



KENT

210 S DEPEYSTER STREET, KENT, OHIO 44240
INTERSECTION OF HAYMAKER PARKWAY & WATER STREET

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CBRE

PROJECT INFORMATION

A mixed use development located within the heart of the classic college town setting of Kent, OH. A vibrant 24/7 neighborhood with a mix of Millennial, Generation X and Baby Boomers.

Less than a five-minute walk to the Kent State University campus, as well as several expansive student neighborhoods. College Town Kent provides a strong experiential retail experience, with pedestrian engagement, outdoor dining and ample parking.

- > KSU boasts annual enrollment of approximately 29,000 students.
- > 4,929 Housing Units within 1 mile
- > Population (5 miles): 89,557
- > Average Household Income (5 miles): \$102,203

AVAILABLE OPPORTUNITIES

- > Suite 103: 2,371 SF turn-key former pizza space
 [CLICK TO VIEW VIDEO TOUR](#)
- > Suite 106: 1,600 SF former salon space
- > Suite 108: 1,407 SF former bakery
- > Suite 118: 2,140 SF former clothing store

NEW TENANTS

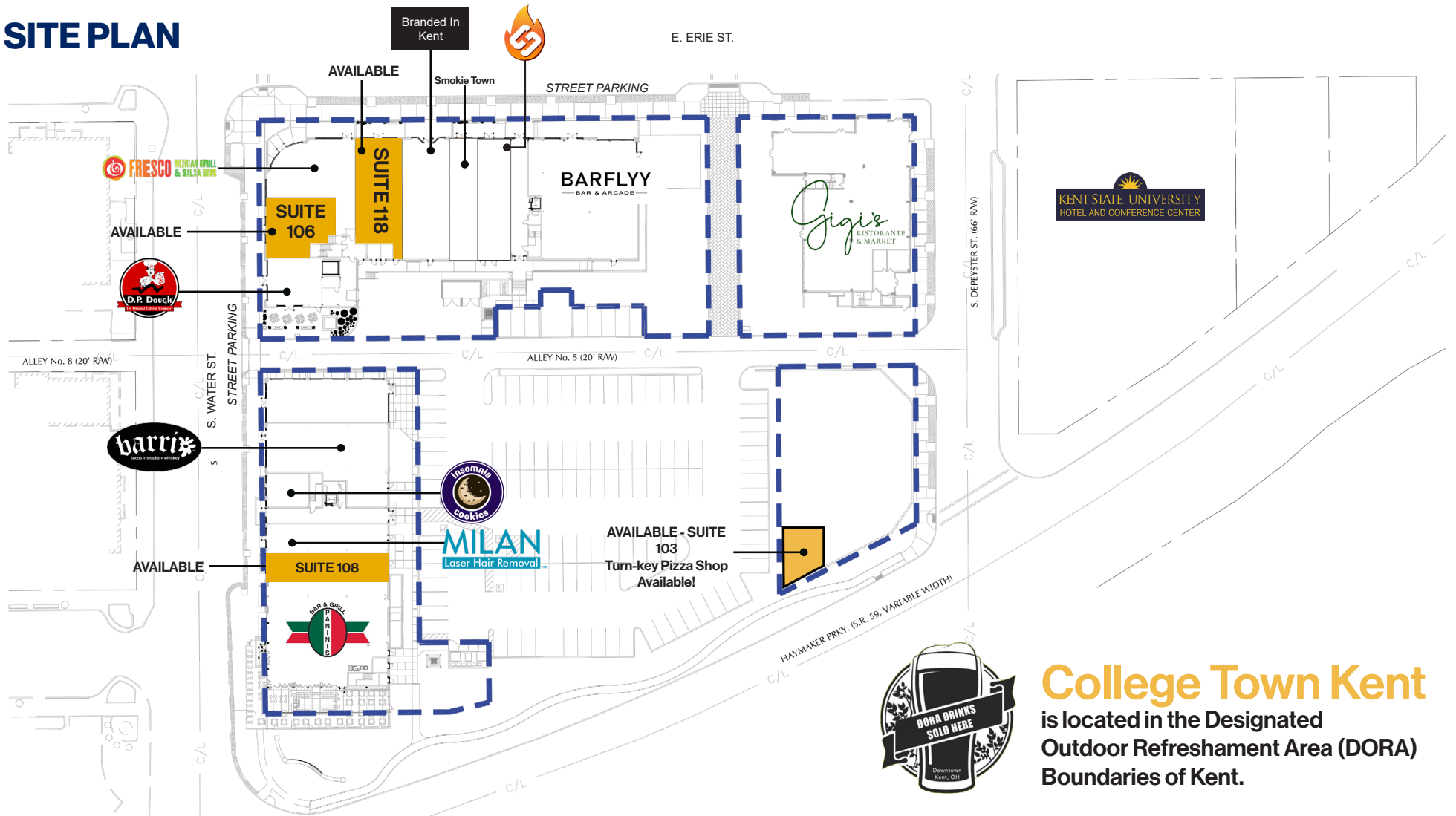
- > Gigi Ristorante
- > Shahs Halal
- > Milan Laser
- > Branded In Kent (Branded In Butler)

