

For Sale

CBRE

# 2108 State Route 59

Kent, Ohio 44240



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# Property Details

- + Situated on 5.08 acres
- + Total building size: 7,765 SF
- + Built in 1975 and renovated in 2011
- + Zoned: commercial C-1 & I-1
- + Excellent visibility and access
- + 90 paved parking spaces
- + Large pole signage
- + Asking Price: \$950,000

# Prime Location

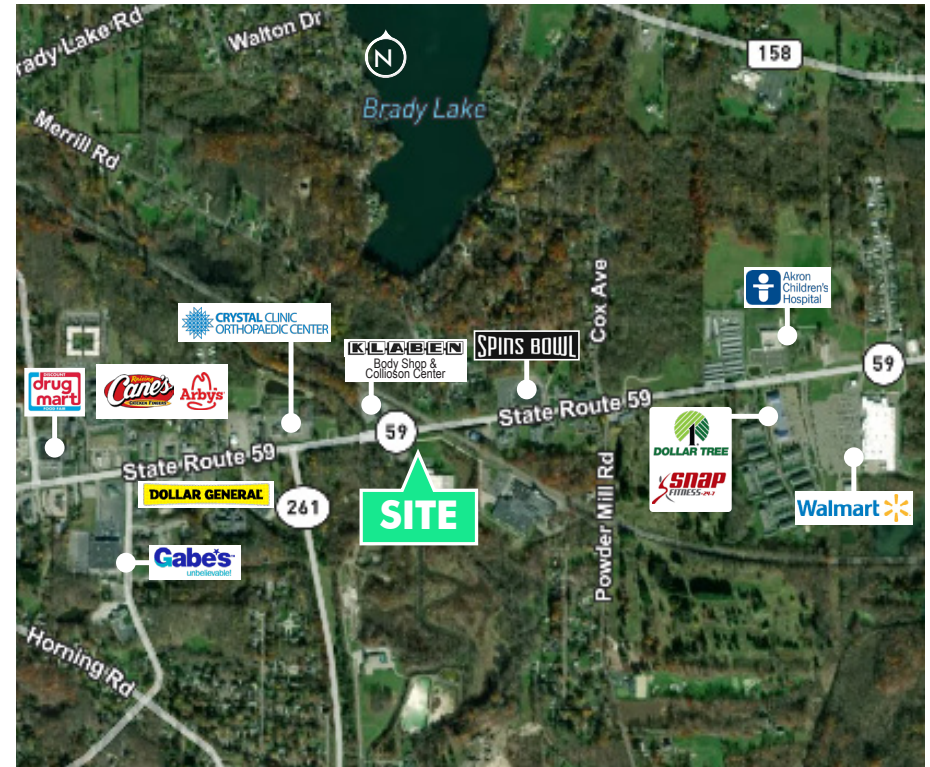
- + Located near Akron Children's Hospital, Crystal Clinic Complex & Walmart Supercenter
- + Kent State University less than five minutes west, with an annual enrollment of ±25,000 students and the area's largest employer.
- + Akron-Canton Airport: 30 minutes south.

## Contact Us

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	1 Mile	3 Miles	5 Miles
2022 Population	5,027	36,463	73,561
Daytime Employem	2,448	20,075	36,836
Total Households	2,626	14,169	30,229
Average HH Income	\$47,579	\$66,410	\$75,719
Median Age	24.5	26.5	33.6

	Traffic Counts
SR-59	14,128 VPD

