



PROPERTY HIGHLIGHTS

- Former Discount Drug Mart for lease divisible from 23,962 sq.ft. into two (2) suites from \$10.00 per sq.ft. triple net.
- One (1) Drive thru Pharmacy Lane
- Signalized Intersection
- Traffic count on East Main St is 18,090 VPD (2023)
- Join Napa Auto Parts & Halo Nails
- Triple net fee is \$4.49 per sq.ft. and includes real estate taxes, insurance, snow removal and landscaping.

LOCATION DESCRIPTION

Located in close proximity to Kent State University, Ohio's 3rd largest university with approximately 35,000 students and faculty.

OFFERING SUMMARY

Sale Price:	\$4,300,000
Lease Rate:	Negotiable
Total Number of Units:	4
Available SF:	6,974 - 23,962 SF
Lot Size:	4.43 Acres
Building Size:	31,762 SF
Year Built:	1999
NOI:	\$0.00
Cap Rate:	0.0%

Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
spencer@putmanproperties.com

Saylor Putman

Vice President - Senior Sales Associate
330.495.8292
saylor@putmanproperties.com



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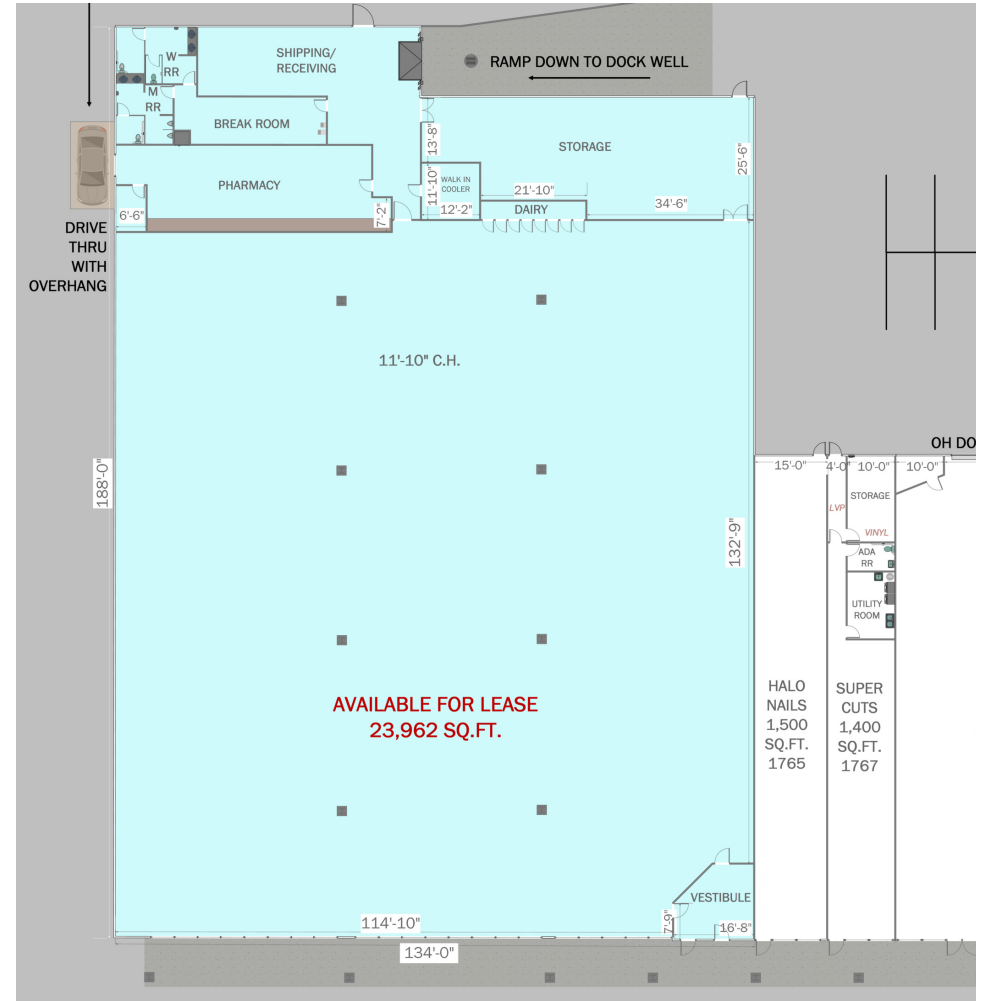
6,974 - 23,962 SQ.FT. RETAIL SPACE FOR LEASE

