

FOR SALE

87,164 SF MIXED-USE DEVELOPMENT

SALE PRICE: \$29,798,000



210 S. DEPEYSTER STREET
KENT, OHIO

NEWMARK

Terry **COYNE**.com

210 S. DEPEYSTER STREET

KENT, OHIO

COLLEGE TOWN

EXIT CAP RATE	8.25%
OCCUPANCY	95% LEASED
GOING IN NOI	\$2,085,870

The subject contains a total of four (4) existing mixed-use properties containing a total of 84 apartment units and a combined total of 116,241 square feet of retail and office space. The improvements were constructed in 2016. The apartments are 100% leased, and the retail space is 92% leased. The site area is 2.00 acres or 87,164 square feet.



PROPERTY 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)



PROPERTY 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.

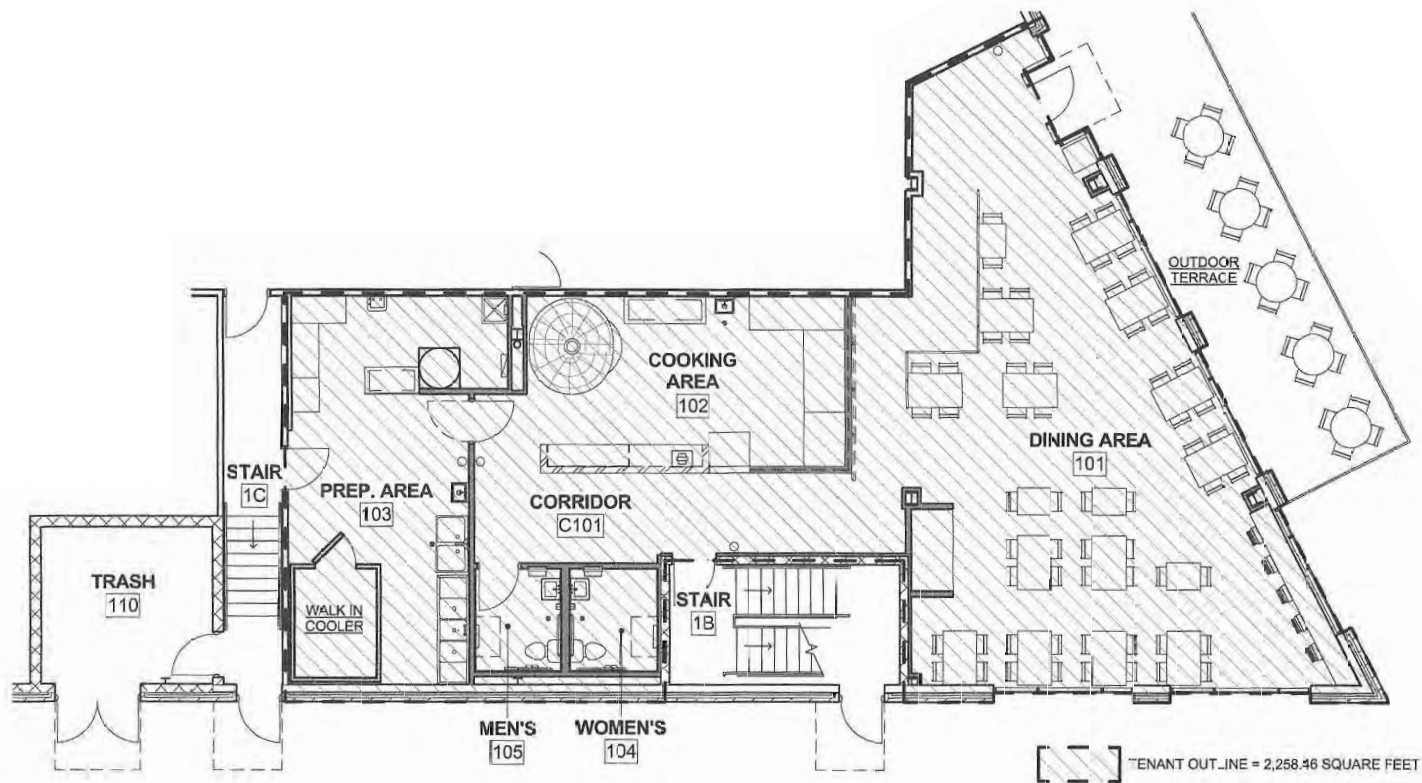
- KSU boasts annual enrollment of approximately 29,000 students.
- 4,987 Housing Units within 1 mile
- Population (5 miles): 90,292
- Average Household Income (5 miles): \$82,705



