



# RETAIL LAND FOR SALE

1655 E MAIN STREET  
KENT [FRANKLIN TOWNSHIP], OHIO 44240

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# Property Summary



## OFFERING SUMMARY

Sale Price: \$500,000

Lot Size: 2.9 Acres

Zoning: C-1 Local Commercial

Price / SF: \$3.96

## PROPERTY OVERVIEW

Great location, just east of Kent State University's Main Campus.

## PROPERTY HIGHLIGHTS

- High visibility with over 25,000 cars passing daily.
- The nearly 3,000 SF building sits on 2.9 acres and could be perfect for redevelopment.
- Opportunities include a restaurant, bar, retail, or redevelopment.
- Land cash flow with existing tenant paying \$2500 per month through June 2022

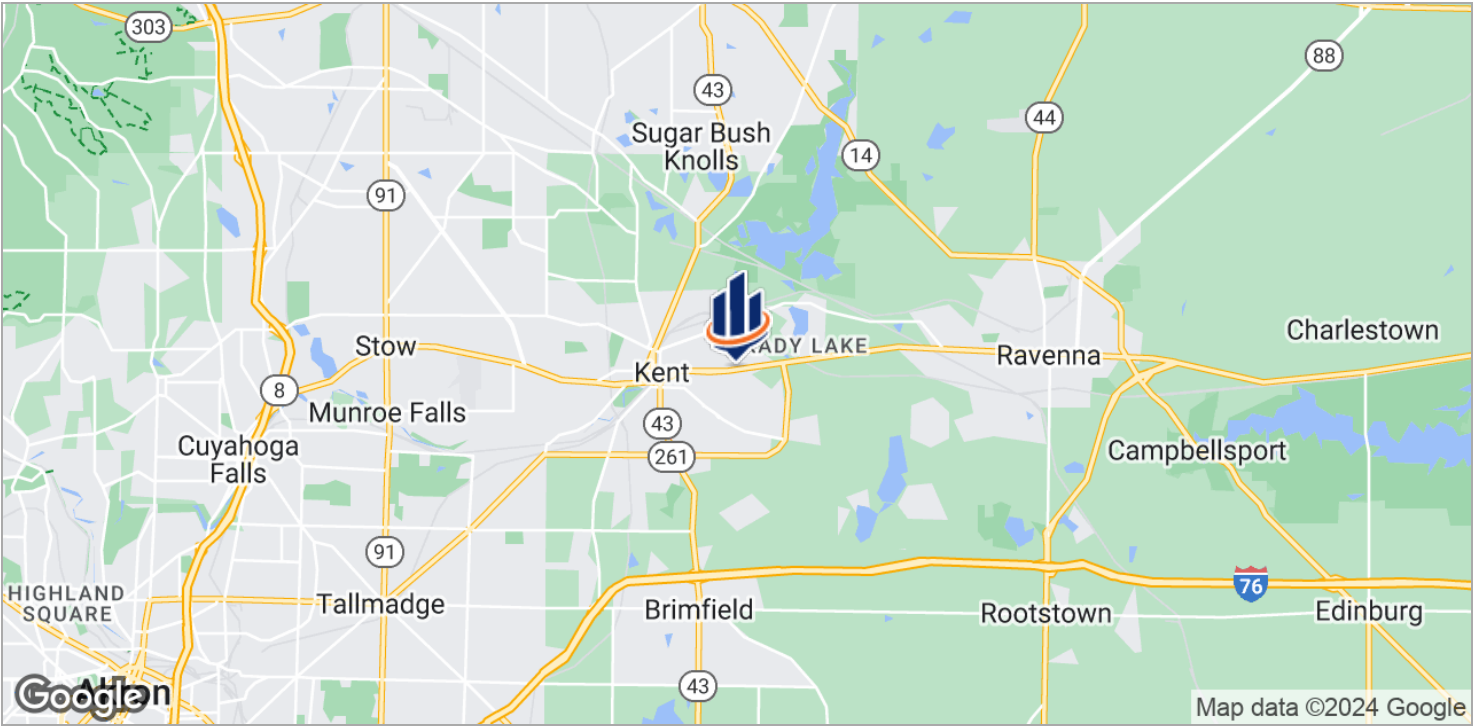
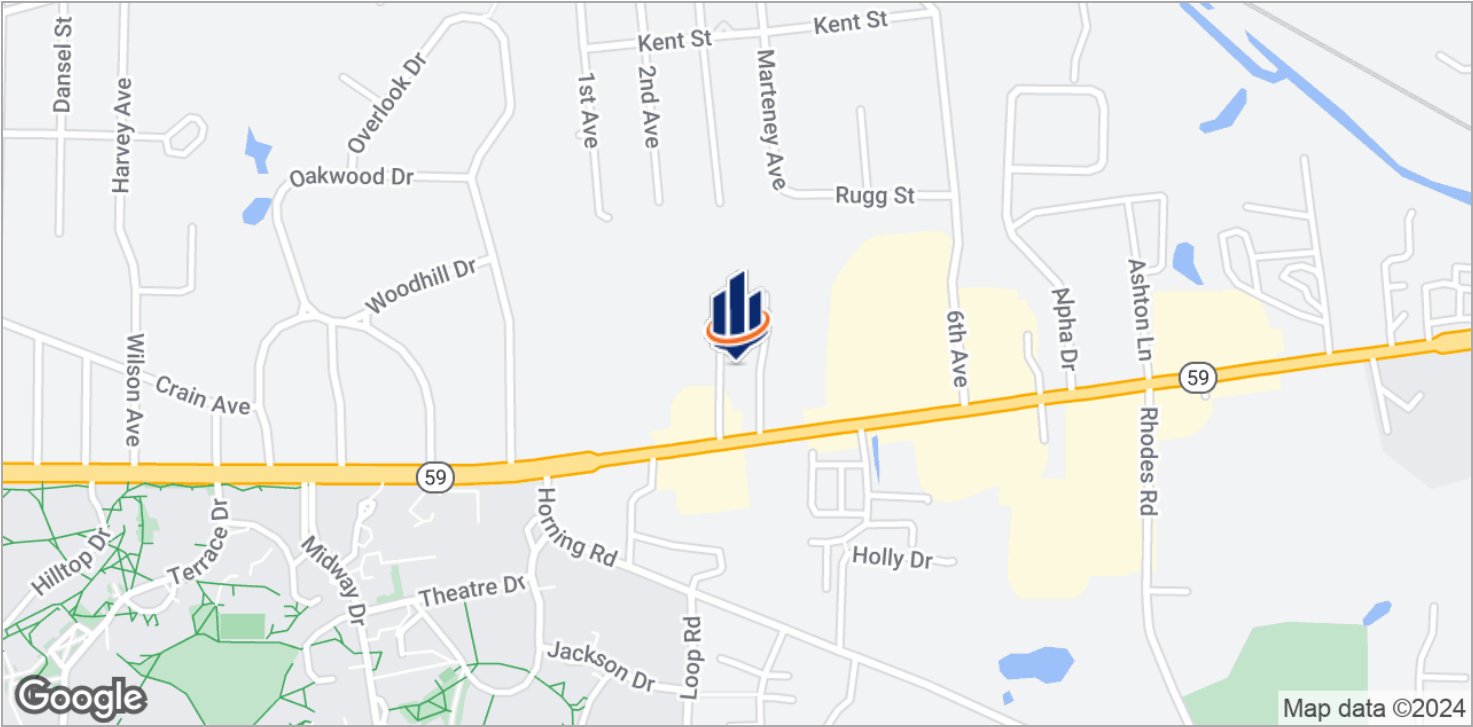


