

NEW LOWER PRICE!



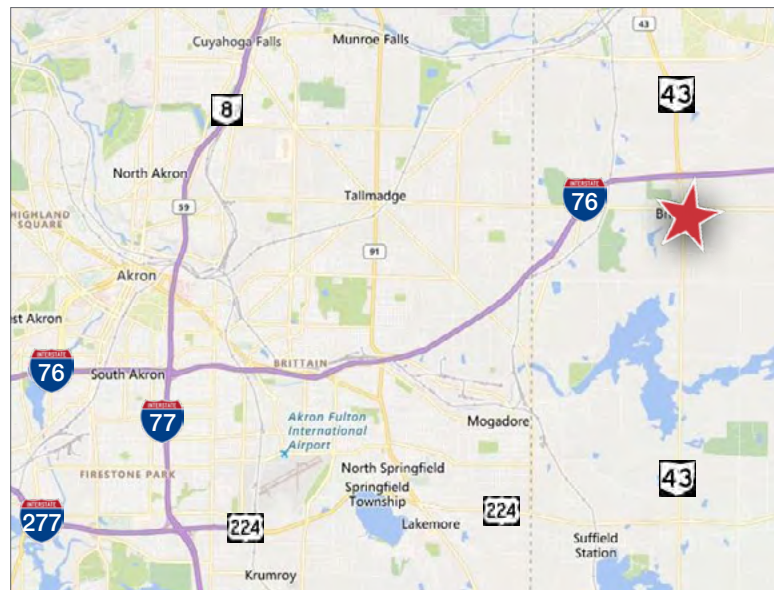
Tallmadge Rd. VL

Kent, OH 44240

Property Features

- **NEW LOWER PRICE:** ~~\$85,000~~ **\$60,000**
- Taxes: \$1,343/year
- Acres: 1.13
- Frontage: 162 ft on Tallmadge Rd
- Interchange / Distance: I-76 / 1/2 mile

Over an acre of land situated near the Tallmadge Rd./Rt. 43 Intersection. 1/2 mile from I-76 with a traffic count of over 4,000 cars/day on Tallmadge Rd. and 10,000 cars/day on Rt. 43 at Tallmadge Rd.



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Property Details:	ACRES:	1.13
	FRONTAGE:	162 ft. on Tallmadge Rd.
	DEPTH:	307 ft.
	TOPOGRAPHY:	Level
	PARCEL #:	04-041-00-00-006-003
	HIGHEST & BEST USE:	Retail, Office
	ZONING:	Commercial
	GAS:	Dominion
	WATER:	County
	SEWER:	County
	ELECTRIC:	First Energy

Price Details:	REDUCED PRICE:	\$85,000 \$60,000
	TAXES:	\$1,343/year

Location Details:	INTERCHANGE:	I-76
	DISTANCE:	1/2 mile
	DAILY TRAFFIC COUNT:	4,189 (Tallmadge Rd.) 10,020 (Rt 43 @ Tallmadge Rd.)

Demographics	1 Mile	3 Miles	5 Miles
Population:	3,536	17,212	71,156
Households:	1,387	6,979	27,073
Median Age:	41.8	35	33.5
Average HH Income:	\$79,978	\$76,511	\$74,727
Traffic Count:	4,189 (Tallmadge Rd.) 10,020 (Rt. 43 @ Tallmadge Rd.)		

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