



**ANCHOR
RETAIL**

**REALTY
RESOURCES**
MEMBER



+/- 1.0 AC

Under Contract

KENT RAVENNA ROAD

59

**OUTPARCEL & EXISTING
RETAIL SPACE AVAILABLE**



**College
Town**

**MEADOWVIEW SQUARE
2594 OH-59 Kent, Ohio 44240**

OUTPARCEL & EXISTING RETAIL SPACE AVAILABLE

MEADOWVIEW SQUARE
2594 OH-59 | Kent, Ohio 44240



HIGHLIGHTS

- ▶ 1,600 SF and 2,400 SF retail spaces available at Meadowview Square with pylon sign opportunity
- ▶ +/- 1.0 acres available for sale, BTS, or ground lease
 - 175' + of frontage on Kent-Ravenna Road (OH-59)
 - Access to traffic signal
- ▶ Shadow anchored by Walmart Supercenter
- ▶ Across from the newly-built Akron Children's Hospital Pediatric Rehabilitative Center (approx 29.5K SF; 7.23 acres)



Less than two (2) miles from Kent State University Campus (Main Campus)

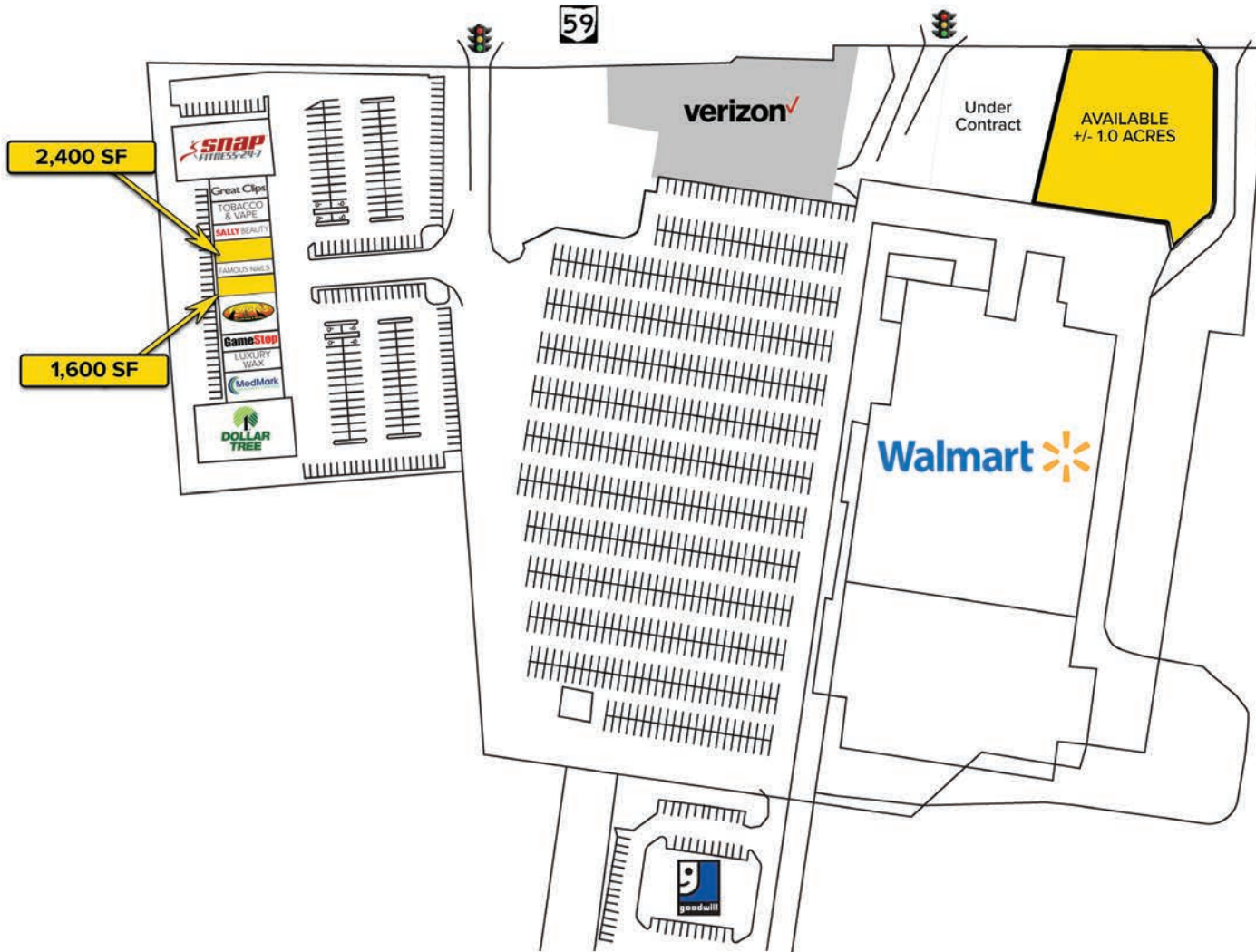


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OUTPARCEL & EXISTING RETAIL SPACE AVAILABLE

MEADOWVIEW SQUARE

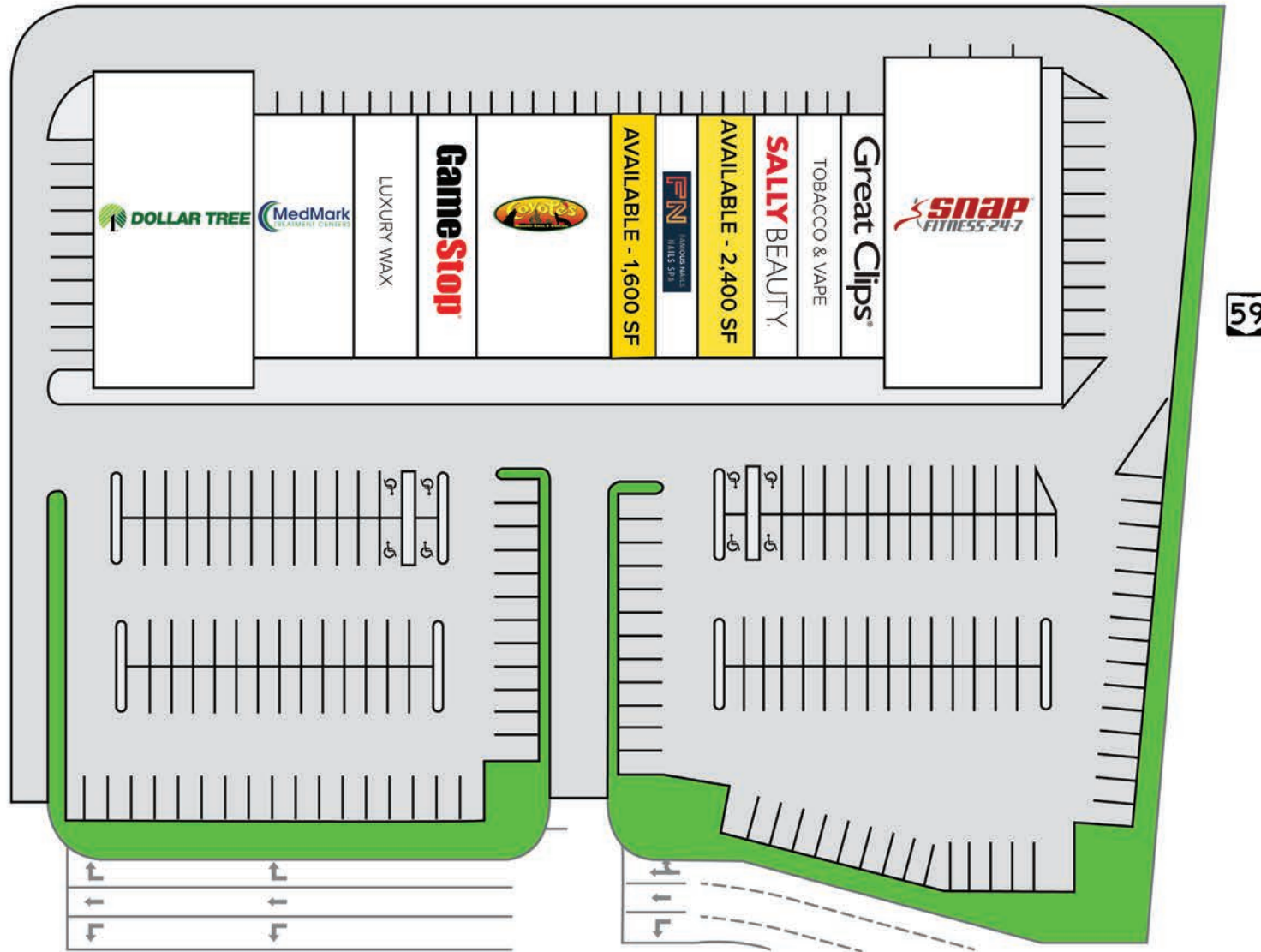
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** Outparcels [Wal-Mart's site/use restrictions]: Building height shall not exceed 26' in height plus any architectural features, shall not exceed the bldg size of 6000 sf, any rooftop equipment shall be screened, no rooftop signs shall be erected, no freestanding id sign exceeding the height of the outparcel bldg or block the visibility of Wal-Mart, entrance and exit signs to facilitate the free flow of traffic must be monument type and not exceed 3' 3" in height, parking ratio must be one of the following 1) 15 spaces for every 1000 sf of bldg for any restaurant or entertainment use in excess of 5000 sf (the same ratio shall be provided for a McDonald's restaurant less than 5000 sf) 2) 10 spaces for every 1000 sf for any restaurant or entertainment use less than 5000 sf 3) 6 spaces for every 1000 sf for any other use. Subject to the prior written consent of Wal-Mart, any building on the outparcel (s) shall be used for retail purposes only, however, no building shall be used as a theatre, night club, bowling alley, health spa, cafeteria, billiard parlor, or other place of recreation or amusement, or as a business serving or selling alcoholic beverages.