PROJECT HIGHLIGHTS

- > 50,000 sf of retail and restaurants
- > 94-Room Boutique Hotel
- > 77,000 SF of 'Class A' Office Space (AMETEK, DAVEY, Smithers-Oasis)
- > 84 Residential Units with 2 properties AVANT 220 & The Landmark
- > 325 Parking Spaces
- > Community Green Space for events (Dan Smith Community Park)



SITE PLAN



College Town Kent
is located in the Designated
Outdoor Refreshment Area (DORA)
Boundaries of Kent.

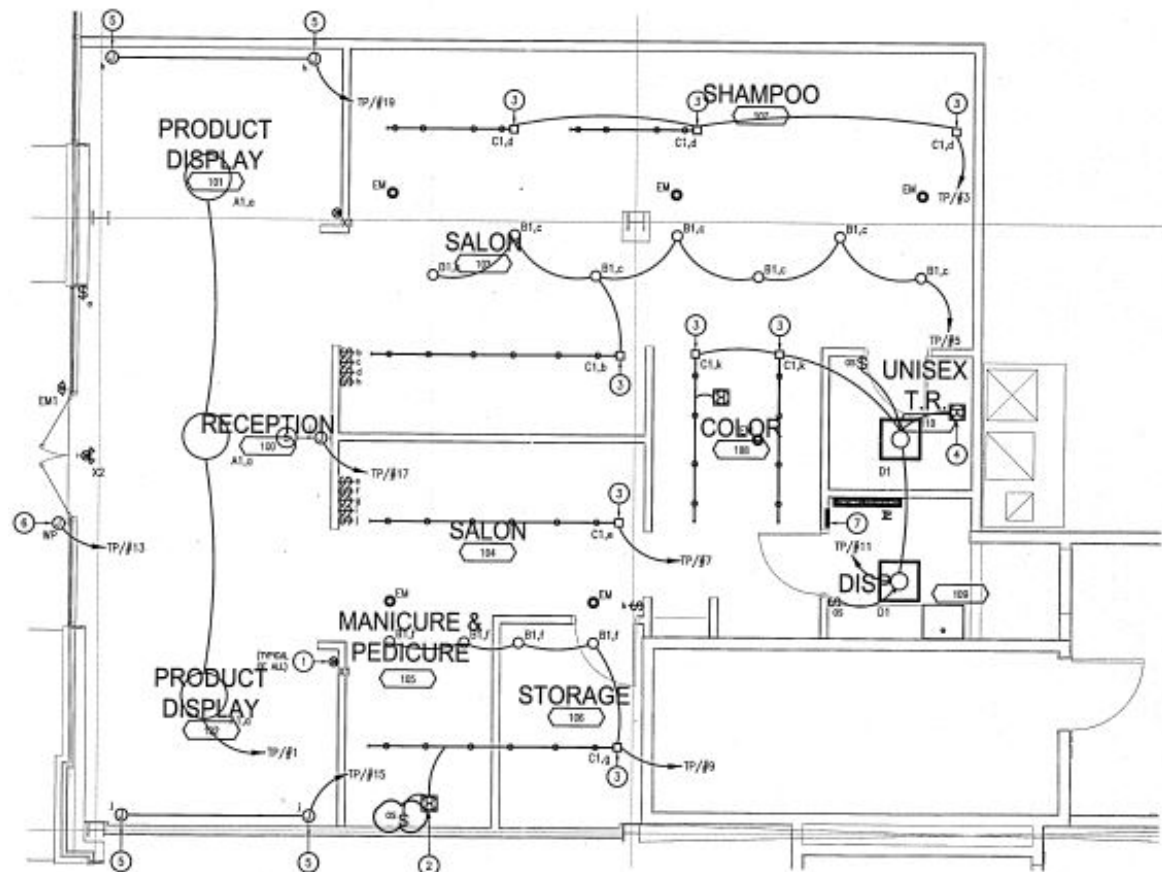
AVAILABLE RETAIL SPACES

- > Suite 103: 2,371 SF
(Turn-key Pizza Shop)
- > Suite 106: 1,600 SF
(Former Salon Space)
- > Suite 108: 1,407 SF
(Former Bakery)
- > Suite 118: 2,140 SF

TENANT LIST

- > Paninis Bar & Grill
- > Barrio Tacos
- > Barflyy Bar & Arcade
- > Fresco Mexican Grill & Salsa Bar
- > Gigi Ristorante
- > Milan Laser Hair Removal
- > Kenko Sushi
- > Insomnia Cookies
- > D.P. Dough
- > Milan Laser
- > Branded In Kent (Branded In Butler)
- > Shah's Halal

Suite 106 - 1,600 SF
