




For Sale

6,647 SF One Story Office Building
408 Devon Place, Kent, OH

 **JLL** SEE A BRIGHTER WAY

408 Devon Place / Kent

Office Building For Sale

Asking Price

\$500,000

Property overview

- One story building consisting of 6,647 SF
- Built in 1996
- Easy Access to I-76, SR 261 & Kent State University
- Zoning – C - Commercial District, offering a broad range of business uses
- 25 surface parking spaces
- Permitted Uses: Banks & Financial Institutions, Banquet Halls, Restaurants (including: Bar, Tavern, Night club), Retail, Drive-thru convenience & beverage, Libraries, Recreational Facilities Schools



408 Devon Place / Kent

Property photos



Jessie Smith
Nature Preserve

59

16,283 VPD

W MAIN ST - 13,532 VPD

E MAIN ST - 18,325 VPD

HAYMAKER PKWY - 19,984 VPD

KENT STATE UNIVERSITY

261

SUMMIT ST - 21,492 VPD

9,833 VPD

Kent State Field House

43

17,432 VPD

8,958 VPD

261

11,451 VPD



SITE

Demographics



Population

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
6,561	82,622	344,437



Daytime Population

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
5,156	73,145	359,183



Daytime Workers

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
2,334	33,924	189,836



Number of Households

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
3,211	34,264	148,621



Average Household Income

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
\$59,044	\$85,951	\$98,452



Median Household Age

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
28.1	36.3	39.6

JLL

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