

# **CURRIE-HALL INVESTMENT CO.**

**Brokers and Consultants in Real Estate Investments**

77 Milford Road, Suite 274 Hudson, Ohio 44236

Akron 330.650.0525 Fax 330.650.0531

[www.curriehall.com](http://www.curriehall.com)

**FORMER SPECTRUM CUSTOMER SERVICE CENTER  
WITH CUSTOMER SERVICE DESK  
AND OPTIONAL OUTSIDE FENCED VEHICLE PARKING**

**3,480 SF of SPACIOUS OFFICES  
FOR LEASE**

**1848 STATE ROUTE 59  
KENT, OHIO 44240**



**Contact: David Hall, Broker**

**Office: 330-650-0525 X12**

**Cell: 330-842-0639**

**[devhall@aol.com](mailto:devhall@aol.com)**

NOTE: The information contained within this brochure is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof.

**PROPERTY DETAILS**

**Location:** 1848 State Route 59, Kent, Ohio 44240

**Zoning:** C-1 Local Commercial District

**Parcel:** 12-021-00-00-013-002

**Taxing District:** City of Kent; Kent CSD

**Building:** 3,480 SF of Offices with 1,655/SF of optional storage area and fenced vehicle parking

**Lot Size:** 1.05 Acres

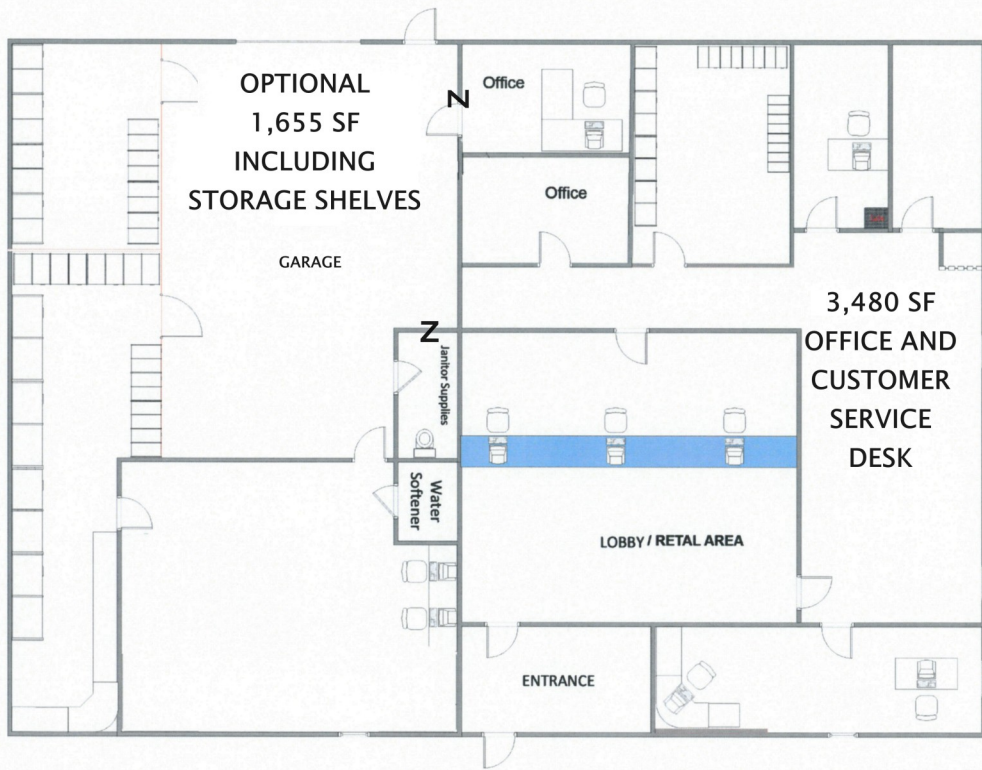
**Utilities:** Well Water  
Portage County sanitary sewer  
First Energy Electric  
Dominion East Ohio Gas

