

FOR SALE OR LEASE

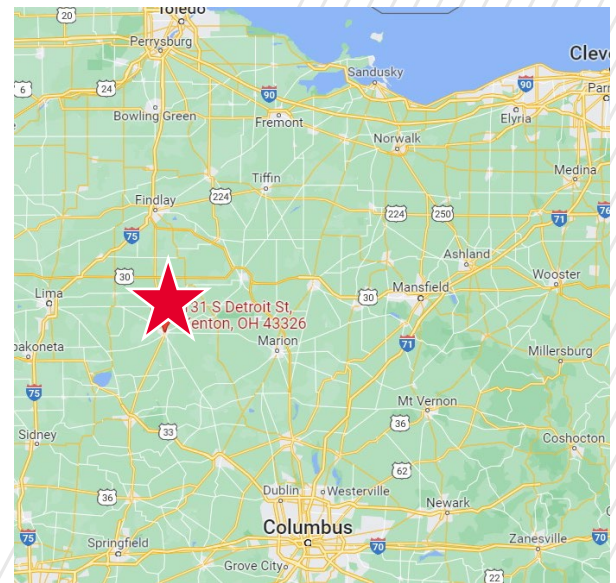
131 South Detroit Street
Kenton, Ohio 43326



PROPERTY HIGHLIGHTS

Undeveloped land at the corner of S. Detroit and W. Ohio Streets available for sale in Kenton, Ohio. Property is located across the street from Kenton Lube Express and a Rite Aid drug store. A two story 3,536 SF building is immediately adjacent to the site. The land site is approximately .45 acres and is zoned Commercial.

BUILDING SF	N/A	SIGNAGE TYPE	N/A
LAND SF	19,536	1-MILE (POP.)	7,079
YEAR BUILT	N/A	3-MILE (POP.)	8,716
PARKING	TBD	1-MILE MED. INCOME	\$49,107
TRAFFIC COUNTS	5,721 VPD	SPACE USE	N/A



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LOCATION DESCRIPTION

- Kenton, Ohio is the county seat of Hardin County
- Hardin County had a 2020 estimate of 31,259 people
- With an average household income of \$55,871 within a 1-mile radius
- Site located at signalized corner



LEGAL INFORMATION

TAX PARCEL ID	36-020022.0000, 360200230000, 360200240000, 360200280100, 360200250000, 360200260000
2021 RE TAXES	\$1,183.20
ZONING	Vacant Land/Commercial

RESTRICTIONS

Property will be sold with NO restrictions on use.

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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