Former Rush Salon



Suite 103 - 2,371 SF

Turn-Key former pizza restaurant



 [CLICK TO VIEW VIDEO TOUR](#)



Suite 108 - 1,407 SF
Former Bakery Space



College Town Kent truly is your Gateway to the Kent Experience. Located at the intersection of Haymaker Parkway and Water Street and less than 5 minutes from the Kent State University campus.





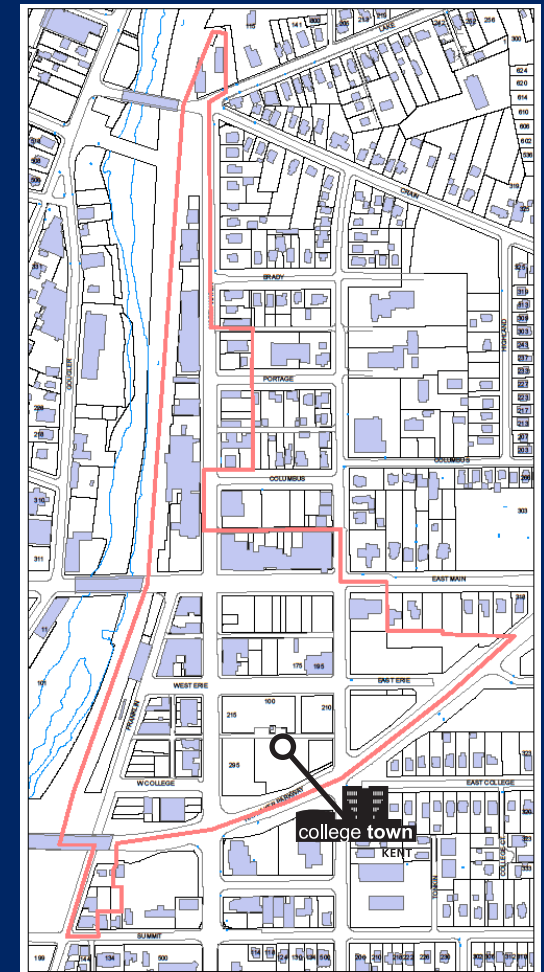
DORA – A **D**esignated **O**utdoor **R**efreshment **A**rea is an area where alcoholic beverages may be sold by licensed liquor establishments for outdoor consumption. Limitations are set for days of the week and hours of the day when DORA refreshments may be sold. Patrons 21 years of age and older may purchase a beverage in a DORA cup from any participating business during those hours/days, and, wearing a DORA wristband, carry it outside within the DORA boundaries. Wristbands will be provided by liquor establishment at time of beverage purchase.