**Age:** Built in 1989 - Remodeled Later

**Lease Rate:** \$13.00/SF/NNN/YR

**Net Charges:** \$3.01/SF/YR

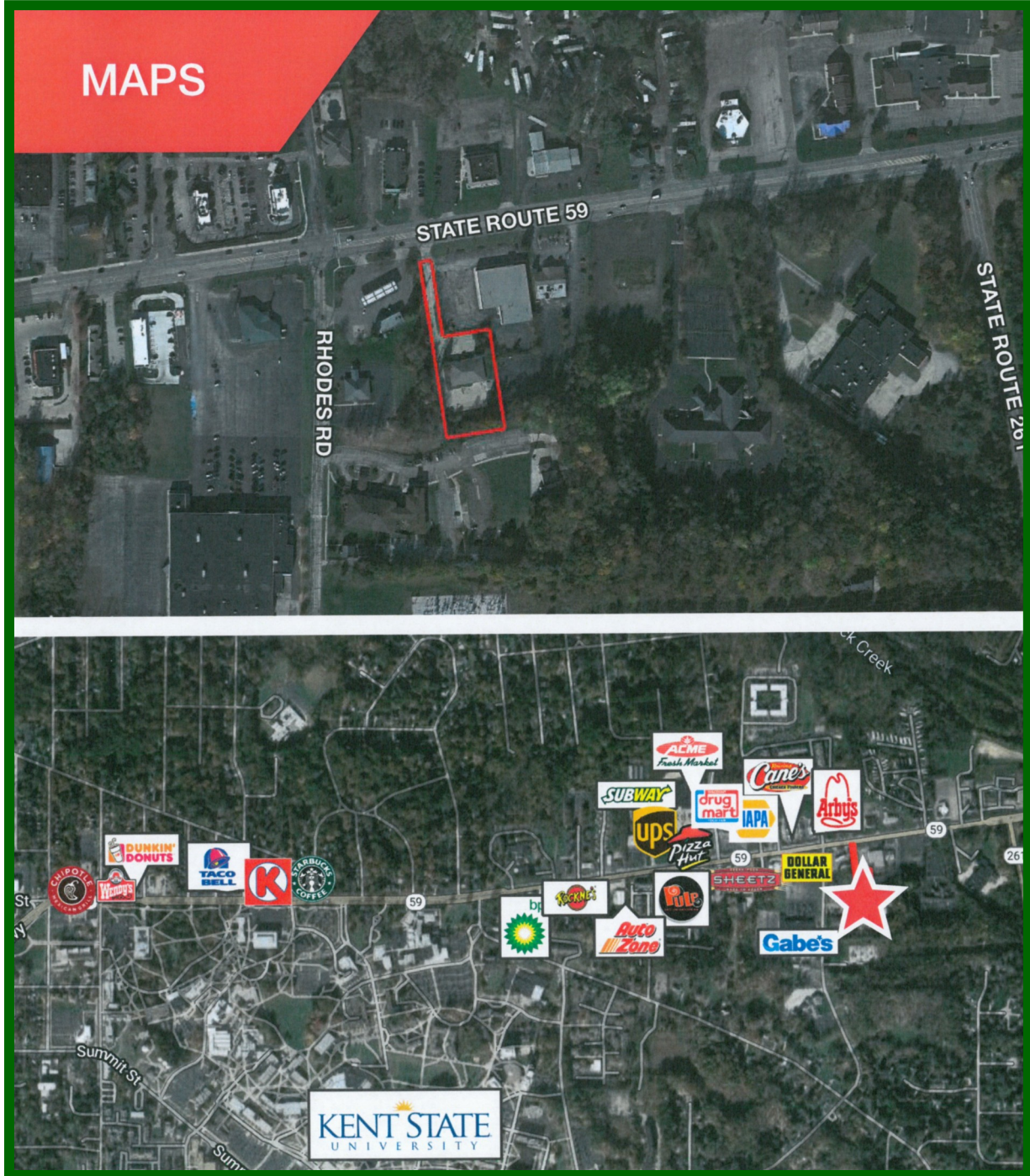
