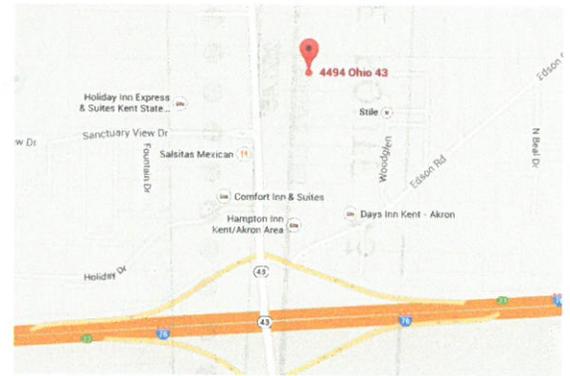


Prime Office/Retail Site: 4494 State Route 43, Kent, OH



16,000 ft² Masonry Retail Plaza Now Available for Lease

Constructed in 2006, the plaza features ample parking and over 11,000 ft² of unfinished office or retail space that can be built-to-suit for tenants. Located in a heavily trafficked & growing area on State Route 43, the center is seconds from Interstate 76 and on the direct path to Kent State from the highway.



NOW LEASING. CALL TODAY!

Property Highlights

- 11,000 ft² office/retail space available as Build-to-Suit
- 250' frontage up to 25,000 average daily traffic count¹
- 0.25 miles from I-76 | 52,220 average daily traffic count¹
- 3 miles from downtown Kent and Kent State University
- 0.5 miles from 6 national chain hotel locations

¹ Information provided by ODOT.us

Property Specifications & Demographics

| | |
|--|-------------------------------------|
| Listed Price | \$13 / Sq. Ft. + cam |
| Total Sq. Ft. Available | Approx. 11,000 |
| Sq. Ft. Available per Build Out | 1,500 - 8,000 |
| Year Built | 2006 |
| Median Income Brimfield, 2012 | \$64,145 |
| Population - 3 Miles | 31,815 |
| Population - 5 Miles | 75,131 |
| Brimfield Population Growth since 2000 | 24.21% |
| New Luxury Apartments, 2015 | 360+ within 0.5 miles |
| Zoning | 400 Commercial |
| Parking | 65+ Spaces in Front 20+ in Rear |
| Available Utilities | Electric, Gas, Public Water & Sewer |
| Education Level, Brimfield | Bachelor's: 40.3% Graduate: 16.5% |
| Drive Thru Availability | Yes, Northern Endcap |

TRAFFIC UP TO
25,000
CARS/DAY

INCOME LEVEL
\$64,145
MEDIAN

DAYTIME POP.
39,231
WITHIN
3 MILES

HIGHWAY ACCESS
00:00:30
Seconds from
I-76

For Additional Information, Please Contact:

Michael Trombly | Phone: (330) 814-7693 email: Mike@penn-ohiogroup.com

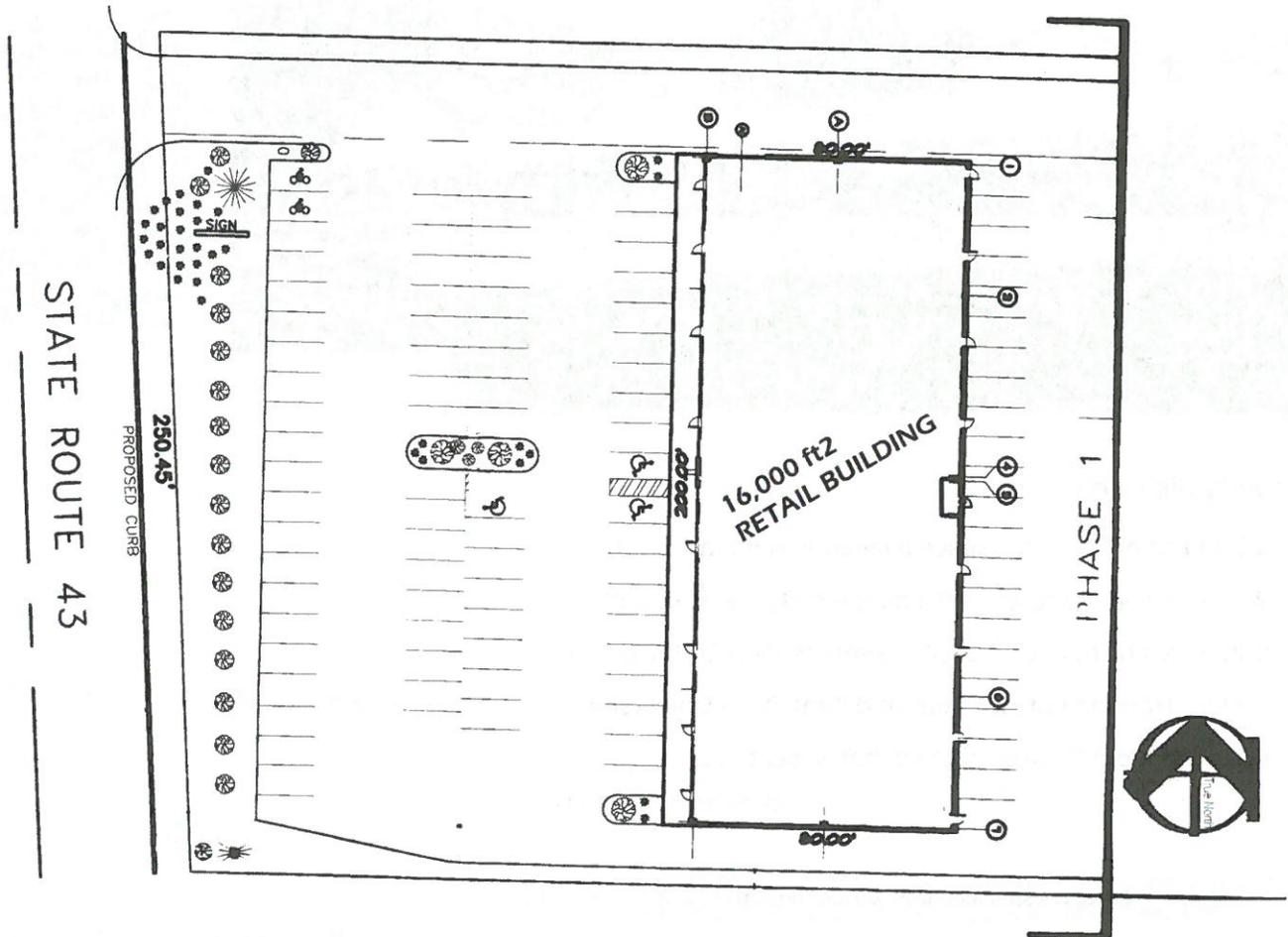
Brian Wilkes | Phone: (330) 715-7571 email: Brian@penn-ohiogroup.com

Penn-Ohio
GROUP

STOUTER REALTY, INC.

Listed exclusively with:

Retail Plaza Site - 4494 St. Rt. 43 Kent, Ohio



The information contained in this document has been obtained from sources believed reliable. While The Penn-Ohio Group does not doubt its accuracy, The Penn-Ohio Group has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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