

Retail Redevelopment Space for Sale or Lease

4260 STATE ROUTE 43 KENT, OH 44240

LEASE RATE REDUCED!



Overview

The 1,708 SF building sits on .92 of an acre and is adjacent to the Interstate 76 East on ramp. Located in a high traffic area, that includes multiple fuel stations and fast food locations, this site lends itself to a redevelopment situation. Plenty of parking, high visibility, great location. Former Tire/Brake Sales/Service location. Property is available for sale or for lease. Zoned H-C, Highway Commercial for Brimfield Township, this location would be ideal for many types of retail, commercial, users that need close highway exposure and accessibility.

Contact Jeff Davis or Jake Davis for more information.

Highlights

- Adjacent to I-76 on Ramp
- Great Visibility
- Surrounded by Newer Retail
- Located on a Growing Intersection

Property Details



Sales Price
\$659,000



Lease Rate
\$4,500 / Month (Gross)
\$3,950 / Month (Gross)



Space Available
1,708 SF



Building Size
1,708 SF



Lot Size
.92 Acres



Zoning
H-C Highway Commercial

Rev: February 11, 2026

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DEMOGRAPHICS



26,443
Population



29.4
Median Age



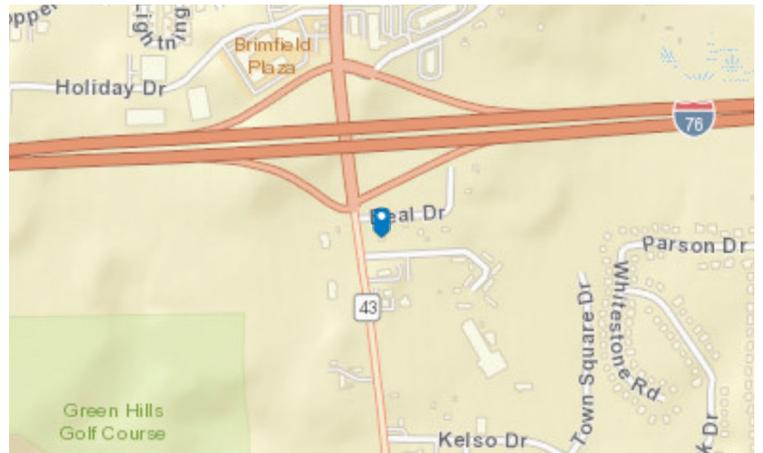
2.2
Average Household Size



\$64,747
Median Household Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
	3,754	0.1
State Rte 43	3,601	0.1
I- 76	6,715	0.1
I- 76	6,296	0.1
	3,826	0.2



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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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Jake Davis