# FLOOR PLAN



# LOBBY

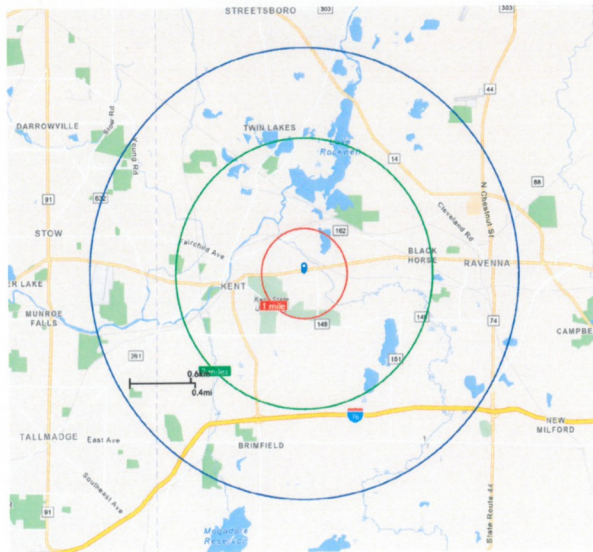


# MAPS



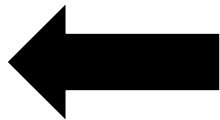
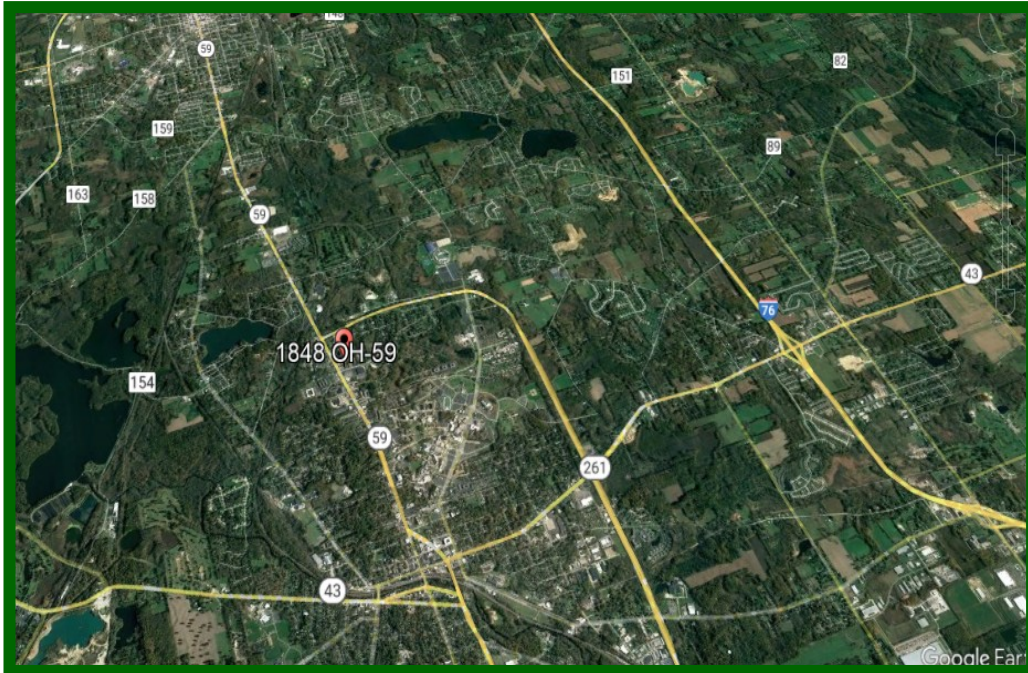
# DEMOGRAPHICS