FOR SALE / LEASE

1763 EAST MAIN STREET, KENT, OH 44240

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
23,963 SQ.FT. RETAIL SPACE	23,962 SF	\$10.00 SF/yr	<p>23,962 Sq.ft. big box retail with drive thru w/overhang, pharmacy area, break room, shipping receiving, dock, storage and walk in cooler.</p> <p>Triple net fee is \$4.49 per sq.ft. or \$8,965.78 per month and includes real estate taxes, insurance, snow removal and landscaping.</p> <p>\$28,934.12 / Month + Utilities (Includes NNN fee)</p>



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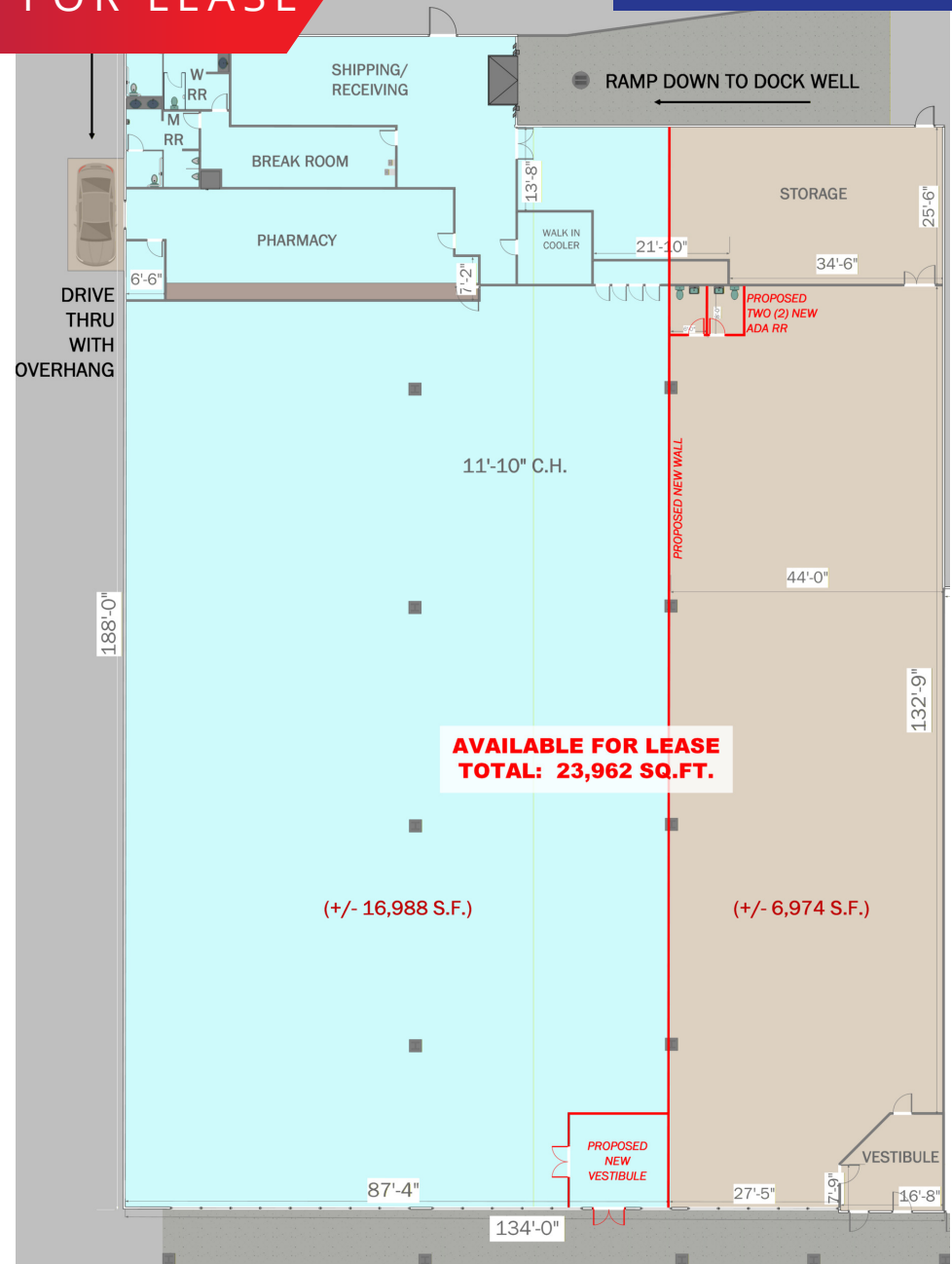
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
16,988 SQ.FT. RETAIL SPACE	16,988 SF	Negotiable	Open retail space with two restrooms, storage area and janitorial space. This is a potential split and not currently divided. Triple net fee is \$4.49 per sq.ft. and includes real estate taxes, insurance, snow removal and landscaping.
6,974 SQ.FT. RETAIL SPACE	6,974 SF	Negotiable	Open retail space with two restrooms, storage area and janitorial space. This is a potential split and not currently divided. Triple net fee is \$4.49 per sq.ft. and includes real estate taxes, insurance, snow removal and landscaping.



