted or represented by Capitol Equities. The presentation of this property is submitted subject to errors, omissions, change of price or condition prior to sale or lease, or withdrawn without notice.



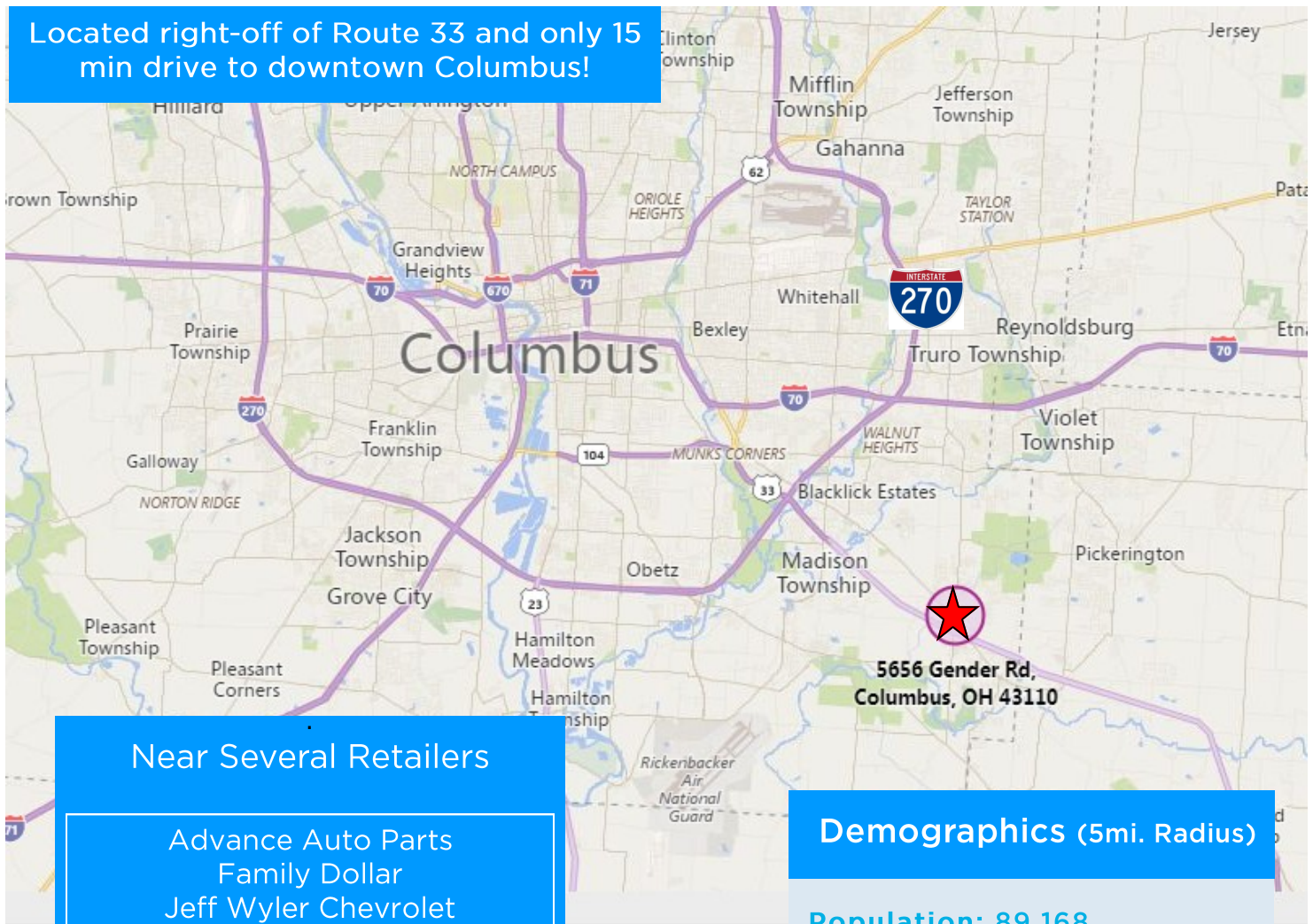
CAPITOL  
EQUITIES

# FOR SALE

5656 GENDER ROAD, CANAL WINCHESTER, OH 43110

## Great location!

Located right-off of Route 33 and only 15 min drive to downtown Columbus!



### Near Several Retailers

- Advance Auto Parts
- Family Dollar
- Jeff Wyler Chevrolet
- O'Reilly Auto Parts
- Taco Bell
- Bob Evans
- McDonald's
- O'Charley's
- Domino's Pizza
- And more..

### Demographics (5mi. Radius)

**Population:** 89,168

**Households:** 32,928

**Avg. HH Income:** \$56,240

**Traffic Count:** 22,352 VPD  
(Gender Rd.)