

CURRIE-HALL INVESTMENT CO.

Brokers and Consultants in Real Estate Investments

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**FORMER SPECTRUM CUSTOMER SERVICE CENTER
WITH CUSTOMER SERVICE DESK
OUTSIDE FENCED VEHICLE PARKING
5,145 SF (3,480 SF OFFICE and 1,655 SF STORAGE**

FOR SALE OR LEASE

1848 STATE ROUTE 59
KENT, OHIO 44240



**Contact: David Hall, Broker
Office: 330-650-0525 X12
Cell: 330-842-0639
devhall@aol.com**

NOTE: The information contained within this brochure is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof.

PROPERTY DETAILS

Location: 1848 State Route 59, Kent, Ohio 44240

Zoning: C-1 Local Commercial District

Parcel: 12-021-00-00-013-002

Taxing District: City of Kent; Kent CSD

Building: 3,480 SF of Offices with 1,655/SF of storage area and fenced vehicle parking

Lot Size: 1.05 Acres

Utilities: City of Kent Water
Portage County sanitary sewer
First Energy Electric
Dominion East Ohio Gas

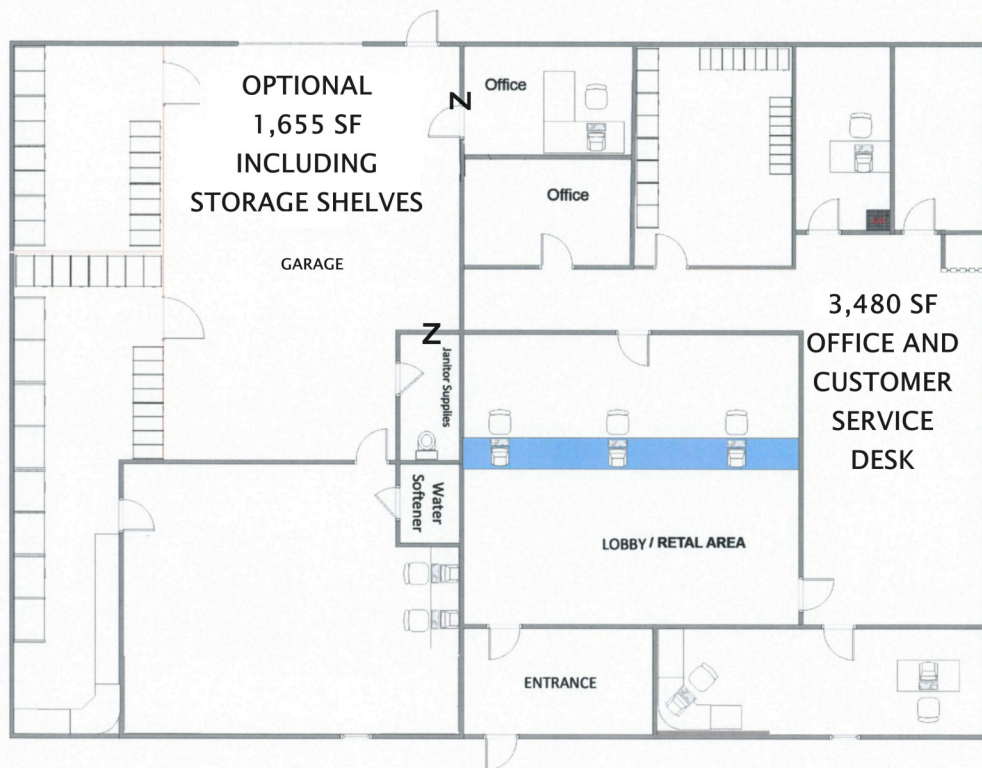
Age: Built in 1989 - Remodeled Later

Lease Rate: \$13.50/SF/NNN/YR (Office)
\$ 6.00/SF/NNN/YR (Storage)