KNOW THE RULES:

1. DORA beverages purchased at one bar/restaurant may not be taken into another.
2. DORA cups are to be placed in a recycling bin upon entering another participating DORA establishment.
3. Other business owners may choose whether or not to permit DORA beverages inside businesses.
4. No other alcoholic beverages may be consumed within the DORA; only those purchased at a businesses within the DORA boundaries, in a DORA cup, are permitted.

DORA BOUNDARIES:

Commencing at the intersection of N. Water St. at Lake/Crain to S. Water St. at Haymaker Pkwy.; W. Main St. at Franklin Ave. to E. Main St. at DePeyster St. Franklin Ave. from W. Main to Summit St. The area includes all sidewalks within or abutting the boundary lines. Pedestrian signs indicate when you're "entering" or "leaving" DORA boundaries. DORA beverages may not be taken outside the boundaries at any time.





From festivals and events to business lunches and a relaxing night out, we invite you to visit us in downtown Kent and explore all that **College Town Kent** has to offer.





KENT STATE UNIVERSITY HOTEL & CONFERENCE CENTER

Stay Within Walking Distance of Local Bars, Restaurants, Shops, and Galleries. As the only independent boutique hotel in Kent, OH, Kent State University Hotel and Conference Center delivers luxury accommodations and a high-quality experience for guests. Even more, our convenient location adjacent to Kent State University campus ensures that campus visitors can access everything the university has to offer. Experience local dining, shopping, and culture mere steps away from the hotel's front doors. When you return, enjoy a meal at our on-site restaurant, Nineteen10.

DAN SMITH COMMUNITY PARK

Located beside Bricco, the Dan Smith Community Park is a community park featuring gathering areas, swings, a small stage and a free library all nestled in the heart of Downtown Kent. Free and fun for the family brought to you by college town KENT! Join us for the Dan Smith Community Park Concert Series, presented by College Town Kent! Live music from area bands every Friday in the summer.



TRADE AREA MAP



TRADE AREA INFO

OH-43 and OH-59
(3 Miles)

- Population: 44,664
- Daytime Population: 47,264
- Average HH Income: \$84,606
- Total Businesses: 1,255
- Total Employees: 26,581

MAJOR OFFICE BLDGS

200,737 Total SF

1. W Erie Building 2 - 53,244 SF
2. Davey Tree - 50,057 SF
3. Kent Medical Arts - 41,939 SF
4. 145 River St - 29,562 SF
5. 1930 SR 59 - 25,935 SF

HOTELS

7 Hotels/484 Rooms

1. KSU Hotel - 94
- Not on Map:
2. Comfort Inn - 68
3. Days Inn - 71
4. Econolodge - 40
5. Hampton Inn - 76
6. Holiday Inn Express - 74
7. Super 8 - 61

MAJOR EMPLOYERS

1. Kent State University - 6,100
2. Coleman Professional Services - 400
3. Davey Tree - 200
4. Schneller - 160
5. Venture Data - 150



DEMOGRAPHICS

KENT, OHIO

1 MILE

3 MILES

5 MILES

POPULATION	14,853	41,931	89,557
- MILLENNIALS	2,576	8,059	19,203
- GENERATION X	1,515	5,648	15,064
- BABY BOOMERS	1,570	6,710	17,692
DAYTIME POPULATION	17,710	42,061	78,523
PRJ. 2030 POPULATION	14,806	41,927	89,077
AVG. HOUSEHOLD INCOME	\$78,126	\$85,987	\$102,203
PRJ. 2030 HOUSEHOLD INCOME	\$85,648	\$95,172	\$115,078

CONTACT EXCLUSIVE AGENTS

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