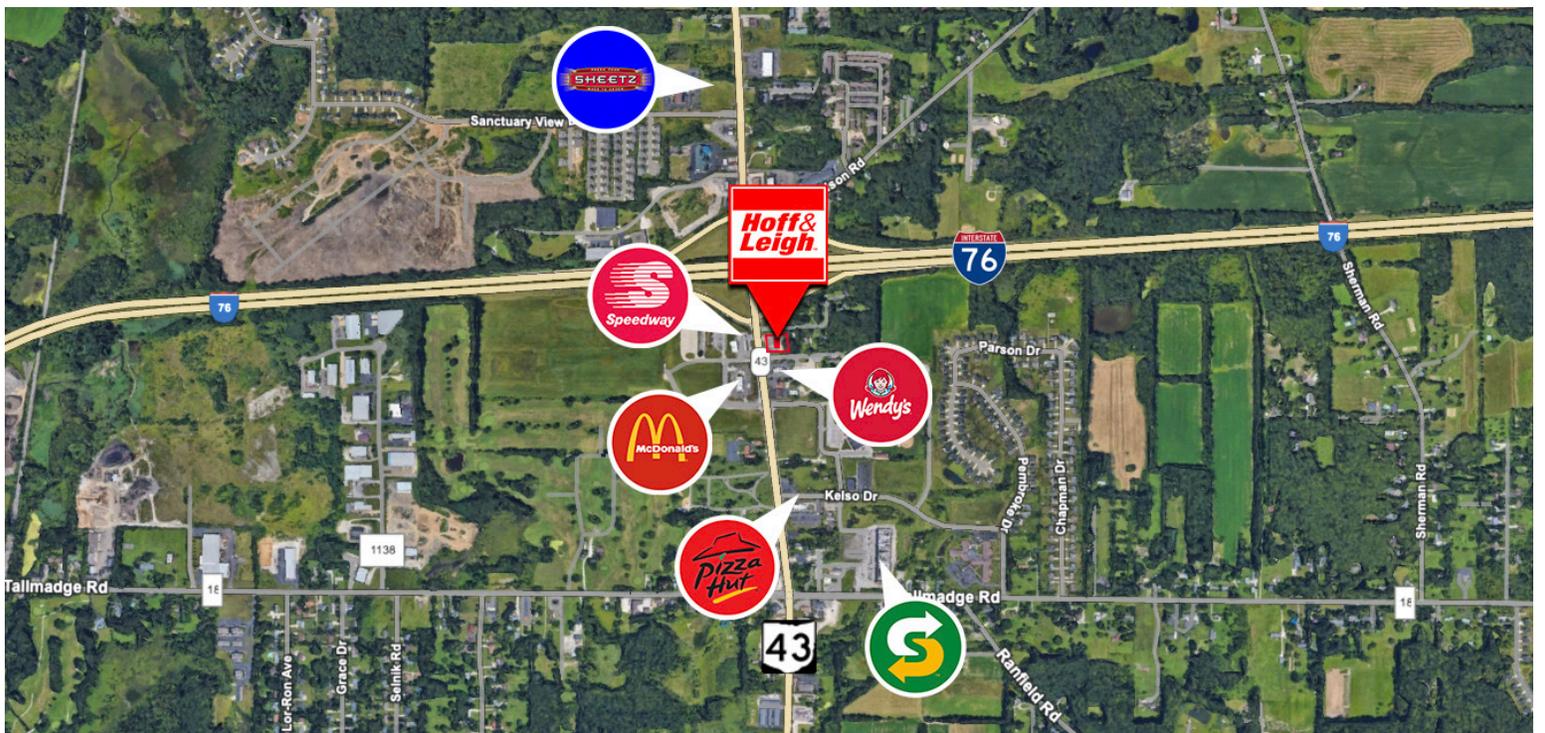
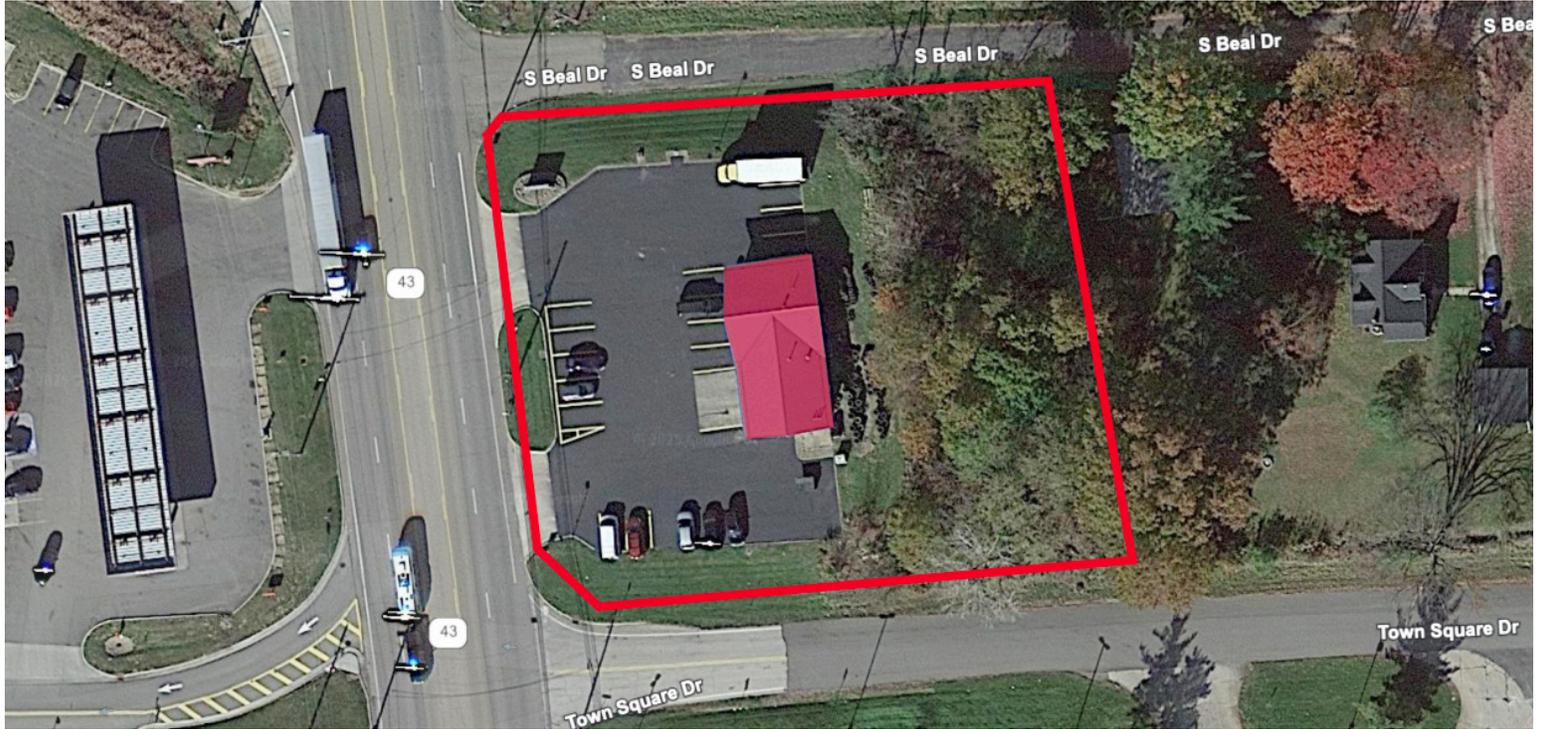
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