



FOR LEASE

University Plaza

1410 S WATER ST
KENT, OH 44240

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.



Building SqFt	130,209 SqFt
Lot Size (acres)	15.29
Parcel ID	17-006-00-00-020
Zoning Type	Commercial
County	Portage
Coordinates	41.140772,-81.357692

- ❖ High-performing intersection with over 21,000 VPD
- ❖ Close proximity to Kent State University
- ❖ Four ingress/egress points
- ❖ Below market rates
- ❖ High volume retail area serving a large population of neighboring communities for Portage County

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

70 N.E. LOOP 410, SUITE 185
SAN ANTONIO, TEXAS 78216



LINDSEY NUSSLE
Regional Property Manager

Direct: 210-801-8517
lindsey@spigelproperties.com

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#2	Retail	\$10.00 SF/Yr	NNN	633 SF	Negotiable
#3	Retail	\$7.00 SF/Yr	NNN	1,230 SF	Negotiable

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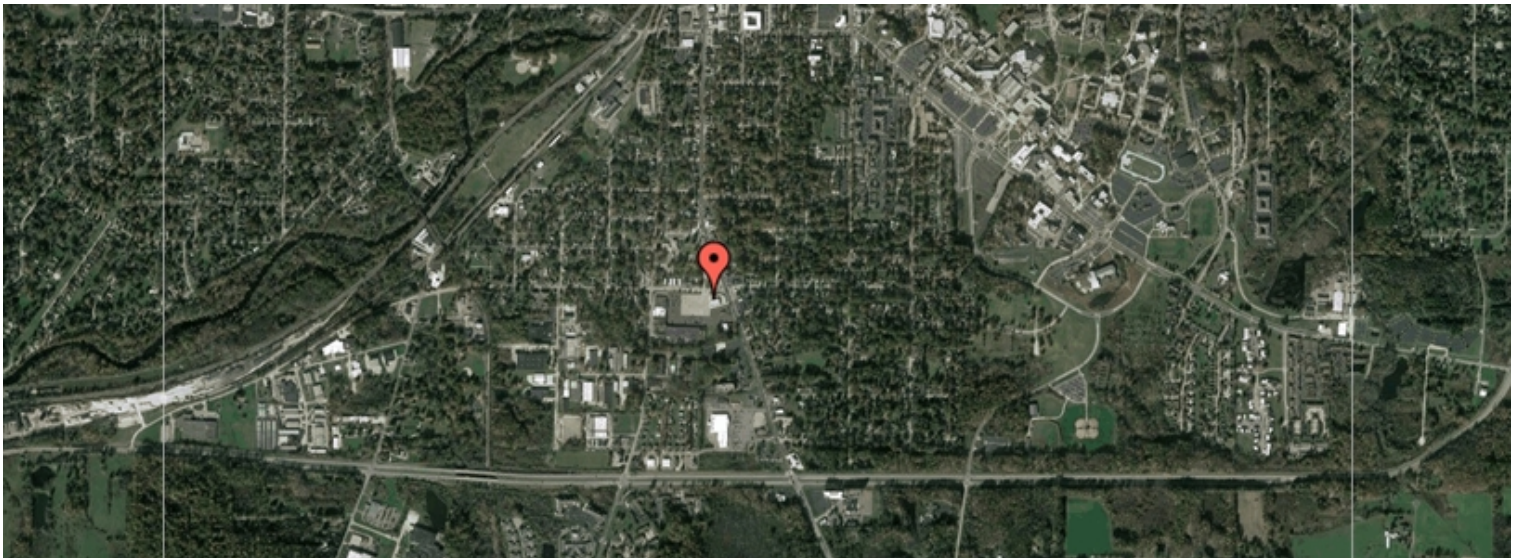
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,883	37,836	83,460
2010 Population	9,585	41,132	88,604
2022 Population	10,046	41,405	88,574
2027 Population	10,067	41,629	88,195
2022-2027 Growth Rate	0.04 %	0.11 %	-0.09 %
2022 Daytime Population	12,558	44,186	80,153

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	971	3,070	4,015
\$15000-24999	685	2,117	3,400
\$25000-34999	372	1,293	2,729
\$35000-49999	457	1,954	4,498
\$50000-74999	542	2,556	5,895
\$75000-99999	304	1,475	4,218
\$100000-149999	355	2,187	6,030
\$150000-199999	112	1,128	3,086
\$200000 or greater	43	657	1,967
Median HH Income	\$ 31,548	\$ 47,877	\$ 61,620
Average HH Income	\$ 50,701	\$ 72,572	\$ 87,494

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,456	13,733	30,830
2010 Total Households	3,399	15,291	34,029
2022 Total Households	3,840	16,438	35,838
2027 Total Households	3,877	16,649	35,940
2022 Average Household Size	2.13	2.16	2.29
2022 Owner Occupied Housing	1,108	7,905	23,228
2027 Owner Occupied Housing	1,165	8,143	23,555
2022 Renter Occupied Housing	2,733	8,532	12,610
2027 Renter Occupied Housing	2,712	8,506	12,385
2022 Vacant Housing	425	1,968	2,802
2022 Total Housing	4,265	18,406	38,640



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ABOUT KENT

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.



CITY OF KENT

AREA

CITY	9.3 SQ MI
LAND	9.2 SQ MI
WATER	0.1 SQ MI
ELEVATION	1056 FT

POPULATION

POPULATION	28,215 (2020 CENSUS)
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