

UNIVERSITY PLAZA

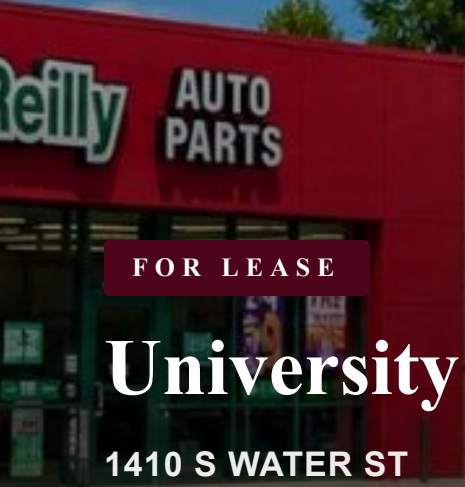
Save a lot

planet fitness

OVERSTOCK OASIS

CINEMAS

DOLLAR GENERAL



FOR LEASE

University Plaza

**1410 S WATER ST
KENT, OH 44240**

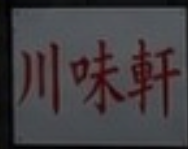
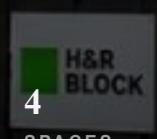
**633 - 18,018 SF
AVAILABLE**

**\$7.00 - \$12.00
SF/YR**

**4
SPACES**

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Spigel Properties
70 N.E. Loop 410
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Property Overview

633 - 18,018 SF

AVAILABLE SF

\$7 - \$12

ASKING RATE SF/YR

4

SPACES AVAILABLE

15.29

LOT SIZE

130,209 SqFt

BUILDING SQFT

17-006-00-00-020

PARCEL ID

Commercial

ZONING TYPE

Portage

COUNTY

41.140772,-81.357692

COORDINATES

— EXECUTIVE SUMMARY

- University Plaza is a 130,209 SF community center leased to a complementary mix of entertainment, value retail, restaurant and service tenants. Located along the robust commercial corridor on Water St and surrounded by multiple apartment communities and residential neighborhoods, University Plaza offers tenants a prime opportunity to succeed. This large, single-story shopping center is located at the major intersection of S Water St and Cherry St, which provides exposure to over 21,000 daily drivers.

— PROPERTY HIGHLIGHTS

- High-performing intersection with over 21,000 VPD.
- Close proximity to Kent State University (33,000 students)
- Four Ingress/Egress Points.
- Below Market Rents.
- High volume retail area serving a large population of neighboring communities for Portage County .
- 18,000 SF junior box space available with loading docks

Space Available

#2 **\$10 SF/Yr**

SF AVAILABLE	TERM
633 SF	Negotiable
TYPE	USE
NNN	Retail

#3 **\$7 SF/Yr**

SF AVAILABLE	TERM
1,230 SF	Negotiable
TYPE	USE
NNN	Retail

#12 **\$12 SF/Yr**

SF AVAILABLE	TERM
3,120 SF	Negotiable
TYPE	USE
NNN	Retail

#1B **NEGOTIABLE**

SF AVAILABLE	TERM
18,018 SF	Negotiable
TYPE	USE
NNN	Retail



Photo Gallery (continued)





Market Overview



12/31/1969

Kent is a vibrant town located along the Cuyahoga River in Northeast Ohio on the western edge of Portage county. The city is home to Kent State University, whose 32,000+ students bring a youthful energy to this charming community. Kent is just a quick 15 mile drive to Akron, Ohio which boasts a population of 190,469 according to the 2020 census.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	7,780	Population	41,964	Population	89,878
Median HH Income	\$36,663	Median HH Income	\$58,055	Median HH Income	\$77,658
Households	3,964	Households	17,166	Households	37,428

Source: ESRI / ArcGIS Business Analyst



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,432	38,427	84,637
2010 Population	7,289	41,672	89,979
2025 Population	7,780	41,964	89,878
2030 Population	7,829	42,020	89,402
2025-2030 Growth Rate	0.13 %	0.03 %	-0.11 %
2025 Daytime Population	8,329	44,104	79,656

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,310	13,962	31,345	less than \$15,000	886	2,499	3,147
2010 Total Households	3,382	15,464	34,650	\$15,000-\$24,999	782	2,108	3,109
2025 Total Households	3,964	17,166	37,428	\$25,000-\$34,999	258	1,047	2,250
2030 Total Households	4,051	17,466	37,851	\$35,000-\$49,999	597	2,225	4,215
2025 Avg. Household Size	1.95	2.12	2.24	\$50,000-\$74,999	387	2,128	5,371
2025 Owner Occupied Housing	1,073	8,182	24,231	\$75,000-\$99,999	390	1,992	4,574
2030 Owner Occupied Housing	1,171	8,567	24,895	\$100,000-\$149,999	446	2,783	7,562
2025 Renter Occupied Housing	2,891	8,984	13,197	\$150,000-\$199,999	111	1,144	3,542
2030 Renter Occupied Housing	2,880	8,899	12,956	\$200,000 or greater	106	1,239	3,657
2025 Vacant Housing	381	1,787	2,526	Median HH Income	\$36,663	\$58,055	\$77,658
2025 Total Housing	4,345	18,953	39,954	Average HH Income	\$55,164	\$83,605	\$102,141



Source: ESRI / ArcGIS Business Analyst

University Plaza

1410 S WATER ST, KENT, OH, 44240

PRESENTED BY



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**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

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