

SALE

1.33 Acres of Land on Tallmadge Rd

496 TALLMADGE RD

Kent, OH 44240

PRESENTED BY:

AARON DAVIS

O: 330.221.7297

aaron.davis@svn.com

BRAD WEIDMAN

O: 234.231.6251

brad.weidman@svn.com

17,060 VPD

53,939 VPD

I-76

TALLMADGE RD



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	1.33 Acres
ZONING:	G-C General Commercial
TRAFFIC COUNT:	17,060
APN:	04-038-00-00-018-000

PROPERTY OVERVIEW

This 1.33 acre development opportunity is situated adjacent to the I-76 exit ramp on highly trafficked Tallmadge Road. The property benefits by having monument signage and being highly visible to the approximate 53,900+ passing vehicles per day on I-76. With flexible General Commercial zoning there are a variety of potential uses for the property including Car Washes, Restaurants, Self Storage, Retail Stores, Offices, and more.

PROPERTY HIGHLIGHTS

- Water & Sewer: Available
- Property Adjacent to I-76 Exit Ramp
- I-76 Traffic Count - 53,939
- Tallmadge Rd Traffic Count - 17,060
- Highly Visible Monument Signage

AARON DAVIS

O: 330.221.7297

aaron.davis@svn.com

BRAD WEIDMAN

O: 234.231.6251

brad.weidman@svn.com

RETAIL MAP



AARON DAVIS

O: 330.221.7297

aaron.davis@svn.com

BRAD WEIDMAN

O: 234.231.6251

brad.weidman@svn.com

ADDITIONAL PHOTOS



AARON DAVIS

O: 330.221.7297

aaron.davis@svn.com

BRAD WEIDMAN

O: 234.231.6251

brad.weidman@svn.com

ADDITIONAL PHOTOS



AARON DAVIS

O: 330.221.7297

aaron.davis@svn.com

BRAD WEIDMAN

O: 234.231.6251

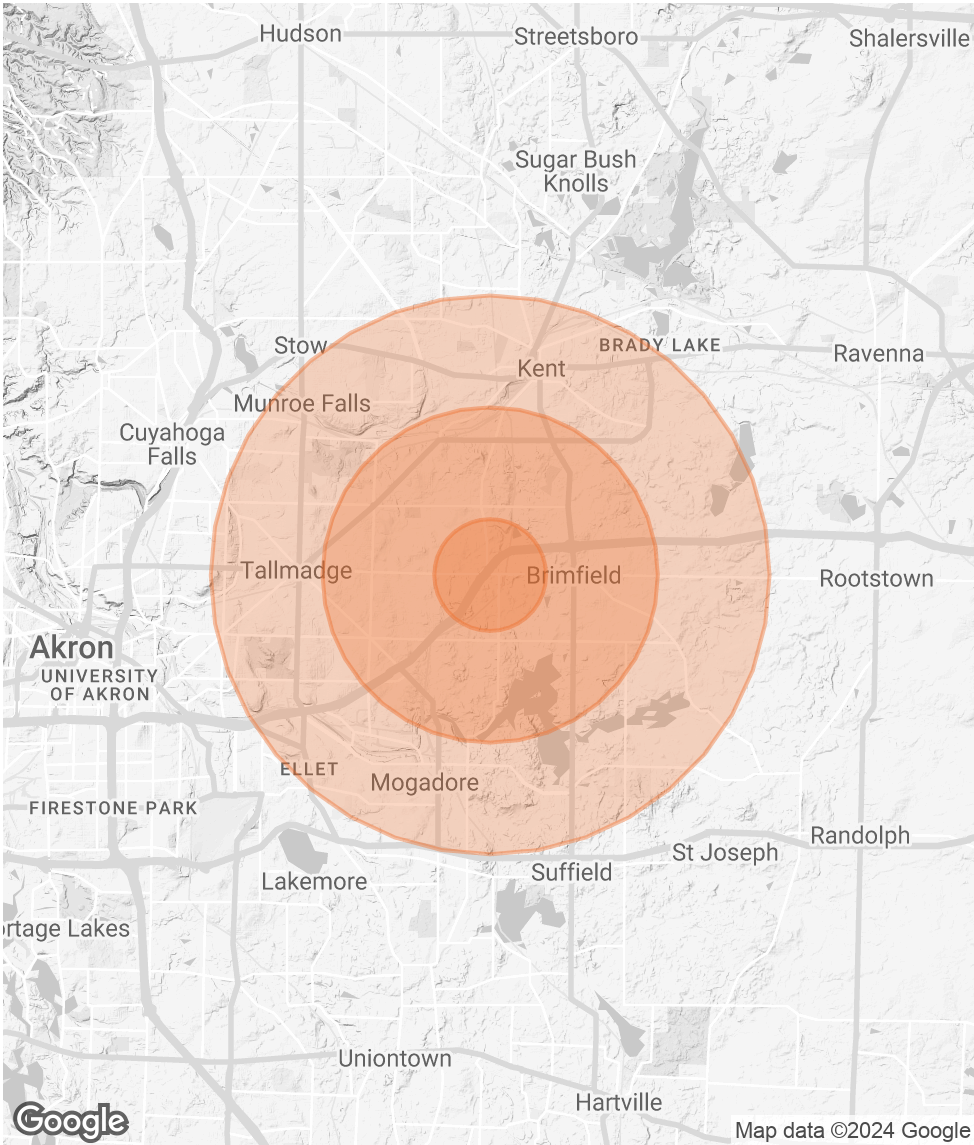
brad.weidman@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,522	22,247	104,451
AVERAGE AGE	40.8	42.7	39.0
AVERAGE AGE (MALE)	37.3	39.8	38.0
AVERAGE AGE (FEMALE)	40.9	44.5	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	771	9,681	46,910
# OF PERSONS PER HH	2.0	2.3	2.2
AVERAGE HH INCOME	\$67,670	\$74,928	\$62,578
AVERAGE HOUSE VALUE	\$179,420	\$168,798	\$148,064

* Demographic data derived from 2020 ACS - US Census



AARON DAVIS
O: 330.221.7297
aaron.davis@svn.com

BRAD WEIDMAN
O: 234.231.6251
brad.weidman@svn.com