AVAILABLE

+/- 1 ACRE

2608 OH-59 | Kent, Ohio 44204



ANCHOR RETAIL®

REALTY RESOURCES MEMBER

AFFILIATE NETWORK

HIGHLIGHTS

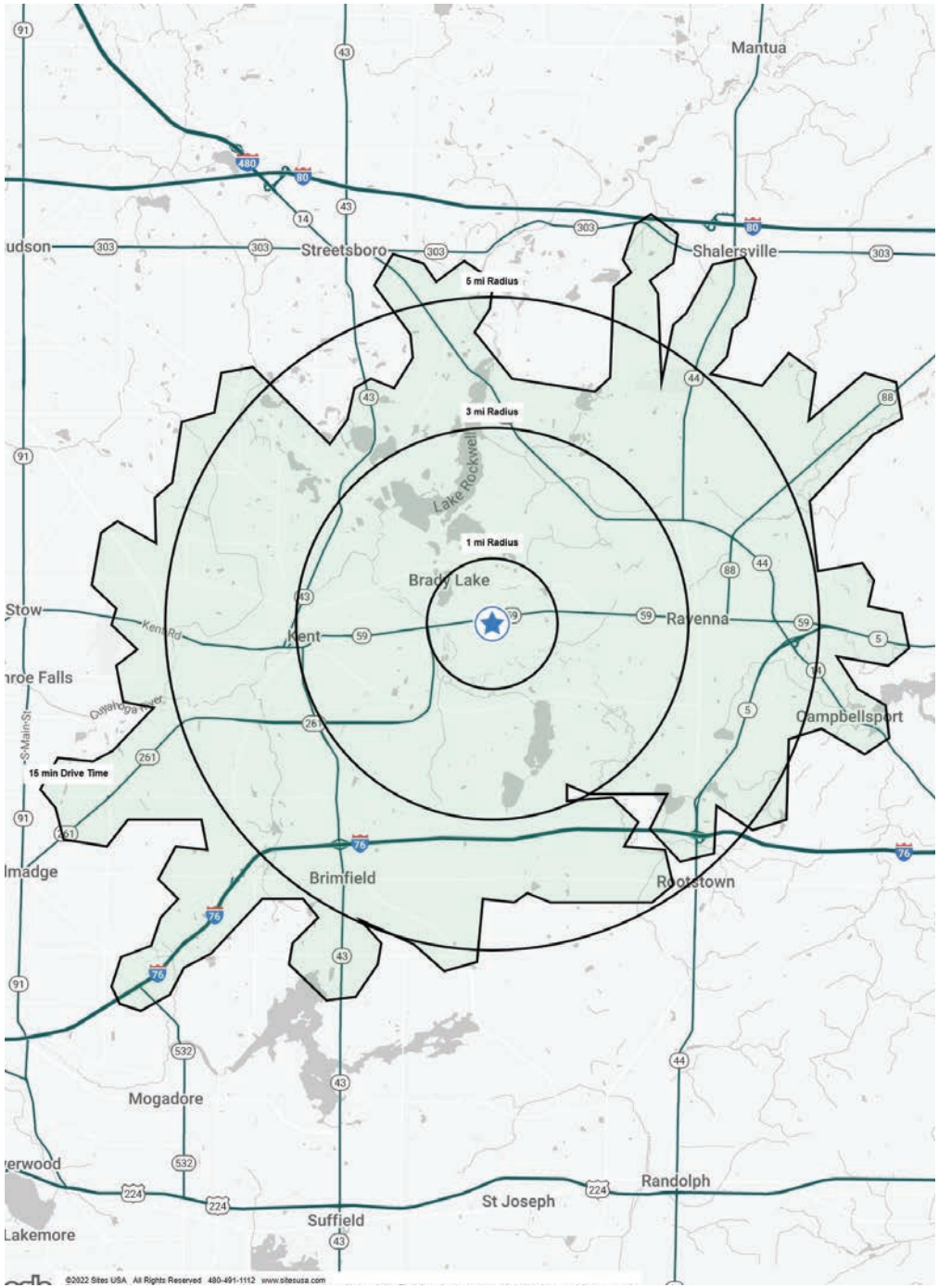


- +/- 1.0 acres available for sale, BTS, or ground lease
  - 175' + of frontage on Kent-Ravenna Road (SR 59)
  - Access to traffic signal
- Shadow anchored by Walmart Supercenter
- Excellent pylon signage opportunity at signalized entrance
- Across from the newly-built Akron Children's Hospital Pediatric Rehabilitative Center (approx 29.5K SF; 7.23 acres)
- Less than two (2) miles from Kent State University Campus (Main Campus)

MARKET AERIAL



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	1,679	37,779	70,926	82,734
HOUSEHOLDS	788	14,931	29,722	34,663
MEDIAN AGE	39.1	31.2	35.2	36.4
AVERAGE HH INCOME	$78,315	$75,898	$87,288	$91,784s
MEDIAN HH INCOME	$56,776	$56,406	$66,757	$71,469
BUSINESSES	81	815	1,988	2,359
EMPLOYEES	1,471	10,864	24,552	28,415
EDUCATION: BACHELORS +	35.7%	35.0%	36.0%	37.2%

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24500 Chagrin Blvd., Suite 100 | Beachwood, Ohio 44122
216.342.2523

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