

1,400 SQ.FT. RETAIL SPACE FOR LEASE

1763 EAST MAIN STREET, KENT, OH 44240



FOR SALE / LEASE



PROPERTY HIGHLIGHTS

- Former SuperCuts for lease.
- Includes: waiting area w/reception, three (3) shampoo bowls, eight (8) workstations, one (1) ADA restroom, utility room with washer/dryer, janitorial sink, double sinks, supply room and front/rear entrance.
- Signalized Intersection. Asphalt parking at your door.
- Traffic count on East Main St is 16,724 VPD (2025)
- 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.
- Separately metered gas, electric (200 amp), water and sewer.

LOCATION DESCRIPTION

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

OFFERING SUMMARY

Available SF:	1,400 SF
Lease Rate:	\$18.00/SF NNN
Lot Size:	4.43 Acres
Building Size:	31,762 SF
Date Available:	1/1/2026
Year Built:	1999

Spencer Hartung

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Saylor Putman

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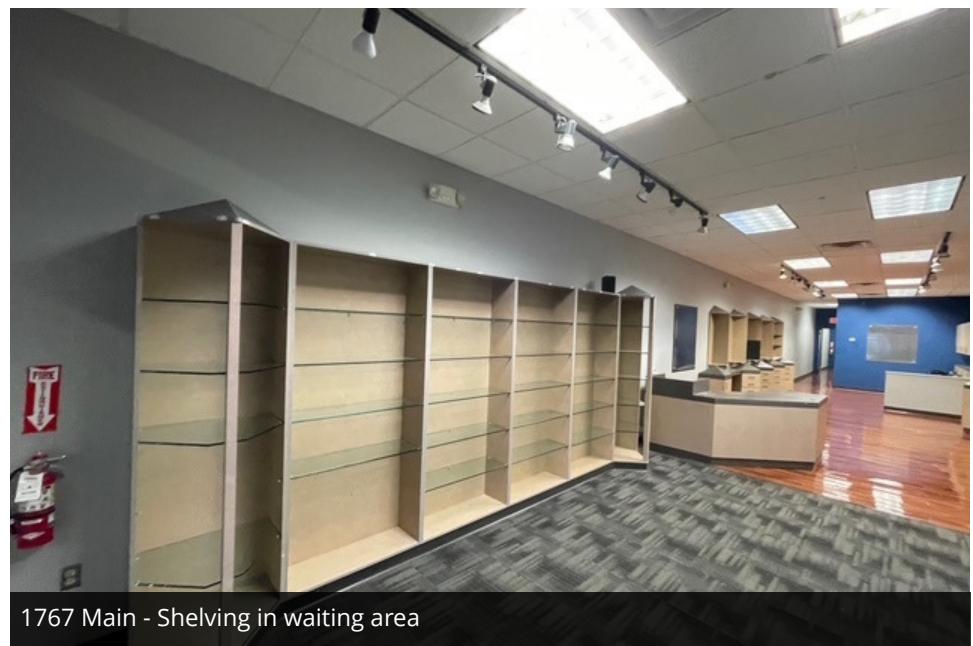
1767 Main - Reception Desk and workstations



