

For Sale
Office



1072 & 1076 Kensington Rd

1072 Kensington Rd NE
Carrollton, Ohio 44615

Property Description

Ideally located on Route 9 (Kensington Rd) just minutes from Route 171 and downtown Carrollton. Within the Federal Opportunity Zone Program

Mixed use buildings situated on ~1.07 acres

Building 1072 ~ 1,674/SF

Building 1076 ~ 3,600/SF

Owner will consider subdividing

Lease options available

MOTIVATED SELLER

OFFERING SUMMARY

Sale Price	\$219,000
Lot Size	Total ~1.07 Acres
1072 Building Size	~1,674 SF
1076 Building Size	~3,600 SF

DRIVE TIMES

City	Miles	Drive Time
Canton	24	35 Minutes
Steubenville	40	1 Hour
Pittsburgh	60	1 Hour 15 Minutes

For more information

Laurie Stanbro

O: 330 874 6012 | C: 330 418 1963

lstanbro@naiorc.com | OH #2017001743



LOCATION INFORMATION

Building Name	1072 & 1076 Kensington Rd
Street Address	1072 Kensington Rd NE
City, State, Zip	Carrollton, OH 44615
County	Carroll
Signal Intersection	Yes

BUILDING INFORMATION

Number of Floors	1
Free Standing	Yes

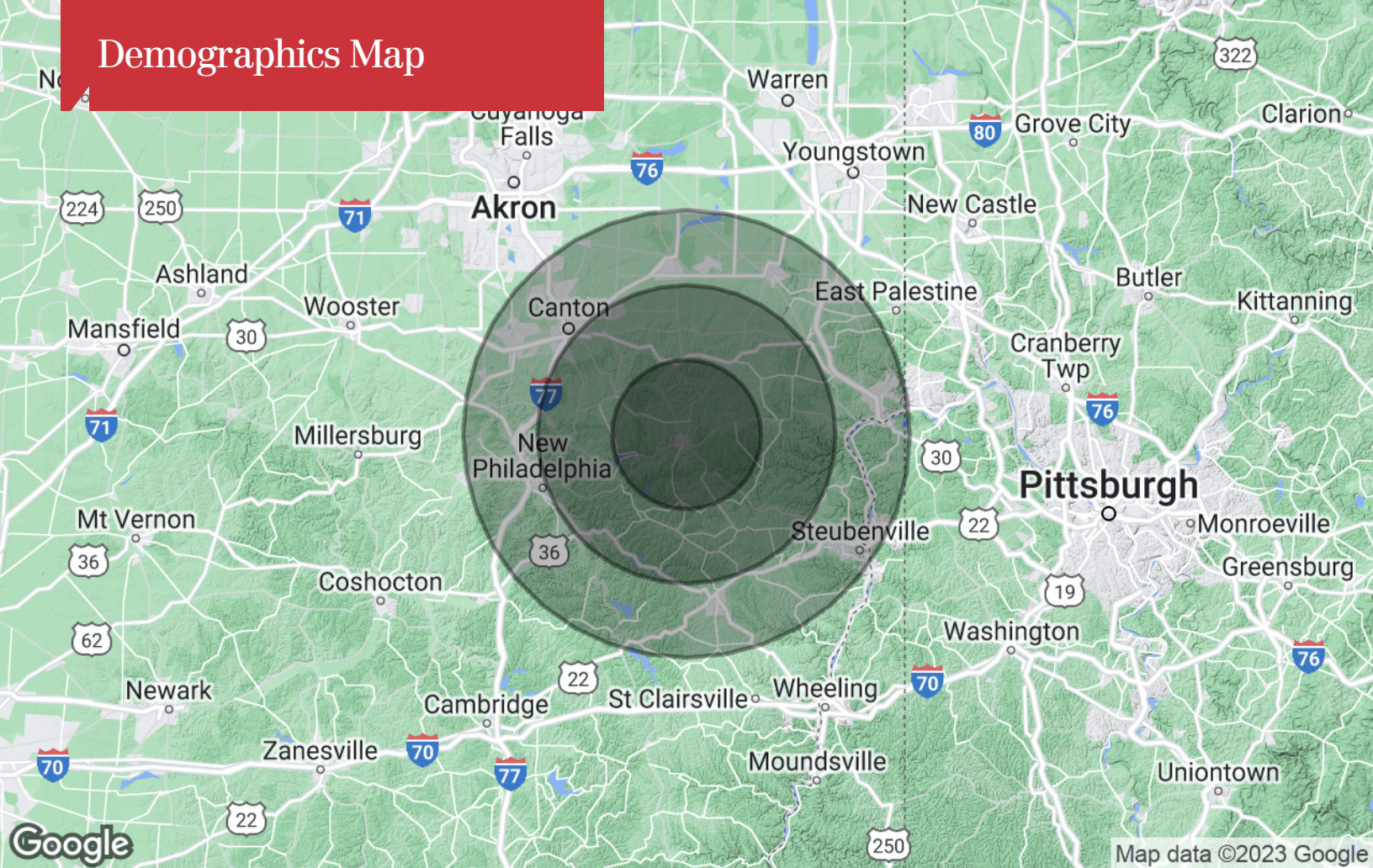
PROPERTY HIGHLIGHTS

- Ample parking
- Water/sewer
- Single Phase power with 200 amp service
- Building 1072 - office/retail
- 2 restrooms
- Gas heat/window AC units
- Building 1076 - retail/office/warehouse
- 12' clear height
- Showroom/retail area
- 2 offices
- Drive in bay
- Restroom with shower
- Gas heat
- Motivated seller, will consider subdividing and lease options

Location Maps



Demographics Map



Population

	10 Miles	20 Miles	30 Miles
TOTAL POPULATION	26,188	107,931	568,416
MEDIAN AGE	41.6	41.6	40.9
MEDIAN AGE (MALE)	40.3	41.0	39.7
MEDIAN AGE (FEMALE)	42.6	42.0	42.3

Households & Income

	10 Miles	20 Miles	30 Miles
TOTAL HOUSEHOLDS	10,253	41,838	228,491
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$52,772	\$52,838	\$51,448
AVERAGE HOUSE VALUE	\$139,292	\$137,269	\$126,916