Net Charges: \$3.98/SF/YR

Price: \$750,000

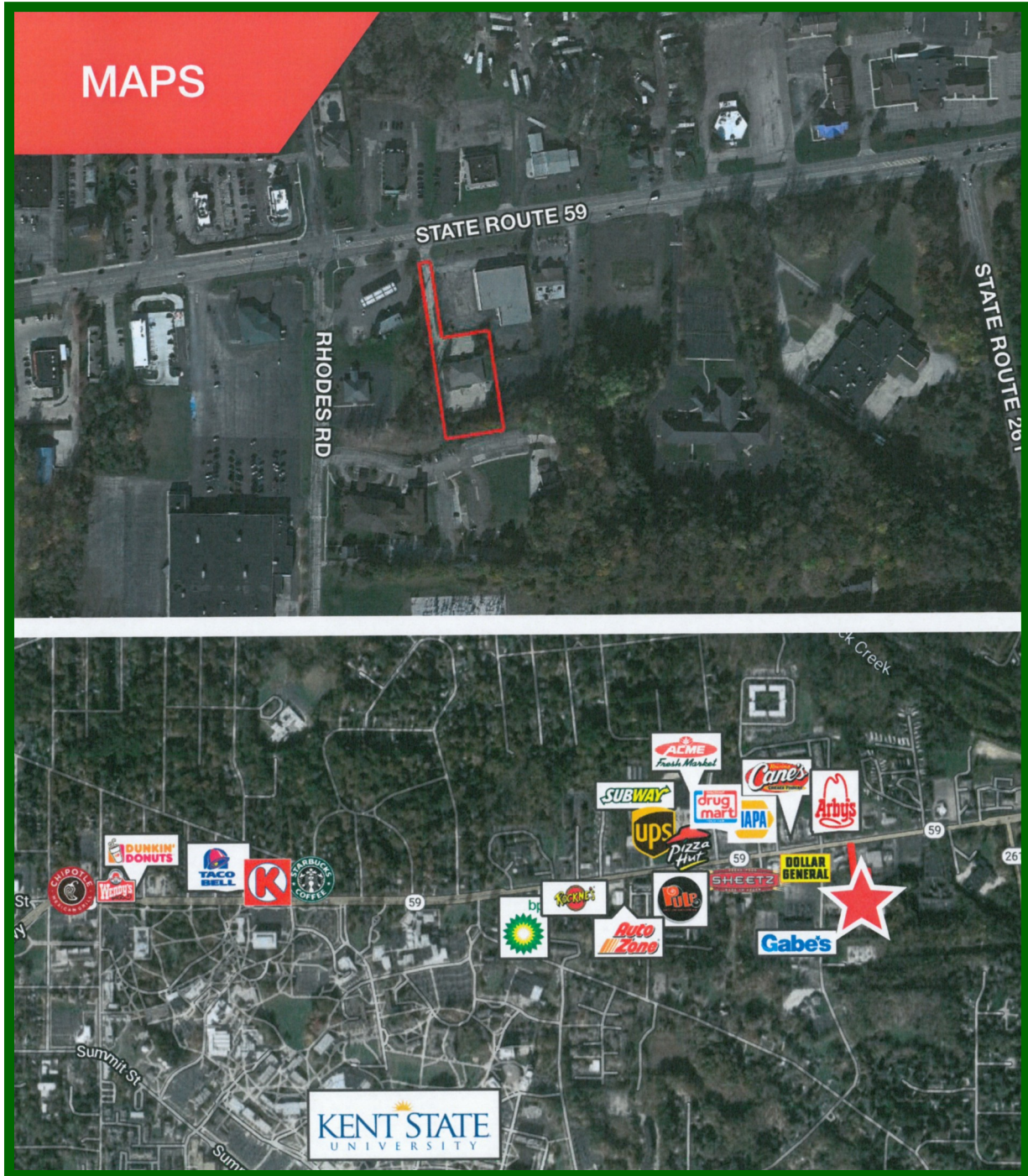
FLOOR PLAN



LOBBY



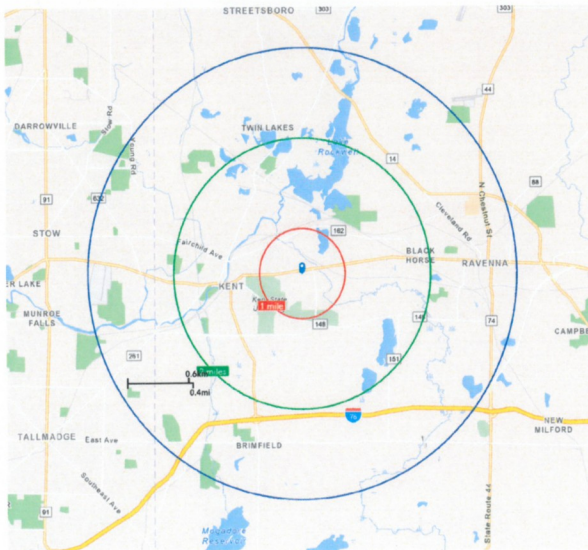
MAPS



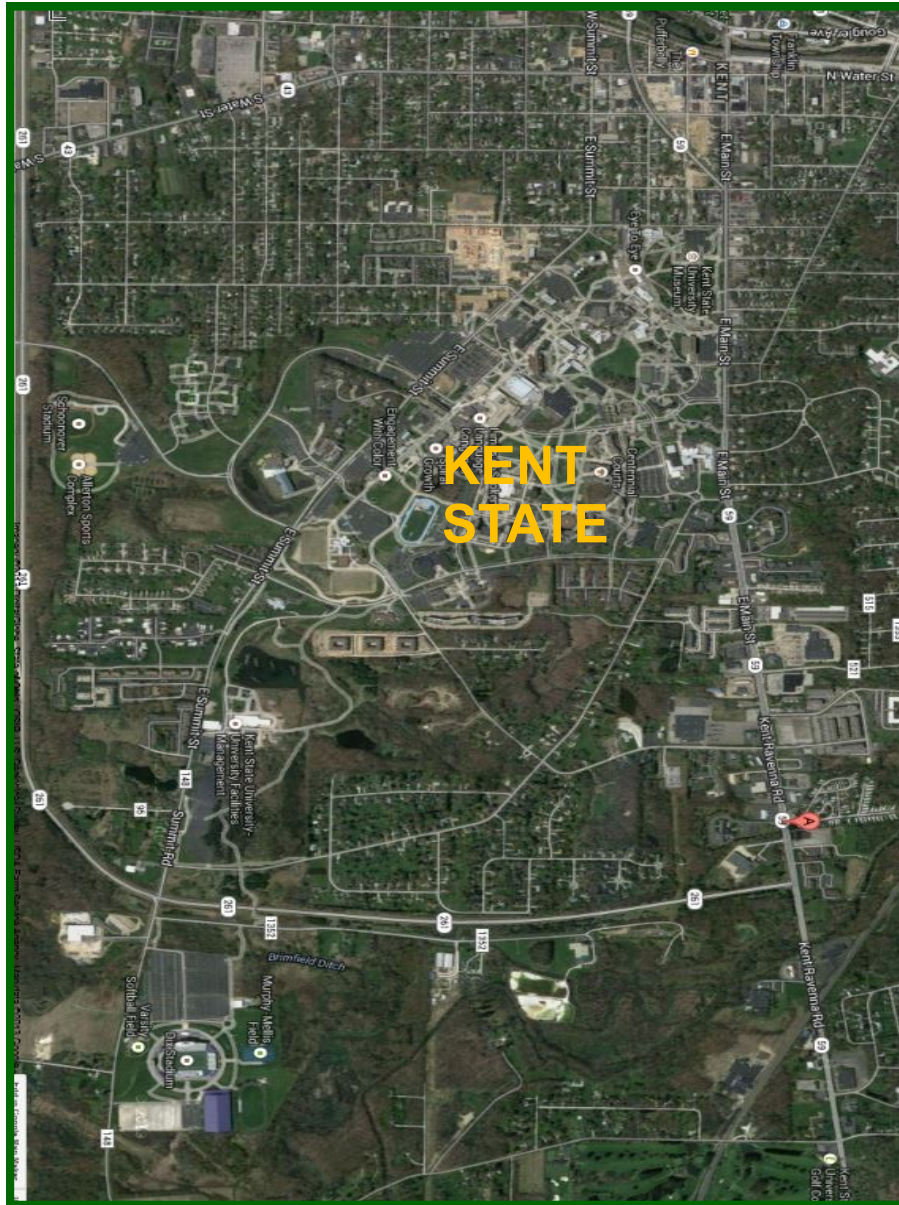
DEMOGRAPHICS

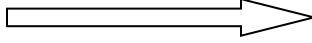