1767 Main - Workstations



1767 Main - Waiting area



1767 Main - Shelving in waiting area

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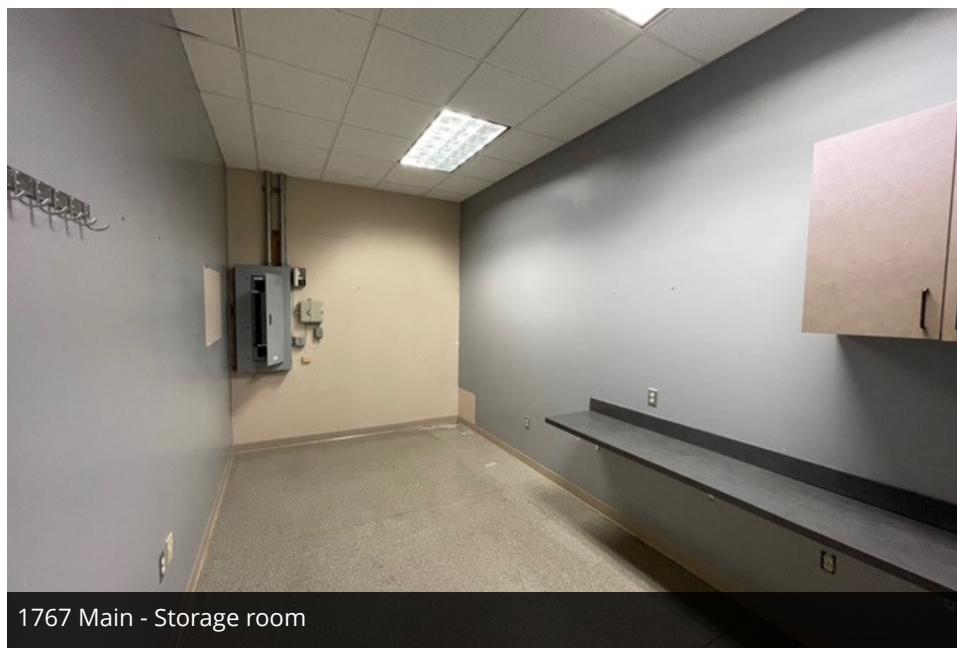
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1767 Main - Janitor sink, shelving and washer/dryer