# Additional Photos

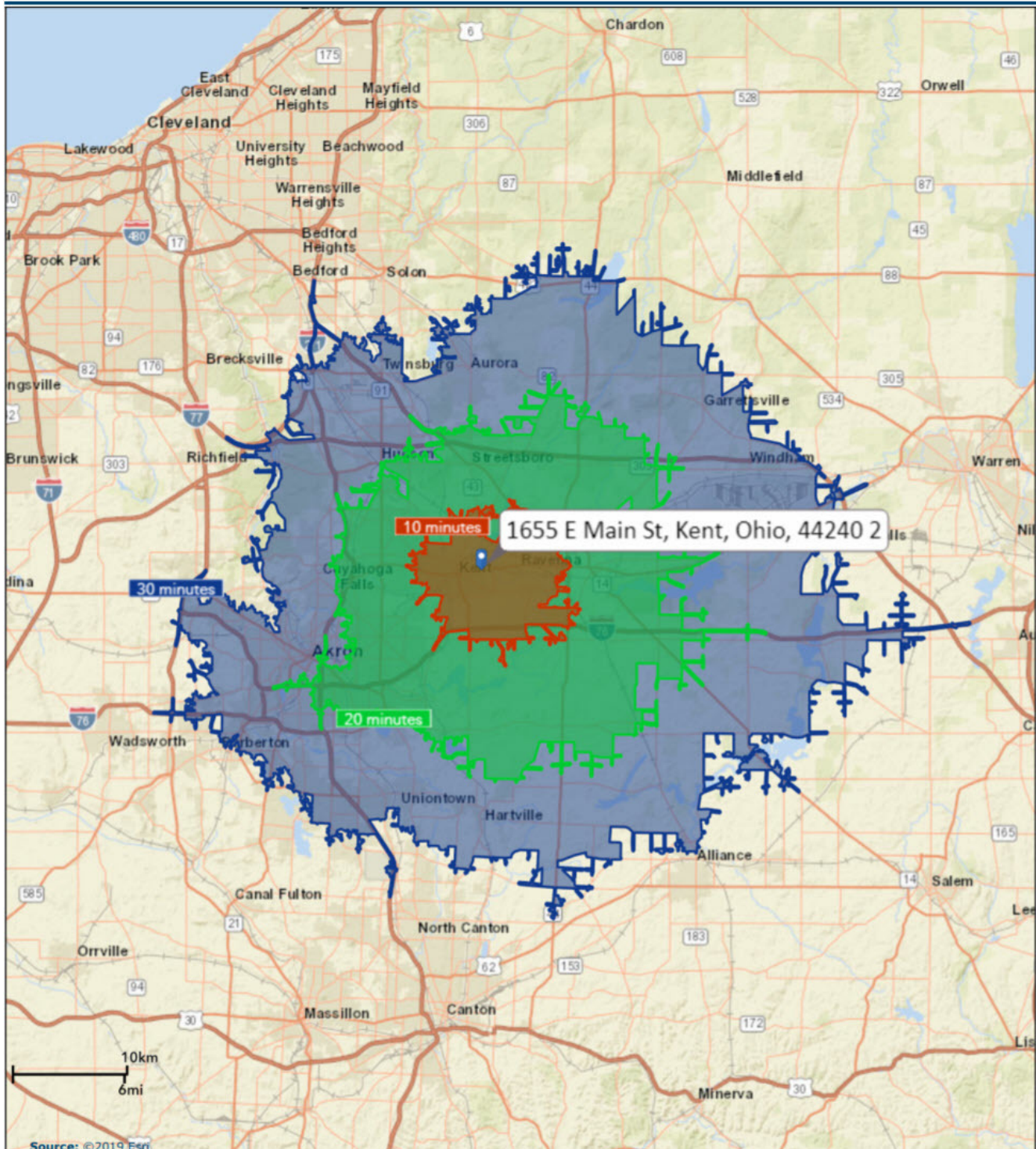




# Location Maps

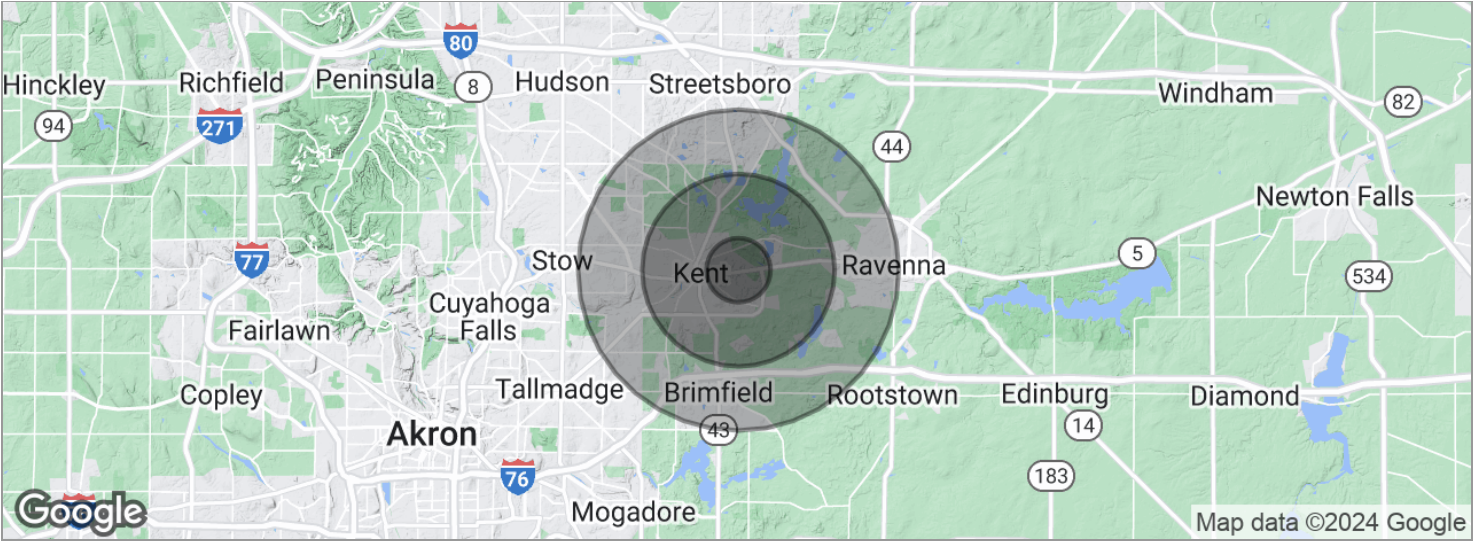


# Drive Time Map





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,124	41,738	74,830
Median age	22.2	27.4	32.2
Median age [Male]	22.4	28.1	32.6
Median age [Female]	22.0	26.6	31.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,083	15,598	29,237
# of persons per HH	3.5	2.7	2.6
Average HH income	\$41,582	\$51,467	\$57,388
Average house value	\$187,891	\$181,479	\$175,191

\* Demographic data derived from 2020 ACS - US Census



# Retailer Map

