

FORMER KFC WITH DRIVE-THRU AND LIGHT ACCESS



FOR SALE OR GROUND LEASE

4420 KENT ROAD

STOW, OH 44224

SALE PRICE: \$1,150,000



PROPERTY HIGHLIGHTS

- Available for Sale or Lease
- Building Size: 4,028 SF with Drive-Thru
- Acreage: ± 1.25 AC
- Frontage: $\pm 125'$
- Depth: $\pm 446'$
- Power: 3-Phase, 225 Amps, 240 V
- Access to Light on Marsh and Kent
- Traffic Count: $\pm 20,000$
- Zoning: C-4 General Business



LISTING AGENT

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PROPERTY OVERVIEW

4420 Kent Road is located across the street from the Acme grocery store in Stow, OH on Kent Road. It is ± 1.25 acres with 125' of frontage, 445' depth and consists of one building approximately 4,000 SF with a drive-thru lane. There is rear access through an easement that connects to Marsh Road (signalized light). Traffic counts are $\pm 20,000$. Rare opportunity in the retail strip of Stow, OH with limited options. Available for Sale or Lease/Ground lease.

LOCATION OVERVIEW

4420 Kent Road is in the prime retail strip of Stow, OH across the street from Meijer and Acme grocery stores. It is conveniently located 2 miles east of downtown Stow and 2.6 miles west of downtown Kent.

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households

2,842

23,362

59,014

Total Population

6,620

53,034

130,898

Average HH Income

\$78,868

\$76,391

\$72,793

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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