2021 Summary

	1 Mile	3 Miles	5 Miles
Population	10,233	36,152	77,801
Households	2,710	13,570	30,033
Families	733	6,183	16,981
Average Household Size	1.98	2.25	2.39
Owner Occupied Housing Units	644	6,535	18,347
Renter Occupied Housing Units	2,066	7,036	11,686
Median Age	21.8	26.3	34.1
Median Household Income	\$24,691	\$40,909	\$50,367
Average Household Income	\$43,943	\$60,822	\$70,459

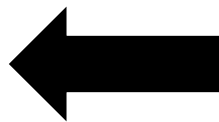
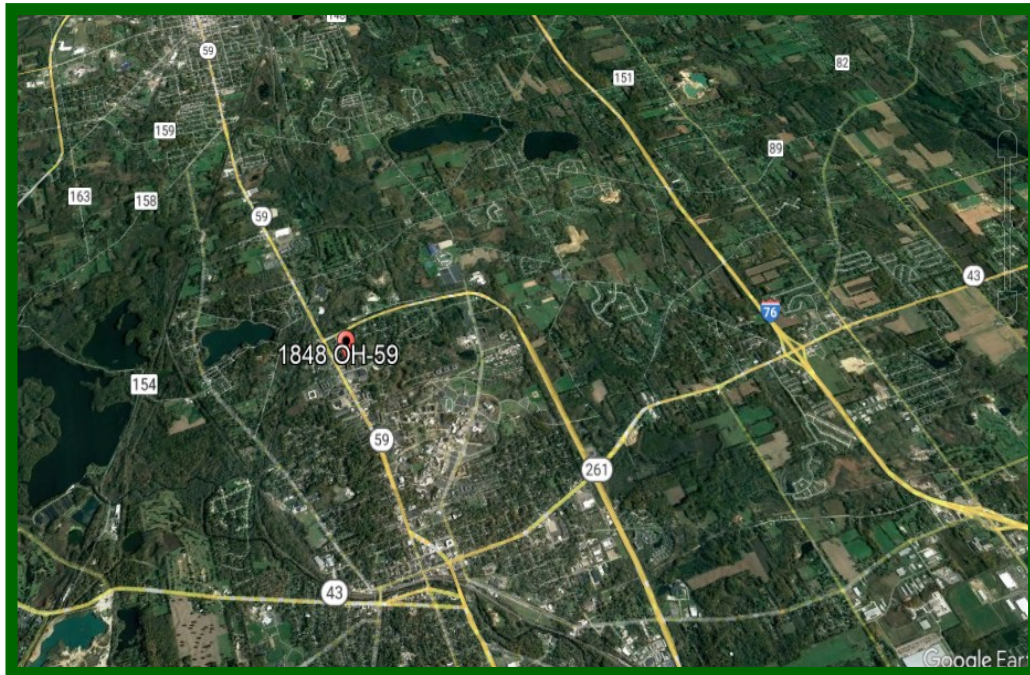