FLOOR PLAN

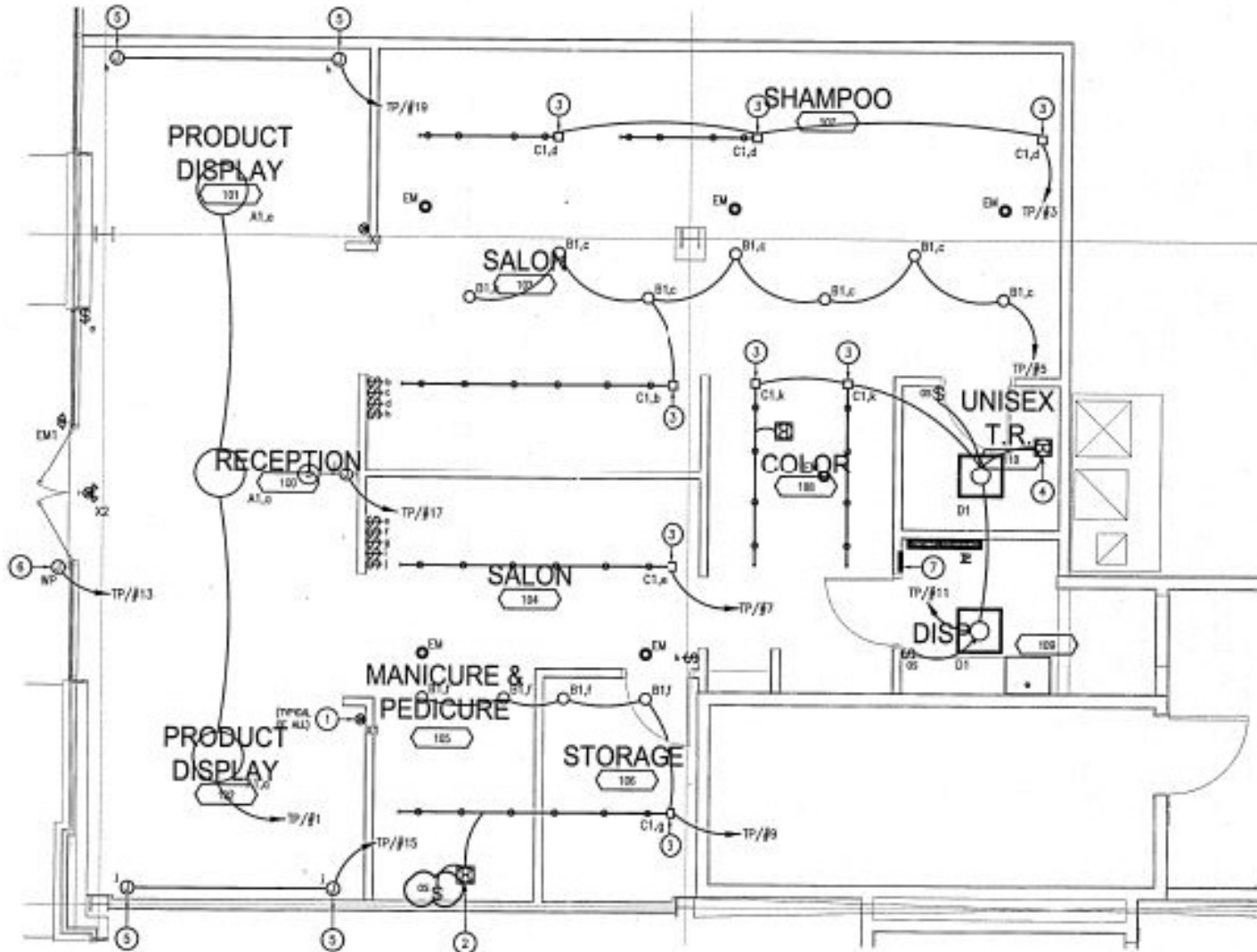
SUITE 103 – TURN-KEY FORMER PIZZA RESTAURANT

AVAILABLE SPACE: 2,371 SF RETAIL



SUITE 106 - FORMER RUSH SALON

AVAILABLE SPACE: 1,600 SF RETAIL



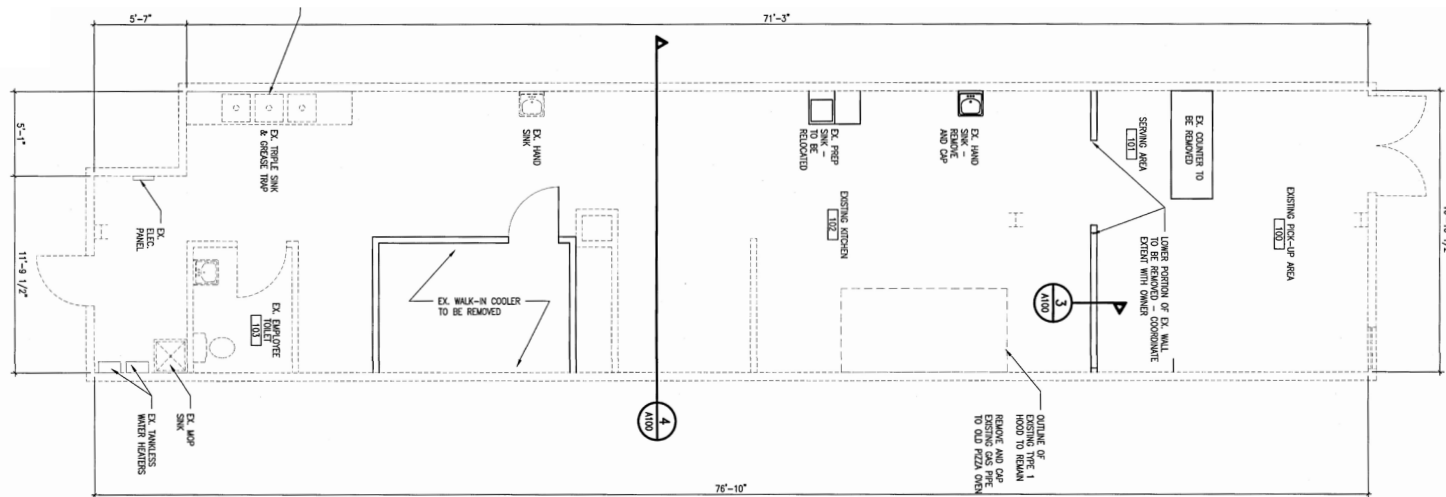
SUITE 108 – FORMER BAKERY SPACE

AVAILABLE SPACE: 1,407 SF RETAIL



SUITE 126 – FORMER KWENCH JUICE

AVAILABLE SPACE: 1,356 SF RETAIL



210 S. Depeyster Street, Kent

KENT STATE UNIVERSITY HOTEL & CONFERENCE CENTER

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.

210 S. Depeyster Street, Kent



LOCATION MAP



210 S. Depeyster Street, Kent

AERIAL MAP



**210 S. DEPEYSTER STREET
KENT, OHIO**

FOR MORE INFORMATION CONTACT



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