

# 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

Vice President, Senior Sales Associate  
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### Saylor Putman

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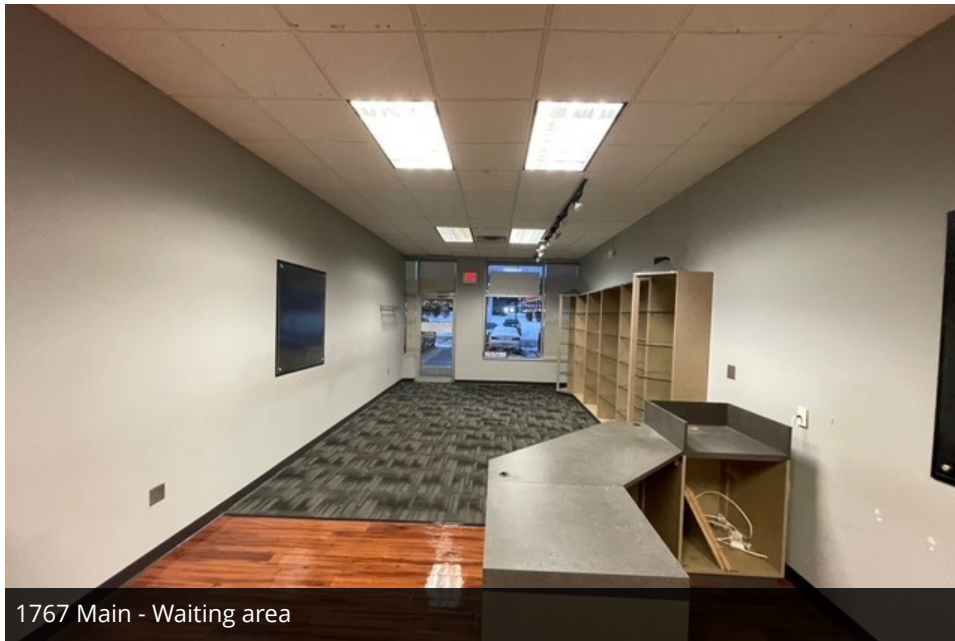
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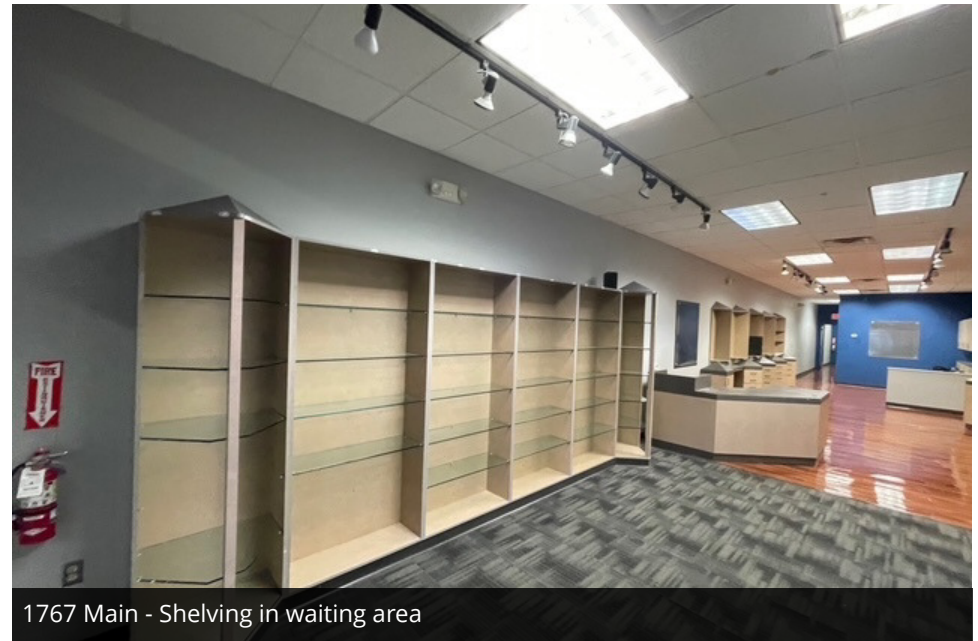
1767 Main - Reception Desk and workstations