LOCATION MAP



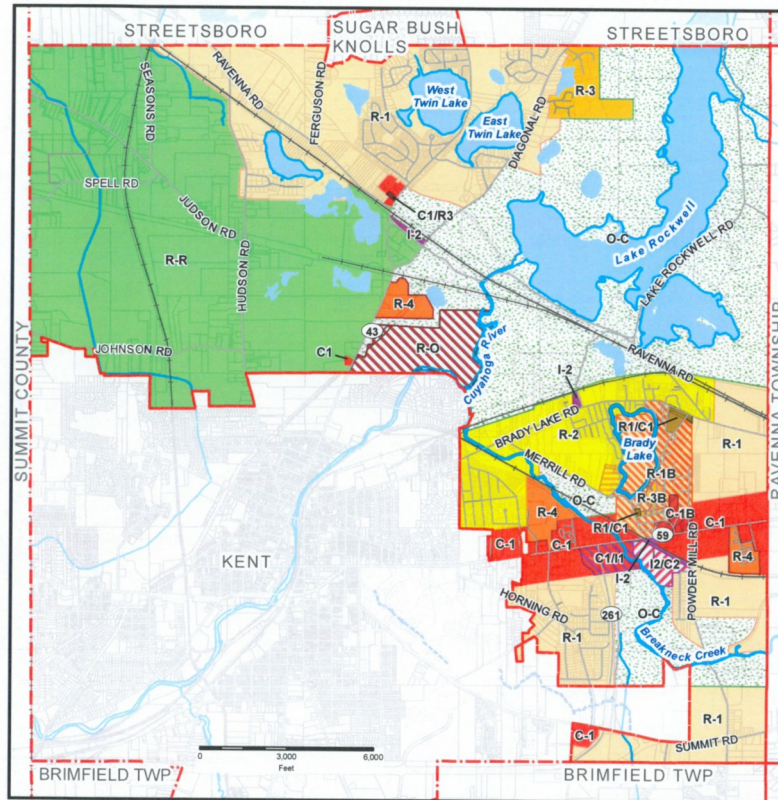
NORTH 

HIGHWAY MAP



NORTH

ZONING MAP



Franklin Township



Zoning 2020

- O-C Open Space Conservation
- R-R Rural Residential
- R-1 Low Density Residential
- R-1B Low Density Residential Brady Lake District
- R-1/C-1 Mixed Low Density Residential/Commercial
- R-2 Medium Density Residential
- R-2B Medium Density Residential Brady Lake District
- R-3 High Density Residential
- R-3B High Density Residential Brady Lake District
- R-4 Multi-Family Residential
- C-1 Local Commercial
- C-1B Local Commercial Brady Lake District
- C-1/R-3 Mixed Commercial/Residential
- C-1/I-1 Mixed Commercial/Industrial Research & Office
- I-2 Industrial
- I-2/C-2 Mixed Industrial/Service Commercial
- R-O Research-Office

Amended map approved August 11, 2020 Resolution #2020-29
 Parcels: Portage County GIS, 2020



Prepared by Portage County Regional Planning Commission, November 2020

ZONING REGULATIONS

Section 320.00 C-1 Local Commercial District

Section 320.01 Purpose

This district is established to provide for uses principally to accommodate the sale of convenience retail goods and personal services purchased frequently for daily or weekly needs. It is intended that the design of this district will encourage groupings of establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method of handling vehicular and pedestrian traffic.