OUTPARCEL & EXISTING RETAIL SPACE AVAILABLE

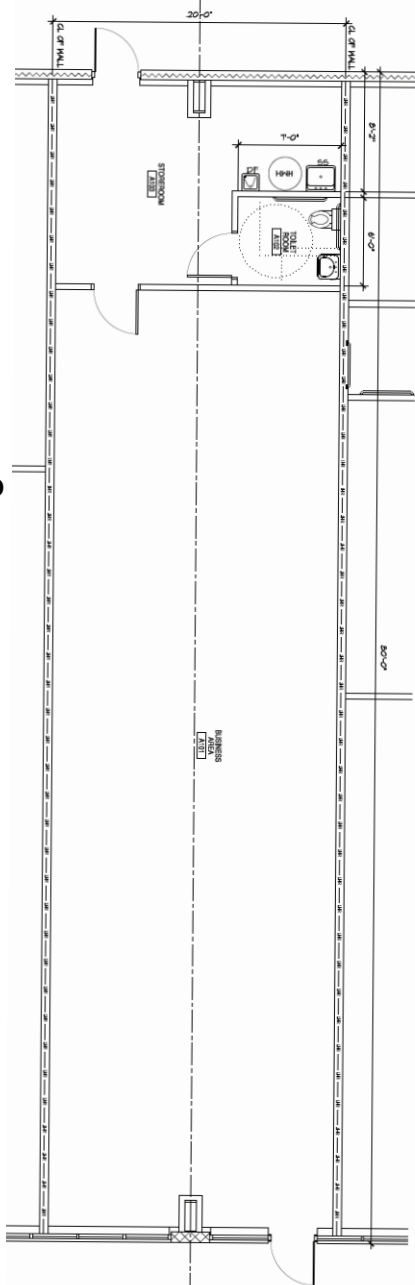
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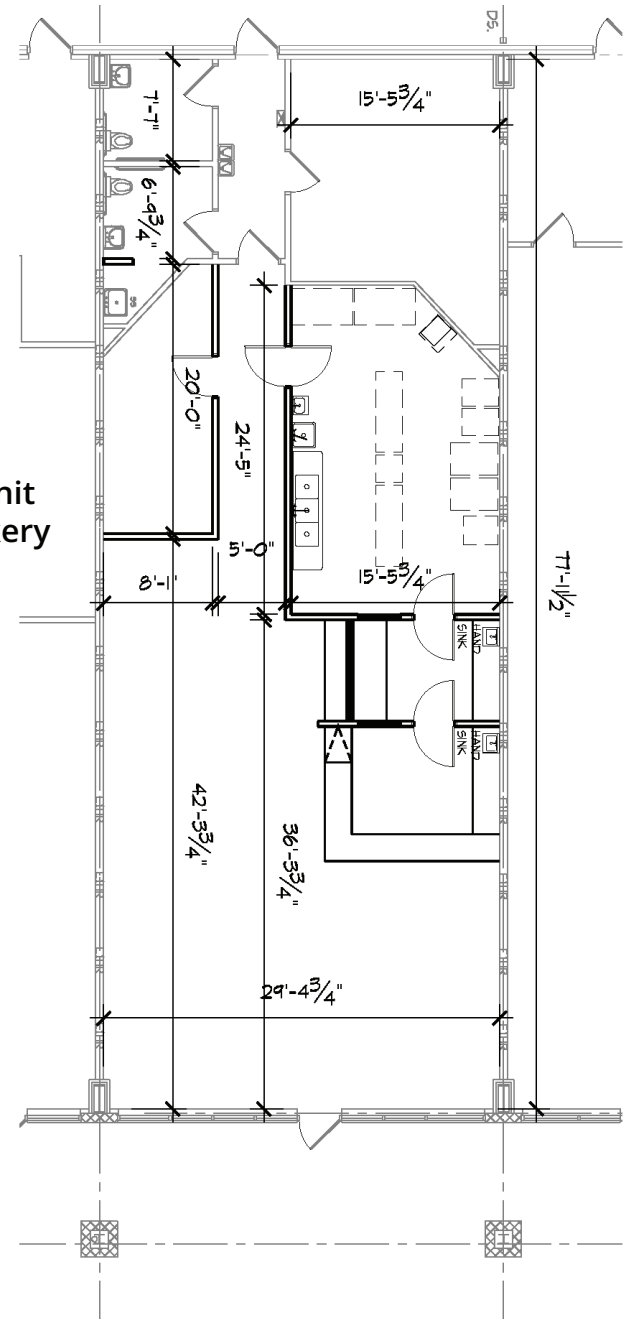
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1,600 SF Unit
Former
Martial Arts Studio



2,400 SF Unit
Former Bakery



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ups ACME Fresh Market Huntington
 SUPERCUTS Pizza-Hut
 HUMAN & BEAN drug mart NAPA

Akron Children's Hospital
 - 29.5k SF Facility
 - \$10 million dollar development completed in 2022
 - Future expansion for pediatric specialties

