

Jensmiler Properties Limited

5075 State Rte. 43, Kent, Ohio





The Schipper Group

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9.288-ACRE JENSMILER SITE

Owner	Jensmiler Properties Limited, an Ohio limited liability company.
Address	5075 State Rte. 43, Kent, Ohio 44240 (Brimfield Twp./ Portage County)
Location	Situated 1½ miles north of the I-76 & State Rte. 43 interchange (known as the "Kent State exit"), immediately adjacent to the City of Kent.
Area	9.288 acres buildable (.17 acres in Meloy Rd. right-of-way)
Offered As	For Sale or Build-To-Suit (can subdivide down to 1.0 acre lots).
Primary Frontage	955' along SR-43, plus 244' along Meloy Rd.
Secondary Frontage	Provided by the private drive / service road running parallel to SR-43.
Depth	Varies from 350' to 500' feet deep back from SR-43.
Access	The entire SR-43 corridor from I-76 to SR-261 in Kent was recently widened to 5 lanes, including along the frontage of the subject site. Additionally, a private service road with two curb cuts on SR-43 (running parallel to SR-43) has been approved by ODOT. Phase 1 of this private service road has already been constructed to provide access to the first 1.0-acre subplot that was recently built-out for Dillon Auto Service.
Zoning	General Commercial: Allows for retail, restaurant, hospitality, office and medical (80% maximum coverage).
Tax Parcel #	#04-005-00-00-039-000

Natural Gas	Dominion (East Ohio Gas)
Electricity	First Energy (Ohio Edison)
Water	City of Kent water lines are located immediately on the north side of Meloy Rd. Portage County water lines are located south of the site at Howe Rd.
Sewer	Portage County (forced main already installed by Owner to the property).
Topography	Generally flat. All trees have already been cleared.
Nearest Interchange	I-76 & SR-43 (Exit #33): 1.5 mile south
Secondary Intersection	SR-43 & SR-261: 0.1 miles north
Nearest Municipality	City of Kent: 1.0 mile to the north City of Tallmadge: 6.2 miles to the west
Population	- within Brimfield Township 7,963 (2000 census) - within City of Kent 27,906 - Kent State University 25,000+ (undergraduate & graduate) - within 15.0 mile radius 500,000+ - within 25.0 mile radius 1,500,000+
Traffic Count	21,630 cars per day (ODOT 2010 traffic count)
Highest & Best Use	- Retail (stand-alone or neighborhood strip center). - Restaurant - Professional office. - Medical.
Additional Info	The stated land area (9.288 acres) contains no wetlands, and specifically excludes 3.384 acres of wetlands and wetlands buffer that the Owner previously deeded to the Ohio Department of Natural Resources for incorporation into the Kent Bog. No additional wetland buffer will be required for the buildable acreage (or any subdivided lot therefrom).

