



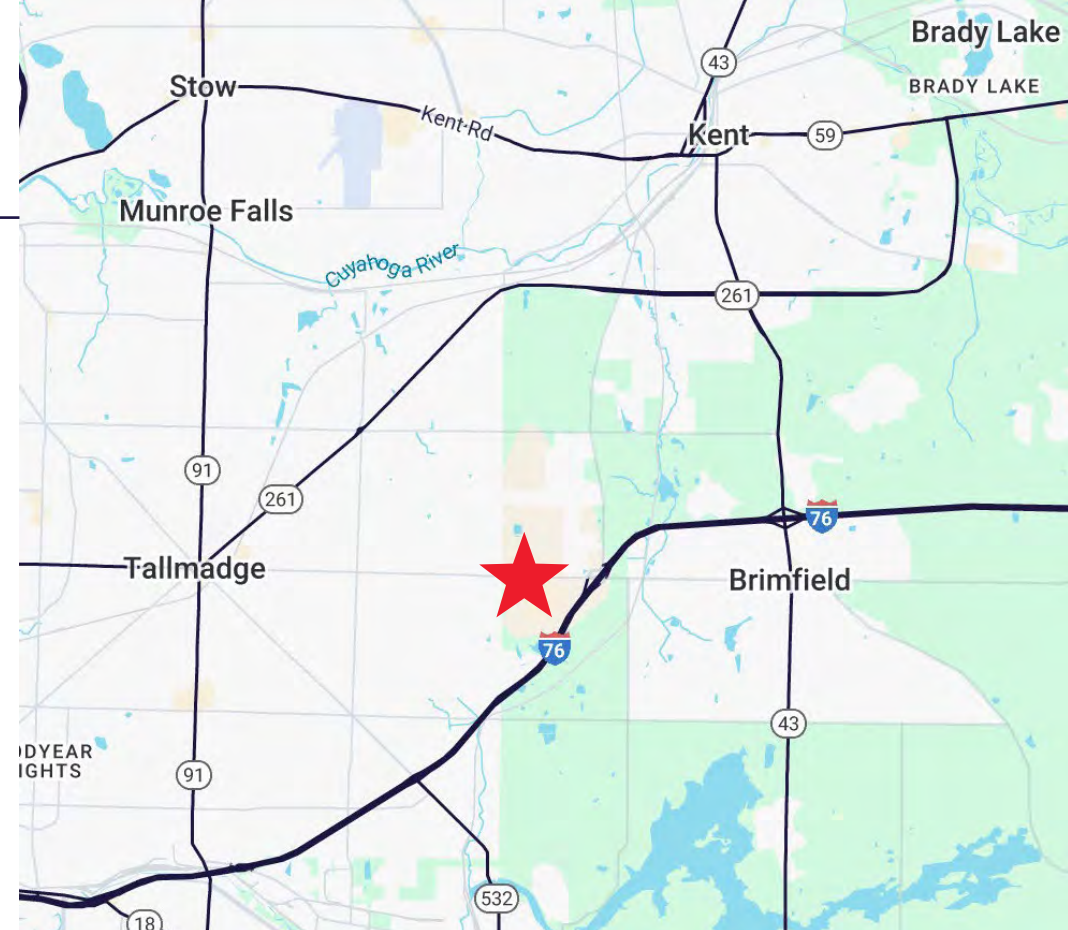
# ±0.65 AC High Visibility Commercial Site Available