1767 Main - Shelving and sink



1767 Main - Storage room



1767 Main - Restroom

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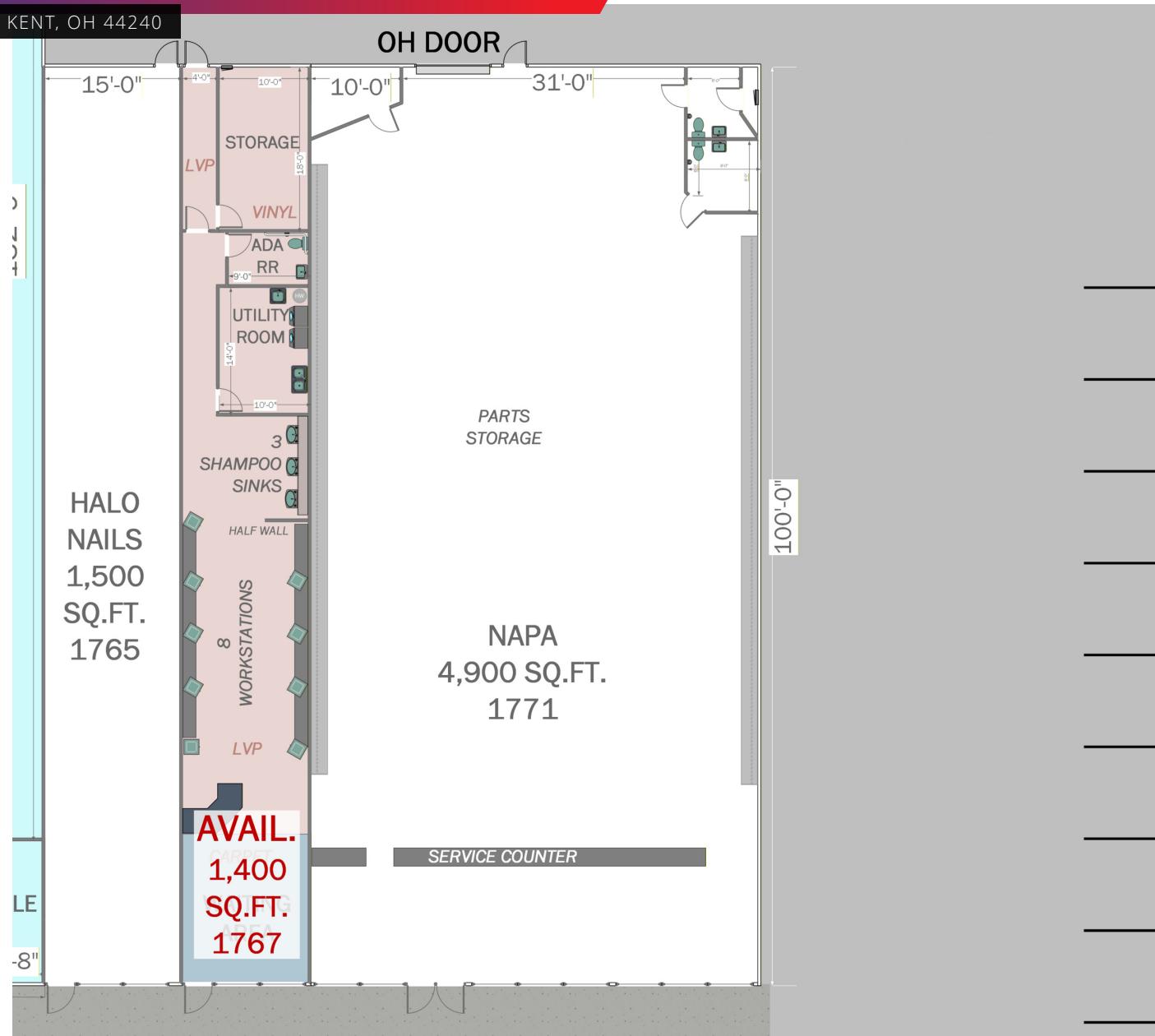