Section 320.02 Uses

Within a C-1 Local Commercial District, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Commercial/Professional Services Uses

ZONING REGULATIONS

Franklin Township Zoning Resolution Chapter 3 – District Regulations

- a. Administrative, executive, accounting, clerical and drafting offices.
 - b. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets, restaurants (sit down, carry out and/or drive thru), pizza shops, and ice cream parlors.
 - c. Personal Services Establishments² including but not limited to barber shops, beauty salons, dry cleaning and laundry agency.
 - d. Professional and Business Offices including, but not limited to accountants, architects, interior designers, lawyers, dentists, doctors, insurance agents, real estate brokers, travel agents and printing/copying services.
 - e. Retail establishments including, but not limited to antiques stores, clothing and shoe stores, florists, gift shops, nurseries and green houses, office supply, furniture, hardware, drug stores, electronic stores, art and craft supply stores, jewelry stores.
2. Other Uses
- a. Other uses not covered similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
3. Accessory Uses
- a. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the Zoning District.
 - b. Signs – As regulated in Chapter 7.
- B. Conditionally Permitted Uses
- The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:
1. Commercial/Professional Services Uses
- a. Animal Hospitals, Veterinary Offices and Clinics, subject the provisions of Section 601.01.B Subsection 40.
 - b. Bars, taverns and nightclubs, subject to the provisions of Section 601.01.B

² Personal Services are those services frequently needed by residents in the immediate neighborhood and township in general.

ZONING REGULATIONS

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Subsections 2, 5, 17.

- c. Car Wash, subject to the provisions of Section 601.01.B Subsection 41.
 - d. Funeral Homes, subject to the provisions of Section 601.01.B Subsection 45.
 - e. Gasoline Stations and/or Auto Service Center, subject to the provisions of Section 601.01.B Subsection 46.
 - f. Hotels and motels, including accessory uses, to such operation, provided that all accessory uses are within the same building, subject to the provisions of Section 601.01.B Subsections 2, 5, 8, 23.
 - g. Planned Business Developments, subject to the provisions of Section 601.01.B Subsection 56.
2. Open Space/Recreation Uses
- a. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.
3. Community Facilities
- a. Churches and other buildings for the purpose of religious worship, subject to the provisions Section 601.01.B Subsections 42.
 - b. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.
 - c. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.
 - d. Governmentally owned and/or operated building or facility, other than those listed in Item 10, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
 - e. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of

ZONING REGULATIONS

Franklin Township Zoning Resolution Chapter 3 – District Regulations

Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.

- f. Institutions for human medical care--hospitals, clinics, congregate care/assisted living facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.
- 4. Other Uses
 - a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
 - b. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
 - c. Park and ride lots, subject to the provisions of Section 601.01.B Subsection Subsections 5, 17, 25, 55.
 - d. Wireless telecommunication service facilities, subject to the provisions Section 601.01.B Subsection 60.

LEASE RATES:

3,480 SF OFFICE: @ \$13.50/SF NNN
1,655 SF STORAGE: @ \$ 6.00/SF NNN

PROJECTED YEARLY NET CHARGES:

TOTAL BUILDING: 5,145/SF

R.E.Taxes	\$ 8,501
RSLI .25/SF	\$ 3,000
Insurance	\$ 1,801
Maintenance	\$ 2,651
Common Area/Lawncare/Snow Removal/Window Washing	\$ 3,500
Misc	\$ 1,000

TOTAL NET CHARGES: \$20,453
\$3.98/SF

PROJECTED WAREHOUSE/MFG LEASE RATE: \$6.00/SF/NNN
\$3.98 Net Charges
\$9.98/SF + Utilities+ Internet/Trash & Maintenance

PROJECTED OFFICE RATE: \$13.50/SF/NNN
\$3.98 Net Charges
\$17.48 + Utilities + Internet/Trash and Maintenance

WAREHOUSE:	\$16.517/YR	\$1,376/MO.
OFFICE:	<u>\$60,830/YR</u>	<u>\$5,069/MO.</u>
TOTAL:	\$77,830/YR	\$6,445/MO

RSLI SHALL BE INCREASED 3%/YR TO ACCOMMODATE INFLATION

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