

JUNIOR ANCHOR AVAILABILITY AT TRACTOR SUPPLY PLAZA

950 E COLUMBUS ROAD, KENTON, OH 43326

AVAILABLE FOR LEASE

**FUTURE MEDICAL
DEVELOPMENT**
(owned by Hardin
Memorial Hospital)

**FUTURE MEDICAL
DEVELOPMENT**
(Hardin Memorial Hospital)

**2.64 AC SITE
FOR SALE / BUILD TO SUIT**

**AVAILABLE
15,100 SF**

**ROYAL
BUFFET**

63'

147'



**JOIN TENANTS: TRACTOR SUPPLY
COMPANY, MCDONALD'S, PIZZA HUT
AND ROYAL BUFFET!**

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CBRE

THE OPPORTUNITY



- 15,100 SF Junior Anchor Space Available (downsize of former Kmart)
- The space has high ceiling heights with 16'2" to joist and 18'3" to the deck
- Join Existing Tenant Lineup of Tractor Supply Company, McDonald's, Pizza Hut and Royal Buffet
- 2.64 AC Pad for Sale / Build to Suit
- High Rural Traffic Counts of 11,821 VPD at the intersection of E Columbus Street and Jacob Parrot Rd.
- Monument Signage Available
- Regional retailers Walmart, AutoZone, CVS, Dollar General, Kitchens Supermarket, Taco Bell, Goodwill, Ace Hardware, Dollar Tree, Sherwin Williams & more within close proximity

CONTACT US

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QUICK STATS - 20 MINUTE DRIVE-TIME



DAYTIME
POPULATION

23,657



2021
POPULATION

25,950



2021
HOUSEHOLDS

9,983



2021
POPULATION
25 & OVER

18,009



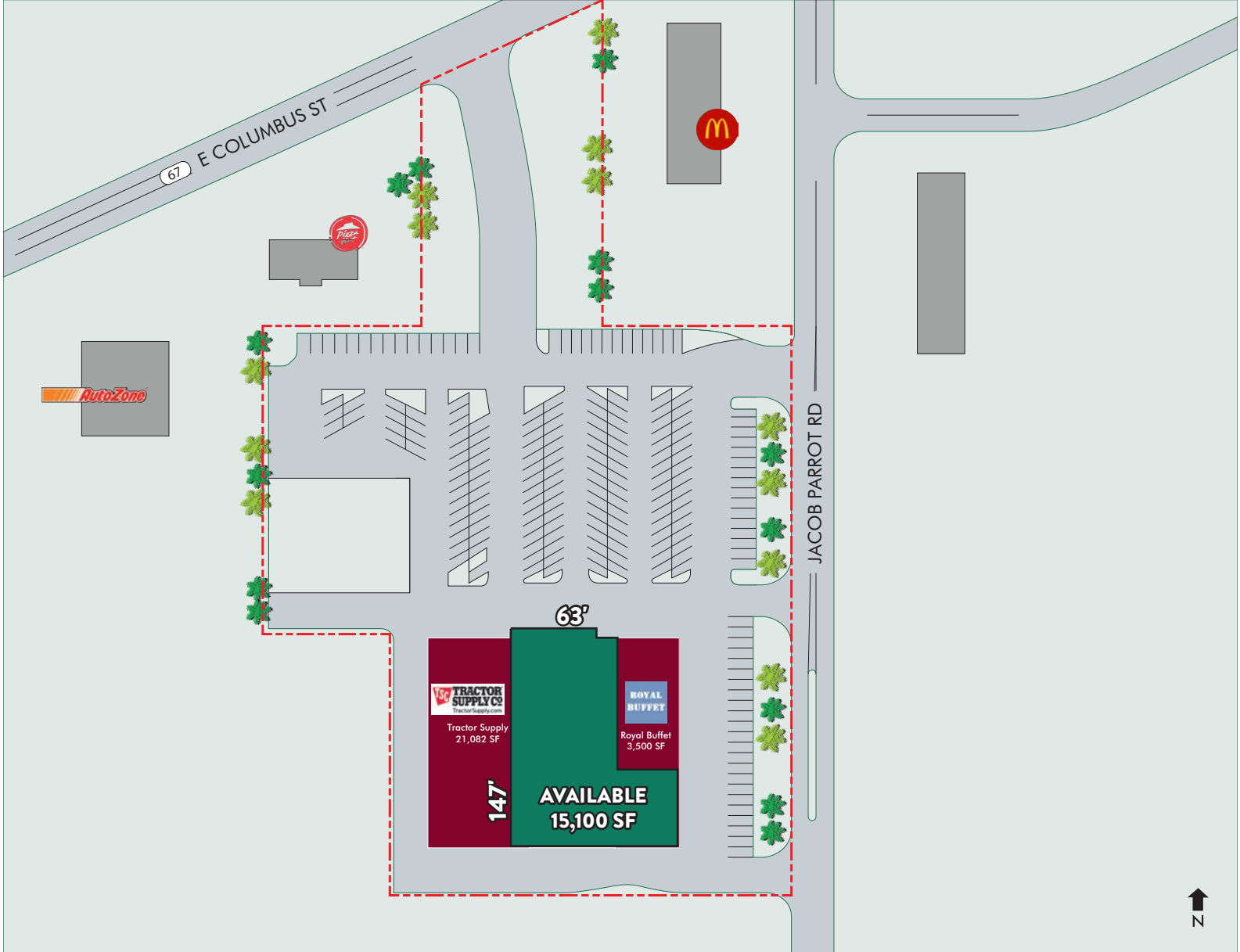
2021
AVG. HOUSEHOLD
INCOME

\$67,241

INTERIOR PHOTOS



SITE PLAN



AERIAL VIEW



KENTON MIDDLE SCHOOL

KENTON HIGH SCHOOL
(534 Enrollment)

KITCHEN'S SUPERMARKET
SHOE sensation
CVS pharmacy
DOLLAR GENERAL

ACE Hardware

MARATHON
NAPA AUTO PARTS
SHERWIN WILLIAMS

7,886 VPD

E COLUMBUS ST - 11,821 VPD

HARDIN MEMORIAL HOSPITAL

2.64 AC SITE
FOR SALE / BUILD TO SUIT

FUTURE MEDICAL DEVELOPMENT
(Hardin Memorial Hospital)

FUTURE MEDICAL DEVELOPMENT
(owned by Hardin Memorial Hospital)

15,100 SF JUNIOR ANCHOR OPPORTUNITY

TSC TRACTOR SUPPLY CO
TractorSupply.com

147'

63'

ROYAL BUFFET

JACOB PARROT RD

DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2021 Population - Current Year Estimate	11,285	25,950	79,630
2026 Population - Five Year Projection	11,186	25,746	79,305
2021 Daytime Population	12,230	23,657	73,611
2021 Households - Current Year Estimate	4,494	9,983	30,471
2021 Average Household Income	\$58,259	\$67,241	\$71,048
2026 Average Household Income Projection	\$63,819	\$74,217	\$78,641
2021 Median Household Income	\$44,646	\$53,103	\$56,316
2021 Per Capita Income	\$23,027	\$25,803	\$27,191
2021 Population 25 and Over	7,570	18,009	55,069

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