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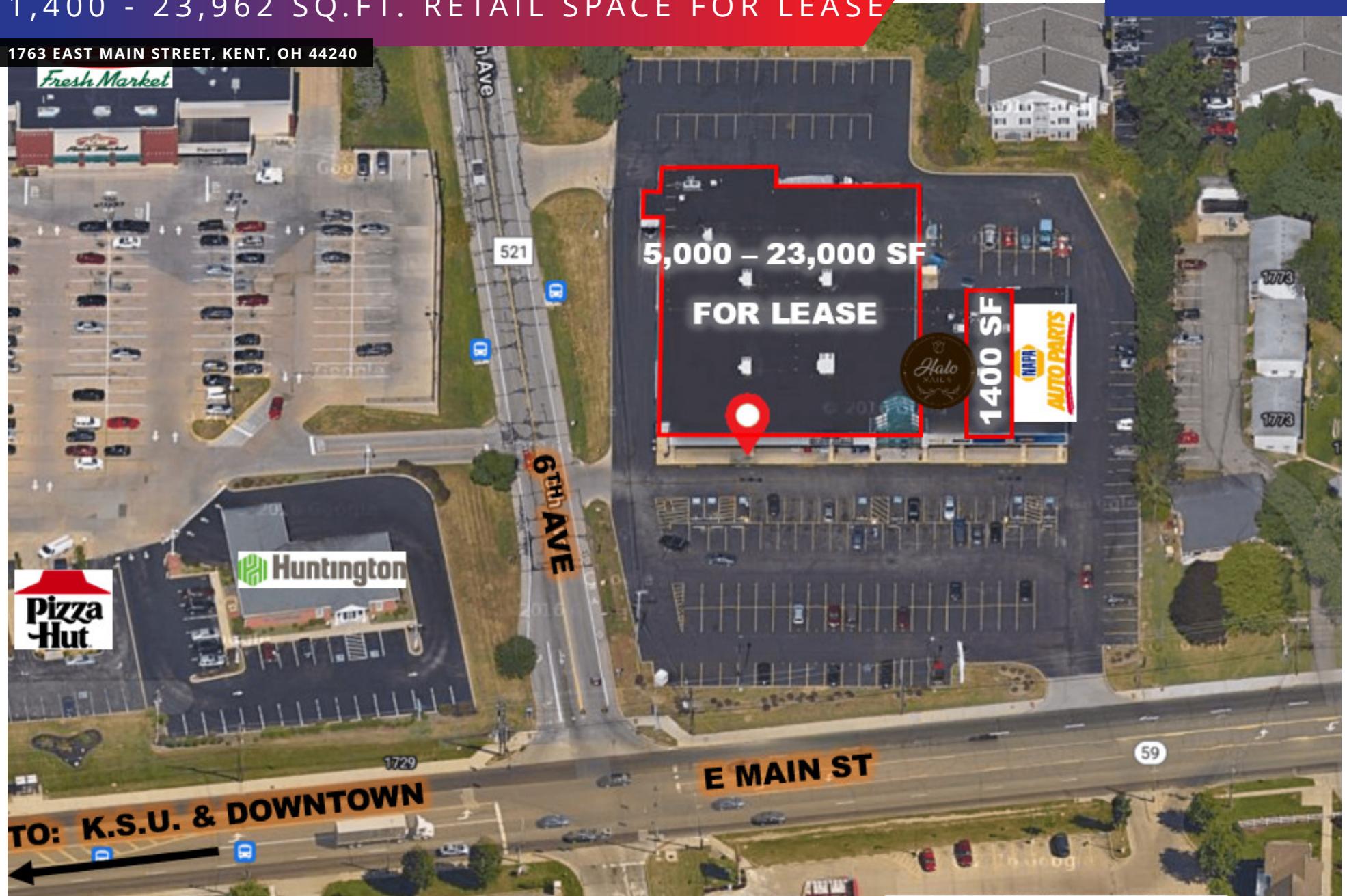
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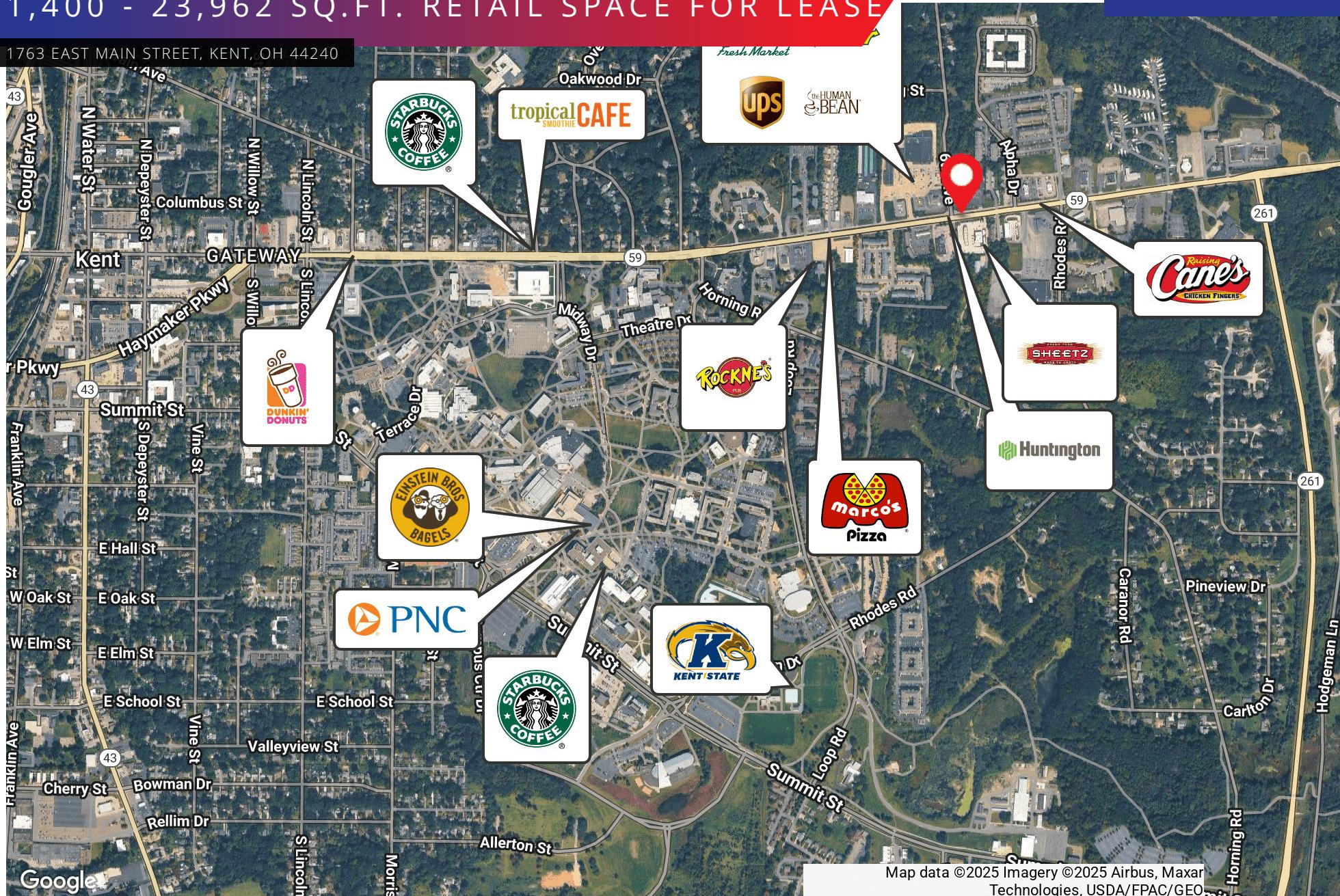
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