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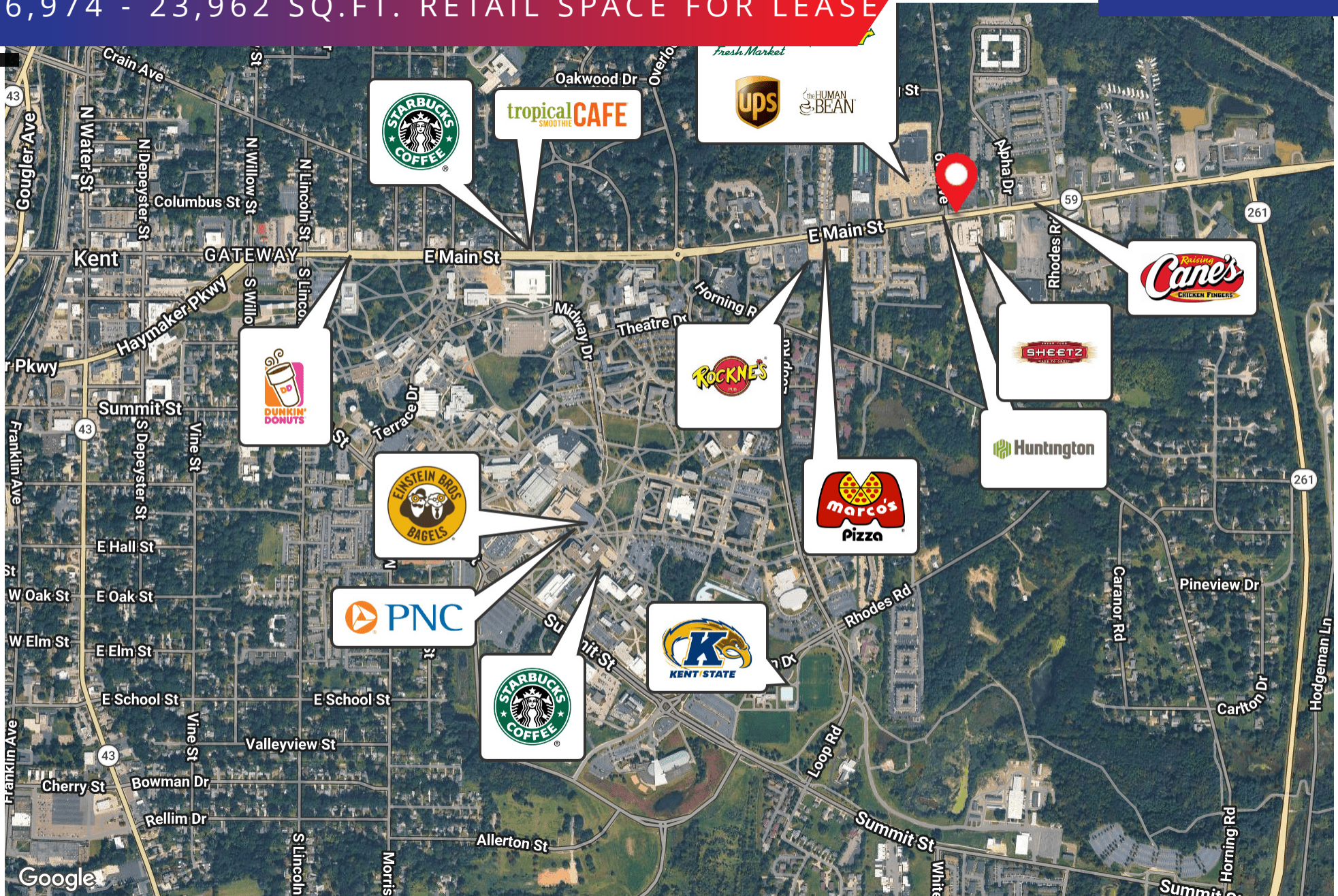
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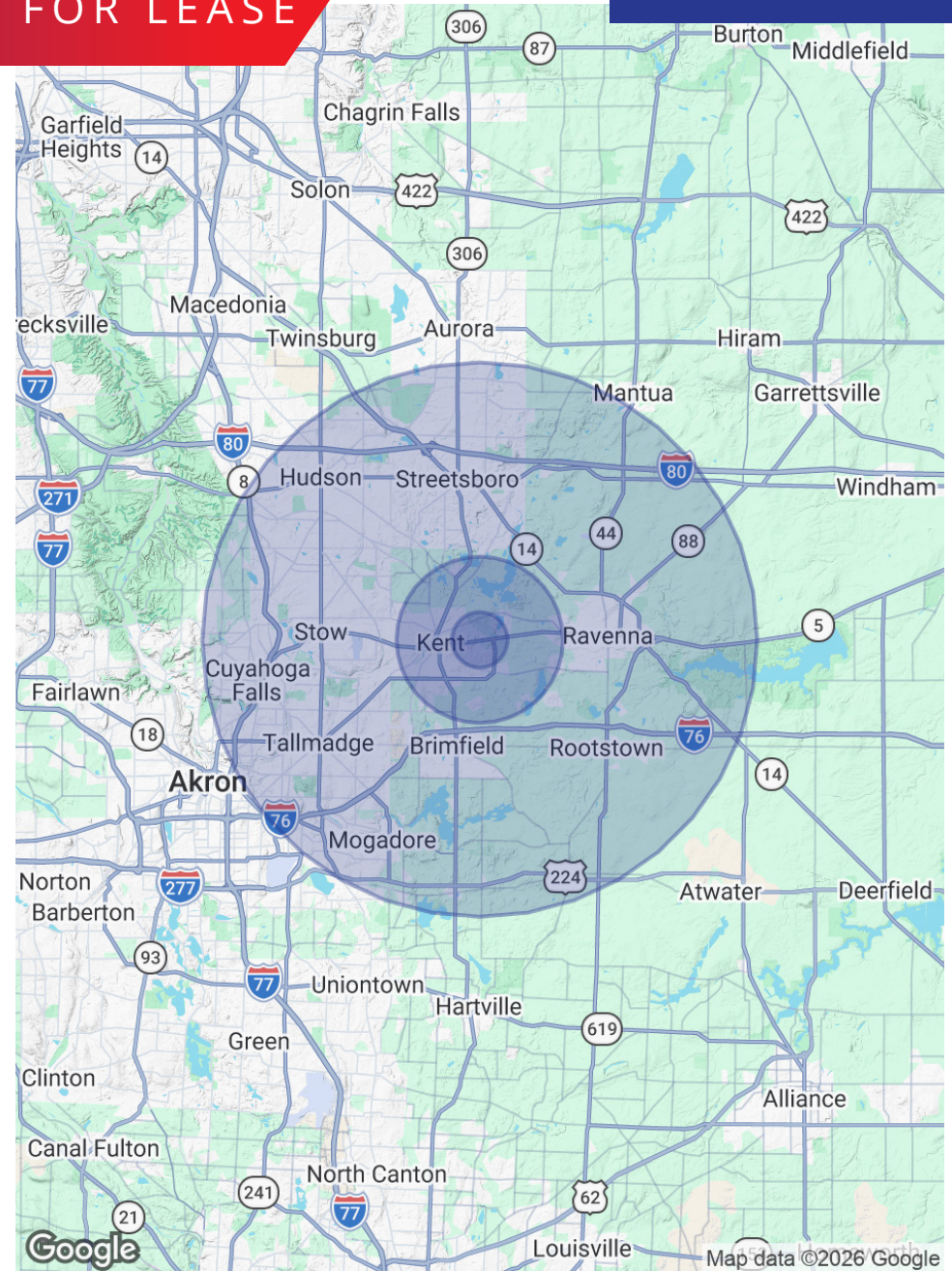
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POPULATION

	1 MILE	3 MILES	10 MILES
Total Population	11,707	36,041	311,224
Average Age	27	35	42
Average Age (Male)	28	35	40
Average Age (Female)	27	36	43

HOUSEHOLDS & INCOME 1 MILE 3 MILES 10 MILES

	1 MILE	3 MILES	10 MILES
Total Households	3,483	14,606	132,319
# of Persons per HH	3.4	2.5	2.4
Average HH Income	\$42,816	\$70,294	\$94,347
Average House Value	\$117,926	\$220,763	\$229,834



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