1767 Main - Workstations



1767 Main - Waiting area



1767 Main - Shelving in waiting area

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1767 Main - Janitor sink, shelving and washer/dryer



1767 Main - Shelving and sink



1767 Main - Storage room



1767 Main - Restroom

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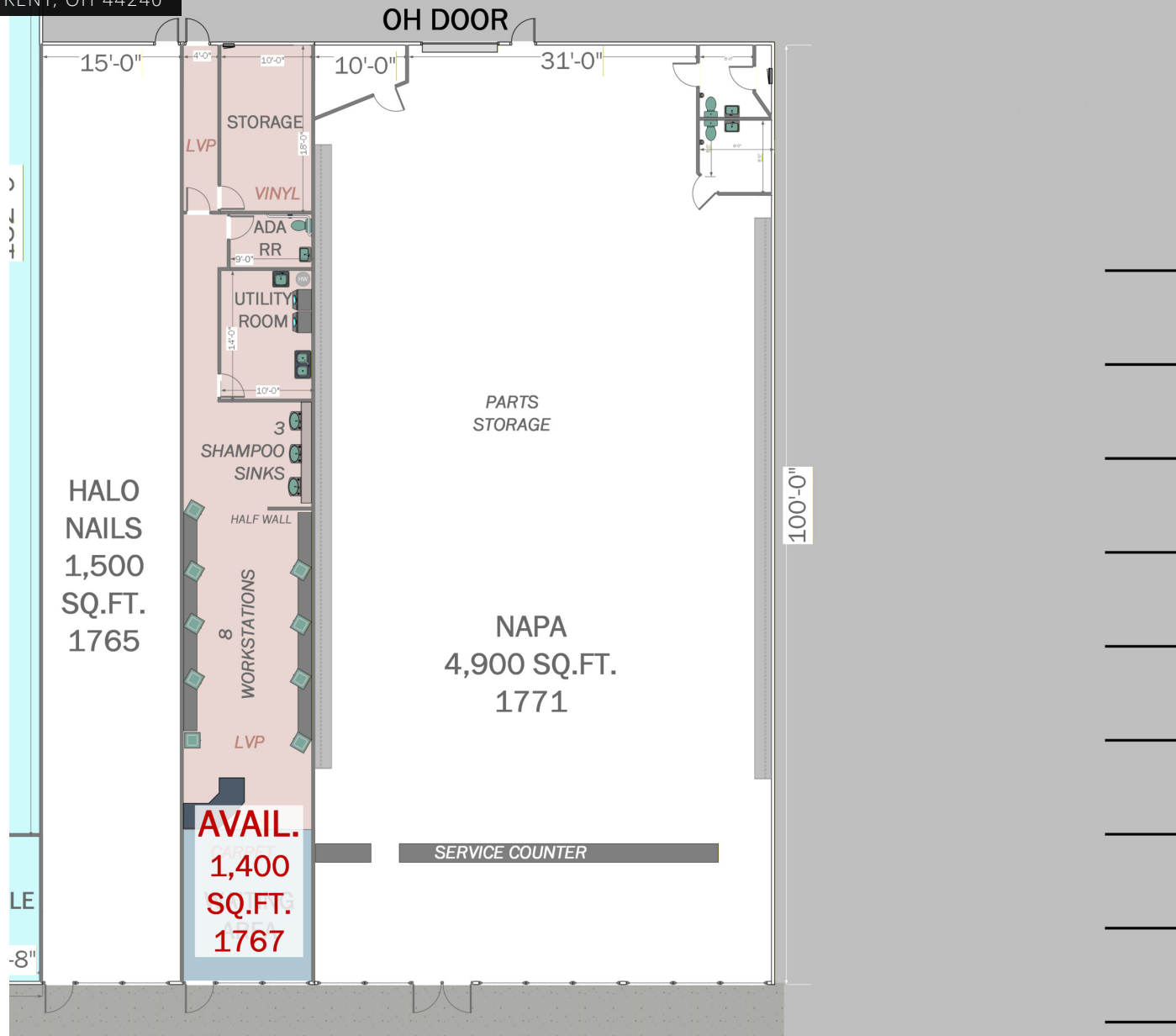
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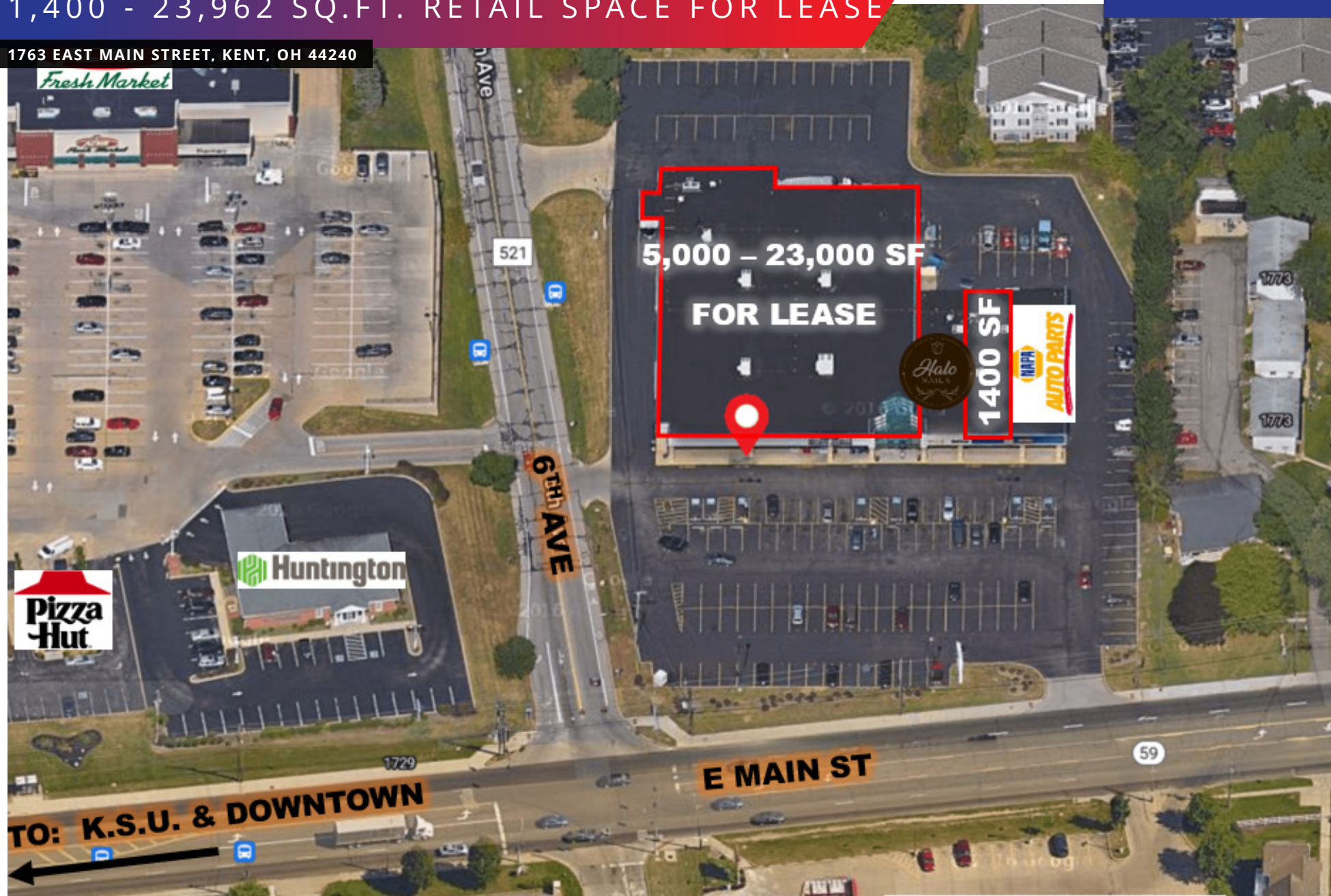