* Demographic data derived from 2020 ACS - US Census



Laurie Stanbro

Vice President of Operations

330.874.6012 tel
330.418.1963 cell
lstanbro@naiorc.com

Memberships & Affiliations

Laurie is a CCIM member and currently working on her CCIM designation, she has completed the Foundations and CI-101 courses.

Education

Laurie is a graduate of New Philadelphia High School and she earned her commercial real estate license in 2017.

Professional Background

Laurie Stanbro has been with NAI Ohio River Corridor since 2017, she was promoted to Vice President of Operations in 2019, this allows her to continue development and implementation strategies for all areas of operation. She focuses on sales, leasing and site selection assignments with Custer in Carroll, Columbiana and Tuscarawas counties. She also assists Custer along the Ohio River corridor (Eastern Ohio, Western Pennsylvania and West Virginia Panhandle), and the Appalachian Basin for the industrial and office market.

Prior to joining the Bolivar-based firm, Stanbro had considerable sales experience in the motorcycle and automotive industry. Stanbro also has experience operating sole proprietor businesses for 17 years that gives her a unique perspective on clients' needs and the necessary critical success factors. Laurie and her husband Eric live at Lake Mohawk and have three children and one grandchild.

Laurie has completed multiple office and industrial transactions. She truly enjoys working with clients and does whatever it takes to achieve the best outcome for all parties involved. "At NAI Ohio River Corridor we are fortunate to have team members that realize commercial real estate is more than just a property transaction. Our team must collaborate with clients and look outside-of -the-box to make complex deals come together" according to Bryce Custer.