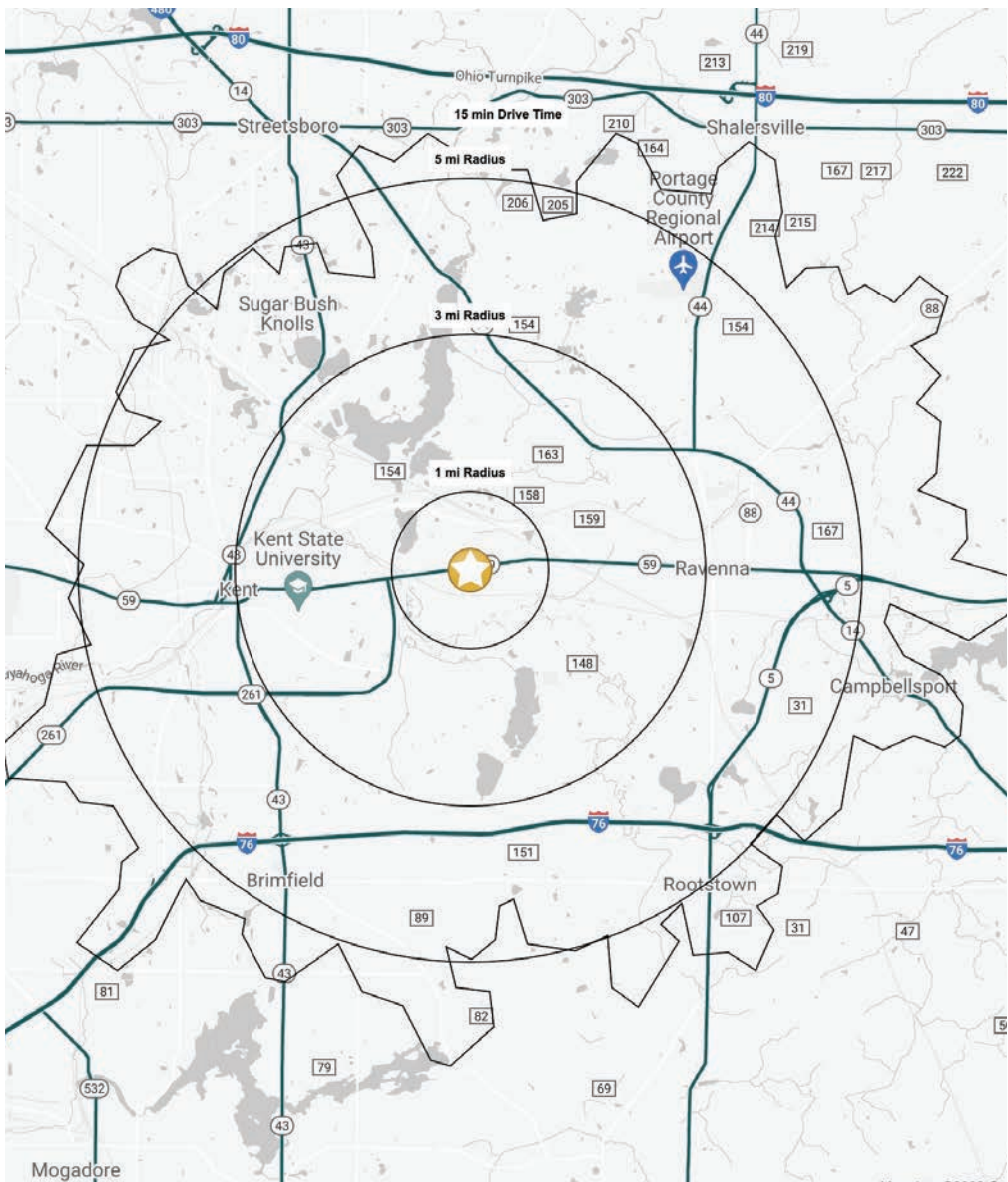
AVAILABLE +/- 1.0 AC

Meadowview Square
 DOLLAR TREE
 SNAP FITNESS 24/7 Famous Nails
 Great Clips GameStop MedMark
 SALLY BEAUTY

KENT STATE UNIVERSITY
 - 25k+ student enrollment for 2022
 - 1,259 campus employees

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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	1,750	36,800	68,420	76,464
HOUSEHOLDS	826	14,145	28,313	31,586
MEDIAN AGE	36.9	30.3	34.2	35.1
AVERAGE HH INCOME	\$52,261	\$52,803	\$67,645	\$68,860
MEDIAN HH INCOME	\$45,256	\$43,663	\$55,567	\$57,613
BUSINESSES	72	769	1,830	2,002
EMPLOYEES	1,407	11,383	25,032	27,224
EDUCATION: BACHELORS +	22.4%	31.8%	33.0%	32.9%



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