For Sale or Ground Lease | 136 Tallmadge Road, Brimfield Township, Ohio 44240



# 136 Tallmadge Road

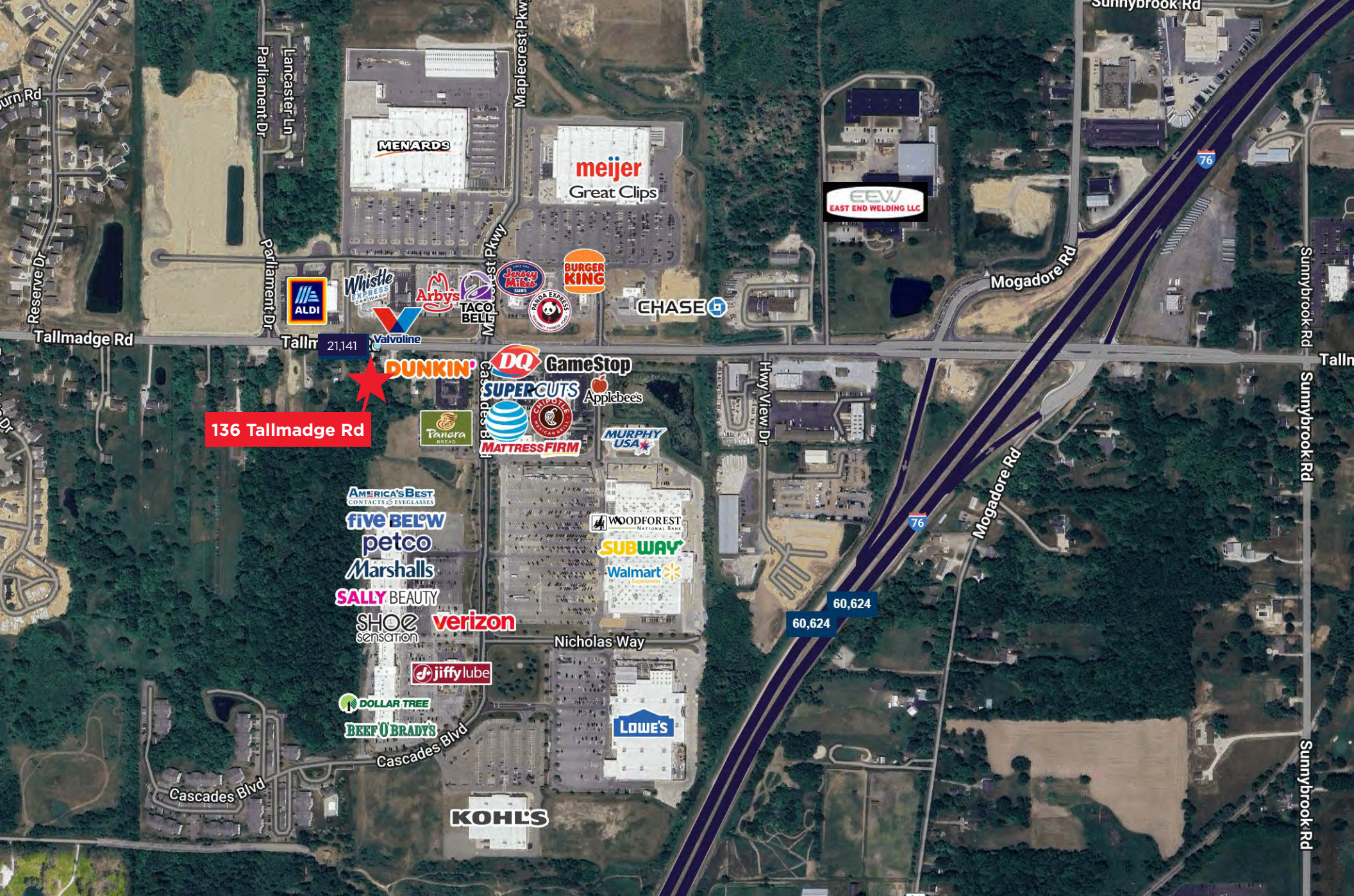
- ±0.65 AC commercial site located adjacent to the newly opened Dunkin', which sees over 20,000 vehicles per day (VPD)
- Prime position within a fast-growing residential and commercial corridor
- Less than 0.5 miles from I-76 (over 56,000 VPD)
- Zoned Integrated Commercial (C-IC), allowing for a wide range of retail, office, and service-oriented uses
- Surrounded by major national retailers including Walmart, Meijer, Menards, Lowe's, Starbucks, Jersey Mike's, and more



## Quick Stats

Available Lot	±0.65 AC
Parcel #	04-037-00-00-009-000
Frontage on Tallmadge Rd	113'
Tallmadge Rd VPD	21,141 VPD
Lot Dimensions	113' x 264'
Primary Use	Retail
Secondary Use	Restaurant





**126,485**

Population  
(2025 | 5 Mile)

**38.0**

Median Age  
(2025 | 5 Mile)

**54,295**

Households  
(2025 | 5 Mile)

**\$87,741**

Household Income  
(2025 | 5 Mile)

**3,637**

Total Businesses  
(2025 | 5 Mile)

**42,127**

Total Employees  
(2025 | 5 Mile)





# Brimfield Township

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Brimfield Township, Ohio, is a growing community perfectly positioned between Kent and Akron, making it a prime location for new retail ventures. With direct access to I-76 and State Route 43, the area sees steady commuter and local traffic, supported by a strong residential base and proximity to Kent State University. Brimfield blends suburban convenience with a small-town feel, and shoppers frequent existing retail anchors like Meijer, Menards, and nearby plazas—creating an established destination for daily errands and quick dining stops. The township's growing population and mix of families, students, and professionals make it ideal for retailers looking to serve a diverse customer base in a high-visibility corridor.

Community events bring additional foot traffic throughout the year. “Brimfest,” the township's signature fall festival, draws hundreds for live music, food trucks, fireworks, and family fun. Seasonal favorites like Touch-a-Truck, Easter Egg Hunts, summer movie nights, and fall craft markets offer great opportunities for retail tie-ins and sponsorship visibility. Even more exciting, Brimfield is planning a new town center-style district near the Maplecrest Parkway extension. This future development is expected to include green space, walking trails, athletic fields, boutique retail, and a library branch—further anchoring the area as a local destination and providing new opportunities for businesses to thrive in a thoughtfully planned, community-driven setting.







**136 TALLMADGE ROAD  
BRIMFIELD TOWNSHIP, OHIO 44240**

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