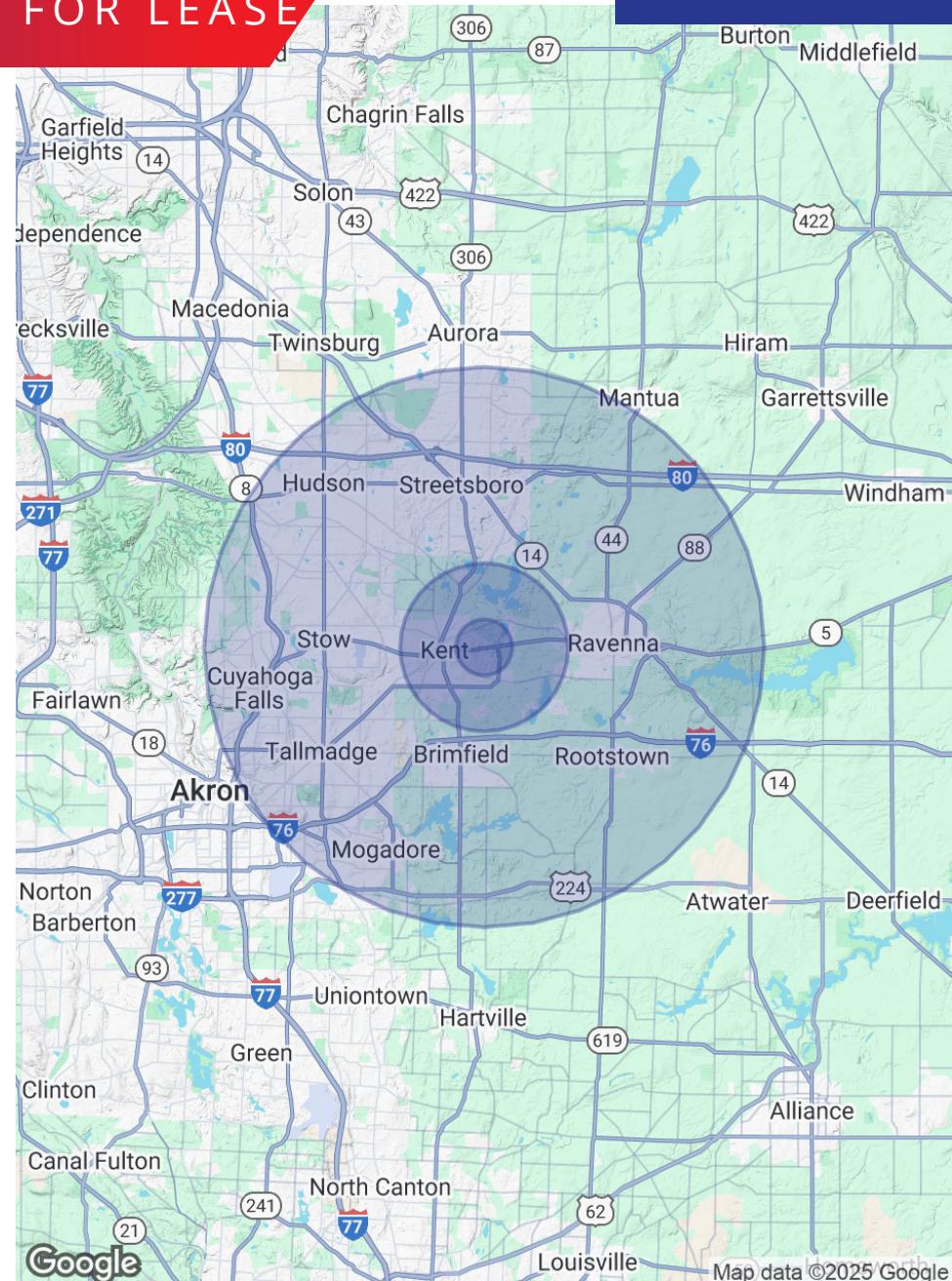
POPULATION

1 MILE 3 MILES 10 MILES

	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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