2021 Summary	1 Mile	3 Miles	5 Miles
Population	10,233	36,152	77,801
Households	2,710	13,570	30,033
Families	733	6,183	16,981
Average Household Size	1.98	2.25	2.39
Owner Occupied Housing Units	644	6,535	18,347
Renter Occupied Housing Units	2,066	7,036	11,686
Median Age	21.8	26.3	34.1
Median Household Income	\$24,691	\$40,909	\$50,367
Average Household Income	\$43,943	\$60,822	\$70,459



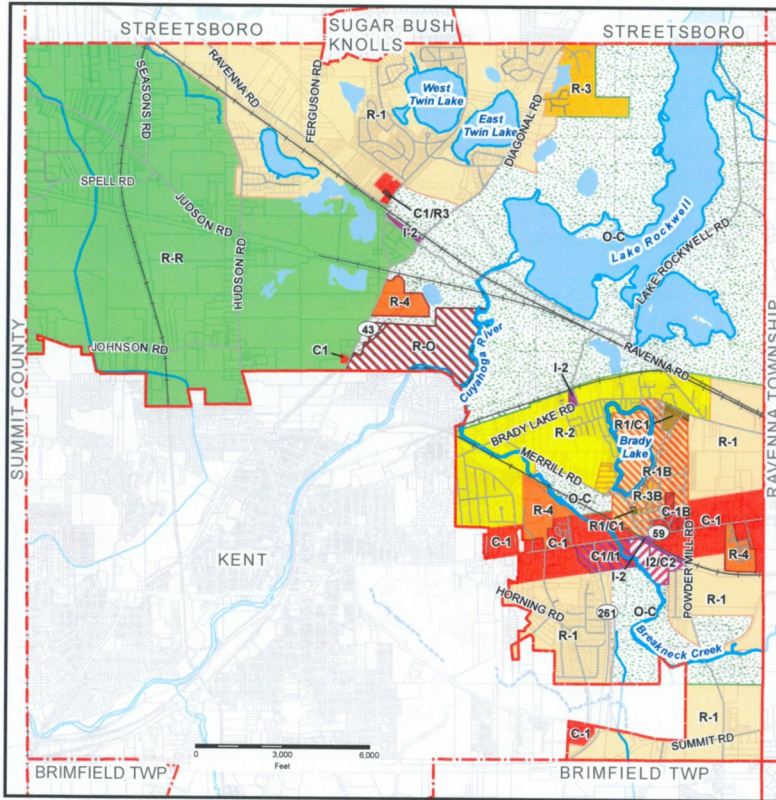


# HIGHWAY MAP



**NORTH**

# ZONING MAP



## Franklin Township



### Zoning 2020

- O-C Open Space Conservation
- R-R Rural Residential
- R-1 Low Density Residential
- R-1B Low Density Residential Brady Lake District
- R-1C-1 Mixed Low Density Residential/Commercial
- R-2 Medium Density Residential
- R-2B Medium Density Residential Brady Lake District
- R-3 High Density Residential
- R-3B High Density Residential Brady Lake District
- R-4 Multi-Family Residential
- C-1 Local Commercial
- C-1B Local Commercial Brady Lake District
- C-1/R-3 Mixed Commercial/Residential
- C-1/I-1 Mixed Commercial/Industrial Research & Office
- I-2 Industrial
- I-2/C-2 Mixed Industrial/Service Commercial
- R-O Research-Office

Amended map approved August 11, 2020 Resolution #2020-29  
 Parcels: Portage County GIS, 2020

Prepared by Portage County Regional Planning Commission, November 2020

# **ZONING REGULATIONS**

## **Section 320.00 C-1 Local Commercial District**

### **Section 320.01 Purpose**

This district is established to provide for uses principally to accommodate the sale of convenience retail goods and personal services purchased frequently for daily or weekly needs. It is intended that the design of this district will encourage groupings of establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method of handling vehicular and pedestrian traffic.

