

**SALE**

# 1.33 Acres of Land on Tallmadge Rd

**496 TALLMADGE RD**

Kent, OH 44240

**PRESENTED BY:**

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**17,060 VPD**

**53,939 VPD**

**I-76**

**TALLMADGE RD**



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>LOT SIZE:</b>	1.33 Acres
<b>ZONING:</b>	G-C General Commercial
<b>TRAFFIC COUNT:</b>	17,060
<b>APN:</b>	04-038-00-00-018-000

## PROPERTY OVERVIEW

This 1.33 acre development opportunity is situated adjacent to the I-76 exit ramp on highly trafficked Tallmadge Road. The property benefits by having monument signage and being highly visible to the approximate 53,900+ passing vehicles per day on I-76. With flexible General Commercial zoning there are a variety of potential uses for the property including Car Washes, Restaurants, Self Storage, Retail Stores, Offices, and more.

## PROPERTY HIGHLIGHTS

- Property Adjacent to I-76 Exit Ramp
- Water & Sewer: Available
- I-76 Traffic Count - 53,939
- Tallmadge Rd Traffic Count - 17,060
- Highly Visible with Monument Signage

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# RETAIL MAP



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**ADDITIONAL PHOTOS**



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# DEMOGRAPHICS MAP & REPORT

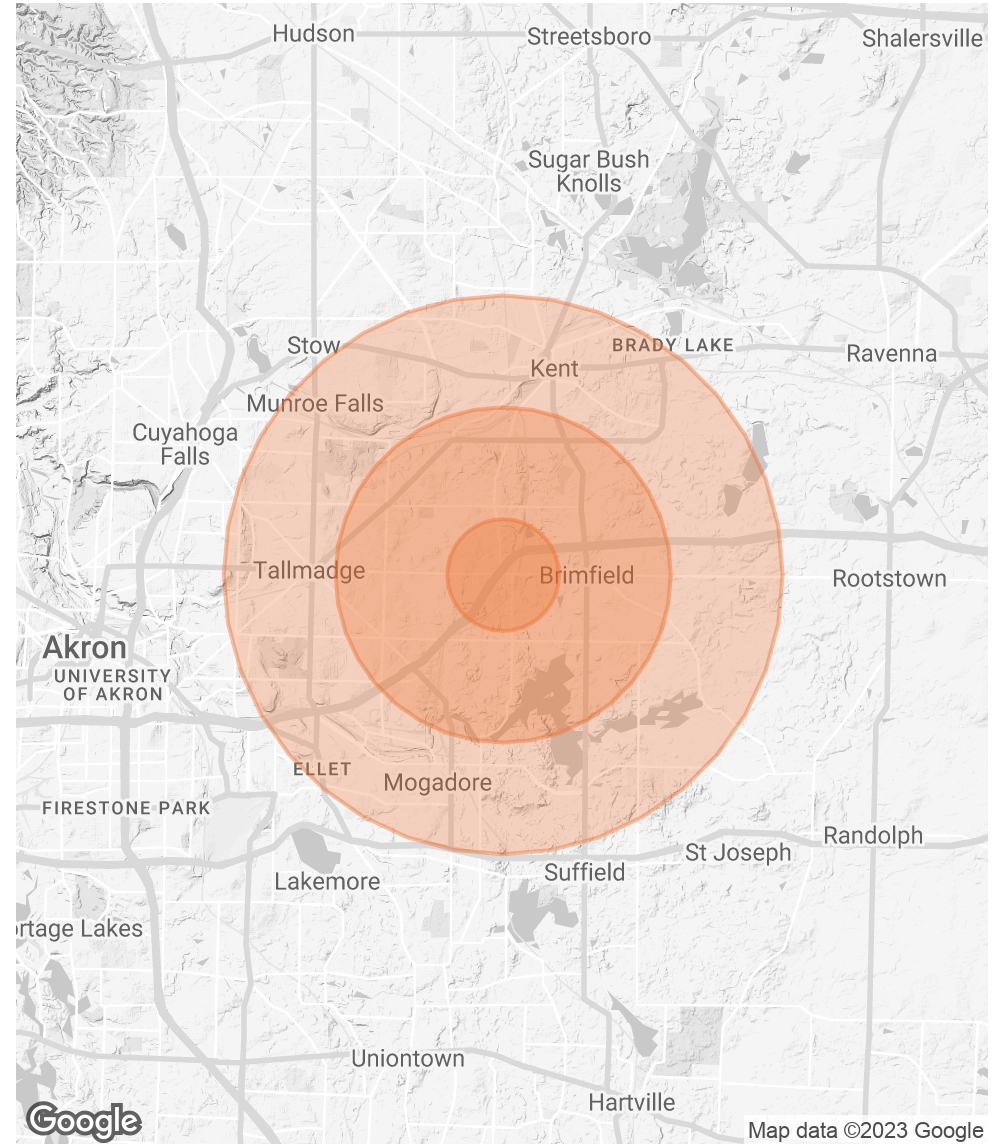
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	1,522	22,247	104,451
<b>AVERAGE AGE</b>	40.8	42.7	39.0
<b>AVERAGE AGE (MALE)</b>	37.3	39.8	38.0
<b>AVERAGE AGE (FEMALE)</b>	40.9	44.5	40.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	771	9,681	46,910
<b># OF PERSONS PER HH</b>	2.0	2.3	2.2
<b>AVERAGE HH INCOME</b>	\$67,670	\$74,928	\$62,578
<b>AVERAGE HOUSE VALUE</b>	\$179,420	\$168,798	\$148,064

\* Demographic data derived from 2020 ACS - US Census



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