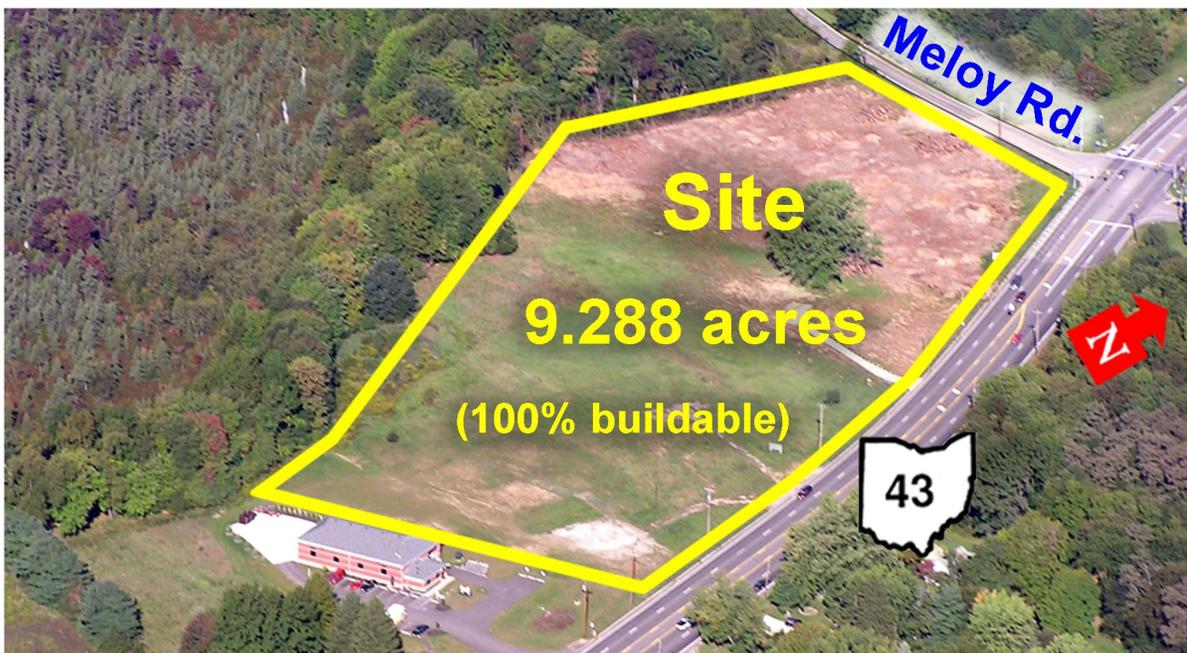
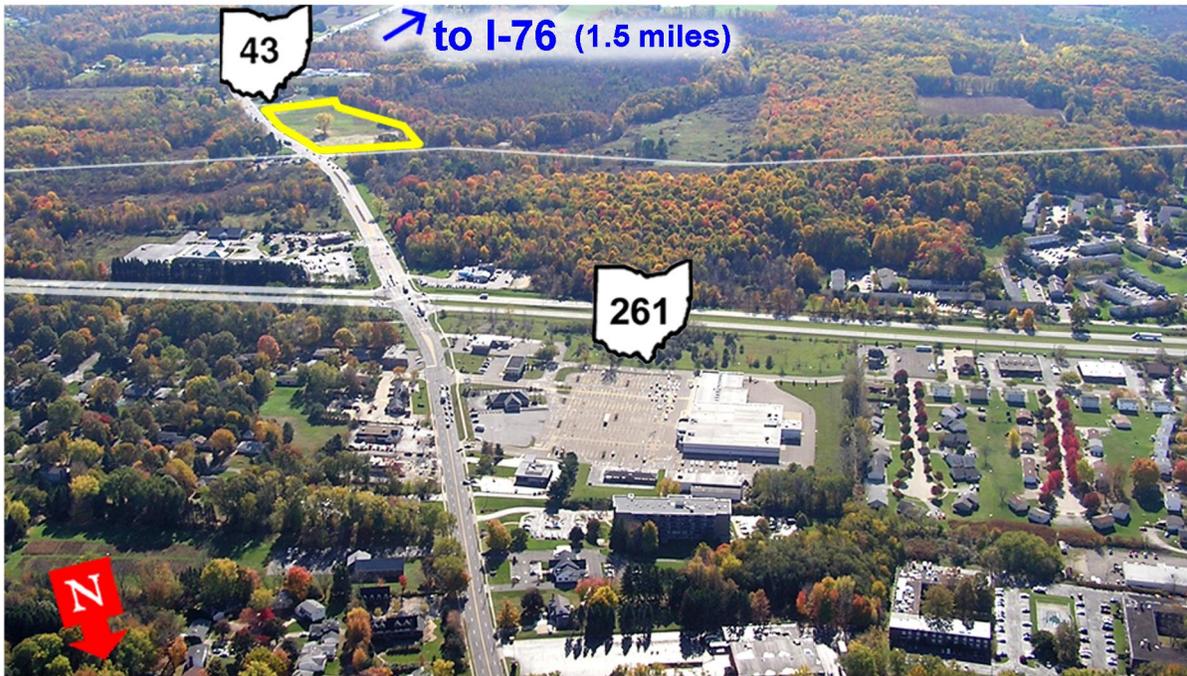
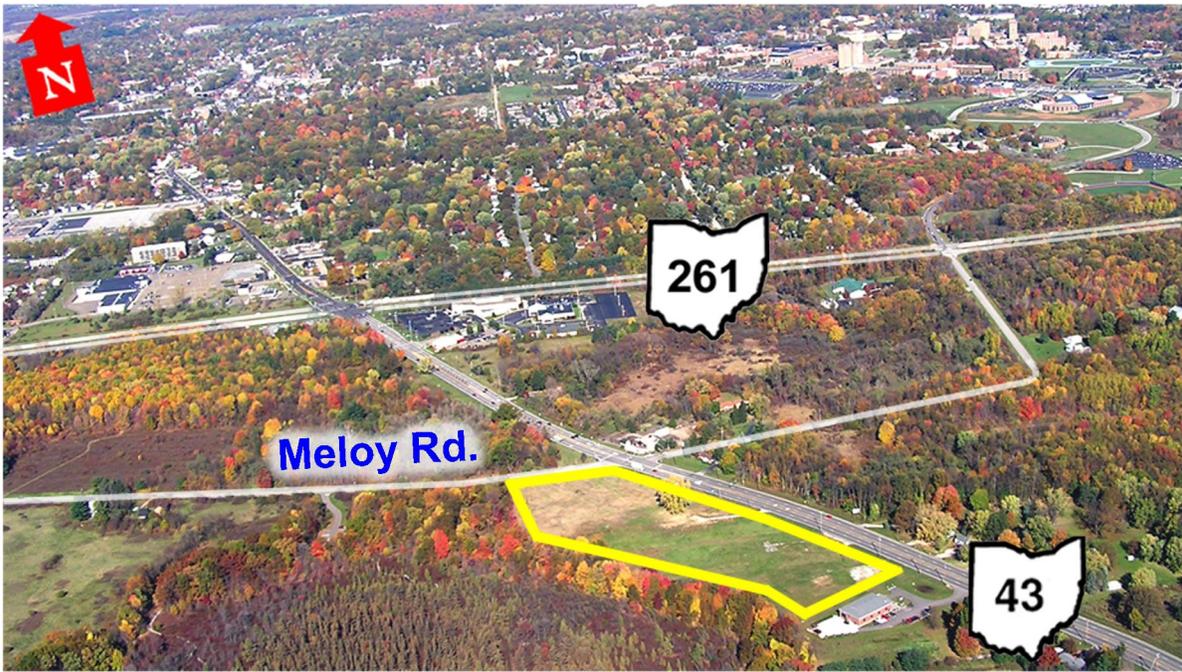
For further information, please contact:

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Site Plan: 5075 State Rte. 43

9.288 ac. (no wetlands)



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ODOT 2010 Traffic Counts