### **Section 320.02 Uses**

Within a C-1 Local Commercial District, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

#### **A. Permitted Uses**

1. Commercial/Professional Services Uses

# ZONING REGULATIONS

## Franklin Township Zoning Resolution Chapter 3 – District Regulations

- a. Administrative, executive, accounting, clerical and drafting offices.
  - b. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets, restaurants (sit down, carry out and/or drive thru), pizza shops, and ice cream parlors.
  - c. Personal Services Establishments<sup>2</sup> including but not limited to barber shops, beauty salons, dry cleaning and laundry agency.
  - d. Professional and Business Offices including, but not limited to accountants, architects, interior designers, lawyers, dentists, doctors, insurance agents, real estate brokers, travel agents and printing/copying services.
  - e. Retail establishments including, but not limited to antiques stores, clothing and shoe stores, florists, gift shops, nurseries and green houses, office supply, furniture, hardware, drug stores, electronic stores, art and craft supply stores, jewelry stores.
2. Other Uses
- a. Other uses not covered similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
3. Accessory Uses
- a. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the Zoning District.
  - b. Signs – As regulated in Chapter 7.
- B. Conditionally Permitted Uses
- The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:
1. Commercial/Professional Services Uses
    - a. Animal Hospitals, Veterinary Offices and Clinics, subject the provisions of Section 601.01.B Subsection 40.
    - b. Bars, taverns and nightclubs, subject to the provisions of Section 601.01.B

<sup>2</sup> Personal Services are those services frequently needed by residents in the immediate neighborhood and township in general.

# ZONING REGULATIONS

## Franklin Township Zoning Resolution Chapter 3 – District Regulations

Subsections 2, 5, 17.

- c. Car Wash, subject to the provisions of Section 601.01.B Subsection 41.
  - d. Funeral Homes, subject to the provisions of Section 601.01.B Subsection 45.
  - e. Gasoline Stations and/or Auto Service Center, subject to the provisions of Section 601.01.B Subsection 46.
  - f. Hotels and motels, including accessory uses, to such operation, provided that all accessory uses are within the same building, subject to the provisions of Section 601.01.B Subsections 2, 5, 8, 23.
  - g. Planned Business Developments, subject to the provisions of Section 601.01.B Subsection 56.
2. Open Space/Recreation Uses
- a. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.
3. Community Facilities
- a. Churches and other buildings for the purpose of religious worship, subject to the provisions Section 601.01.B Subsections 42.
  - b. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.
  - c. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.
  - d. Governmentally owned and/or operated building or facility, other than those listed in Item 10, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
  - e. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of

# **ZONING REGULATIONS**

## **Franklin Township Zoning Resolution Chapter 3 – District Regulations**

Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.

- f. Institutions for human medical care--hospitals, clinics, congregate care/assisted living facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.
4. Other Uses
- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
  - b. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
  - c. Park and ride lots, subject to the provisions of Section 601.01.B Subsection Subsections 5, 17, 25, 55.
  - d. Wireless telecommunication service facilities, subject to the provisions Section 601.01.B Subsection 60.

**LEASE RATES:**

BLDG B: \$4.75 SF/YR NNN Warehouse, \$7.00 SF/YR NNN Office

NET CHARGES: \$1.38 SF/YR

**PROJECTED YEARLY NET CHARGES:**

R.E.Taxes	\$ 45,805
Insurance	\$ 9,334
Maintenance	\$ 10,000
Water & Sewer	\$ 2,473
Snow & Lawn	\$ 24,843
Reserve for Short Life Items:	\$ 15,000
Misc.	\$ 3,000
Total	<u>\$110,455 / 80,348 SF=\$1.22 SF/YR</u>

TOTAL NET CHARGES: \$1.38/SF

**TOTAL RENTS:**

Building B: \$6.03 (\$4.75 + \$1.38 Net Charges) x 19,182/SF = \$ 117,586/YR  
\$8.38 (\$7.00 Base + \$1.38 Net Charge) x 2,075/SF = \$ 17,389/YR  
**TOTAL** \$ 134,975/YR = \$11,248/MO

Plus Utilities, Rubbish, and Interior Maintenance.

OFFICE FURNITURE: Included in lease

**Contact: David Hall, Broker  
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