

**OLIO**

Re

**KENT**[oliodevgrp.com/properties](https://oliodevgrp.com/properties)**ZONING | COMMERCIAL****OPPORTUNITY | FOR SALE OR LEASE | PAD-READY**

Pad Site Opportunity | 1801 E. Main St., Kent, OH 44240

 **16K**AADT  
E MAIN ST (SR-59) **\$67K**AVG HH  
INCOME (3-MI) **36.9K**POPULATION  
3-MILE RADIUS **24.7K**KSU STUDENTS  
KENT CAMPUS**PROPERTY DETAILS****DISTANCE TO HIGHWAY**

~4 mi to I-76 via SR 43 / SR 261

**TRAFFIC**

E Main St (SR-59) AADT: ~16,000 | KSU Kent Campus: 24,719 students (Fall 2025) | KSU System-Wide: 33,107 | Daytime Employees (3-mi): 11,587

**ACCESS**

Frontage on Alpha Dr with direct access to E Main St / SR-59 corridor. On-site PARTA bus stop at adjacent Campus Pointe.

**ANCHORS + NEARBY TENANTS**

Raising Cane's | Arby's | Kent State University (24,719 students) | Walmart | Sheetz | CVS | Walgreens | Taco Bell | Tropical Smoothie Cafe | Wendy's | Pizza Hut | Five Guys | Papa John's | Dunkin' | Davey Tree Expert Co. HQ

**SPENDING + LIFESTYLE****Retail Spending Potential:** 5-mi trade area: 77,019 residents, 26,439 daytime employees, \$74,285 avg. HH income. Captive demand from KSU (24,719 students, 786-acre campus).**Household Size:** Avg. 2.2 persons/household.**Age Distribution:** Median 21.7 (1-mi); 34.8 (5-mi).**CONTACT FOR MORE INFORMATION: SAGE GARDNER | DIRECTOR OF REAL ESTATE | 614.852.7565 | [sgardner@oliodevgrp.com](mailto:sgardner@oliodevgrp.com)****OLIO**