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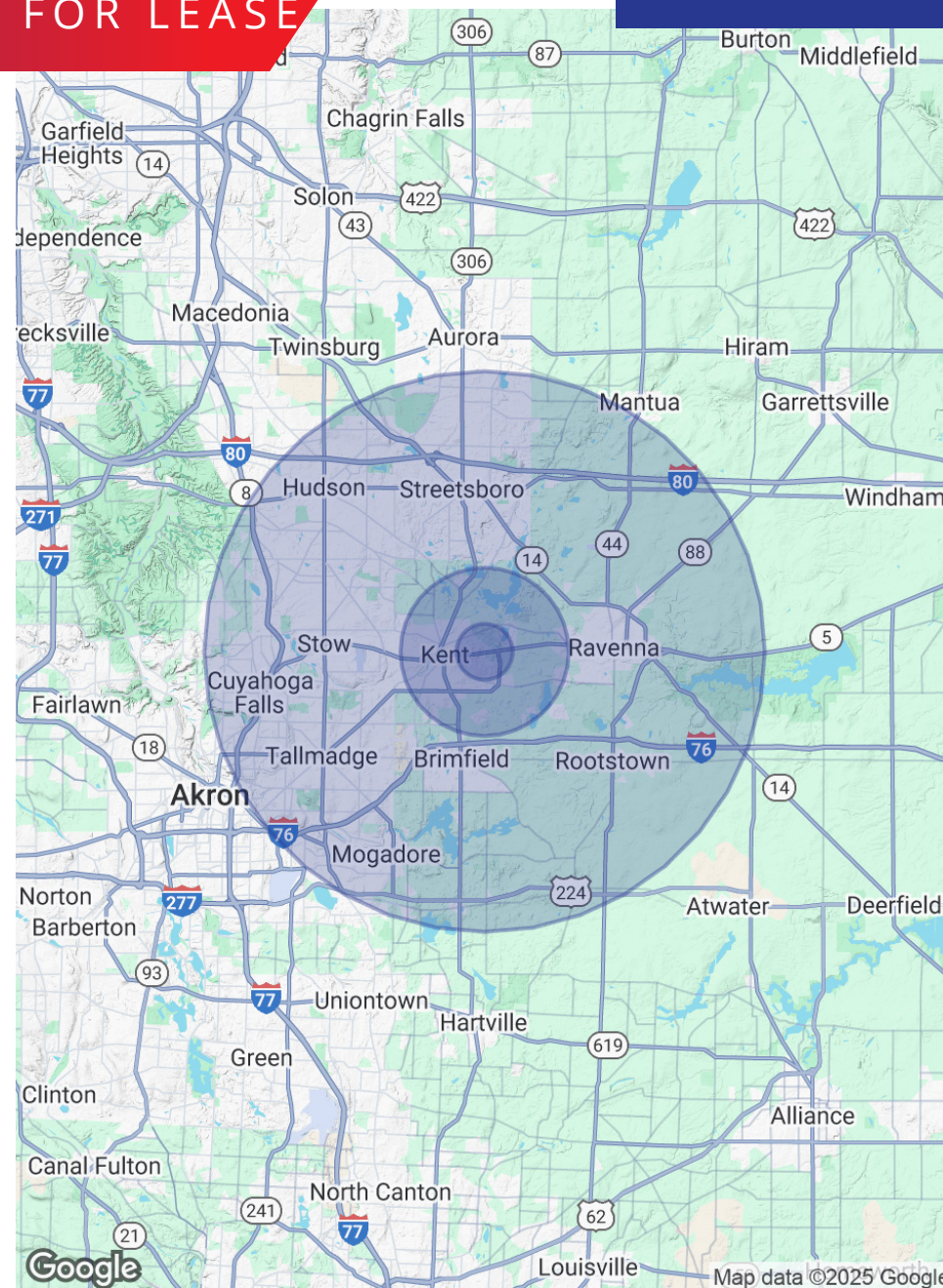
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## POPULATION

	1 MILE	3 MILES	10 MILES
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
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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