

Brimfield Crossings

Available for Development of Retail / Restaurant / Hotel / Highway Service / Office / Medical
Brimfield Township, Portage County, Ohio





The Schipper Group

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Akron, OH 44308-1314

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BRIMFIELD CROSSINGS

Owner	<i>Brimfield Crossings Limited</i> , an Ohio limited liability company.
Address	4217 State Rte. 43, Kent, Ohio 44240 (Brimfield Twp./ Portage County)
Location	Southwest quadrant of I-76 and State Rte. 43 (behind McDonald's & Speedway)
Available Land	45.59 total acres. (42.15 acres <u>west</u> of SR-43 + 3.44 acres <u>east</u> of SR-43)
Offered As	For Sale or Build-To-Suit (can subdivide down to 1.0 acre lots).
42.15-acre Frontage	Over 2,000' along I-76, and 203' along State Rte. 43
3.44-acre Frontage	410' along State Rte. 43, and 830' along Falcon Drive
Depth	2,426 feet deep from State Rte. 43, and up to 900'+ deep off I-76
Access	A new 5-lane boulevard ("Brimfield Crossings Drive") runs west into the 42.15-acre site from a new fully-signalized intersection at SR-43. A new 3-lane drive ("Falcon Drive") runs east into the 3.44-acre site from the same intersection. The entire I-76 & SR-43 interchange was recently improved with the overpass being widened to 2 lanes in both directions. Additionally, SR-43 has been widened to 5 lanes in front of the subject site, plus a continuous right-in lane.
Traffic Light	The new blinking light at SR-43 and Brimfield Crossings Drive will be converted by ODOT to a fully-signalized light once development of the project materializes.
Zoning	32.23 acres: Integrated Commercial: Allows for big box retail, restaurant, hospitality and office (90% max. coverage). 6.18 acres: Highway Commercial: Allows for gas/convenience store, restaurant, hospitality and office (80% max. coverage). 7.18 acres: Town Center District: Allows for restaurant & hospitality, also office and retail (80% max. coverage).
Parcels	04-032-10-00-001-001, 04-032-00-00-052-000

Natural Gas	Dominion (East Ohio Gas)
Electricity	First Energy (Ohio Edison)
Water	Portage County, Ohio American Water
Sewer	Portage County
Storm Water	The majority of the 42.15-acre site discharges via storm sewer north to Plum Creek (at I-76) and south to Brimfield Lake (south of Tallmadge Road). On-site detention consists of surface basins and underground storage.
Topography	The property has been mass-graded to a generally flat condition. The former hill along I-76 was removed to allow for complete visibility along I-76.
Nearest Interchange	I-76 & State Rte. 43 (Exit #33): 0.1 miles north
Secondary Interchange	I-76 & County Highway 18 / Tallmadge Rd. (Exit #31): 2.0 miles west
Nearest Municipality	- City of Kent: 3.1 miles to the north - City of Tallmadge: 4.5 miles to the west
Population	- within 3.0 mile radius 23,145 (all numbers from 2010 census) - within 5.0 mile radius 71,284 - within 7.5 mile radius 200,992 - within 25.0 mile radius 1,347,151

Fact: Northeast Ohio boasts the largest U.S. population within a 250-mile radius!

Traffic Count	ODOT 2010 average daily traffic counts:
	↔ I-76 west of State Rte. 43 52,590 cars per day
	↕ State Rte. 43 south of I-76 12,100 cars per day (21,630 north)

- Regional Proximity**
- 🏢 10 Fortune 500 companies.
 - 🏥 10 major hospital systems as well as NEOMED.
 - 🎓 5 major universities including Kent State and the University of Akron.
 - ✈️ Cleveland Hopkins International Airport plus 2 regional airports.

- Highest & Best Use**
- ☑ Big box or destination retail development (can support lifestyle center or power center up to 400,000+ sq. ft.).
 - ☑ Mixed-use commercial development consisting of retail, hospitality, casual dining, fast food, highway service and professional office components.
 - ☑ National office headquarters campus.
 - ☑ Regional medical, bio-tech or research & development complex.

For further information, please contact:

TOM WEISE

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Brimfield Crossings

Regional Proximity to Major Employers & Institutions

<u>Fortune 500 Headquarters</u>	<u>Distance</u>	<u>Rank</u>	<u>2012 Revenues</u>
Eaton Corp.	48 miles	n/a	\$21.8 B
Goodyear Tire & Rubber	9 miles	# 137	\$21.0 B
Progressive Insurance	37 miles	# 166	\$17.1 B
First Energy	12 miles	# 181	\$15.3 B
Parker-Hannifin	34 miles	# 211	\$13.1 B
Sherwin Williams	48 miles	# 282	\$ 9.5 B
Travel Centers of America	50 miles	# 329	\$ 8.0 B
Cliffs Natural Resources	43 miles	# 424	\$ 6.0 B
J.M. Schmucker	36 miles	# 452	\$ 5.5 B
Timken	33 miles	# 493	\$ 5.0 B
Key Corp	48 miles	-	\$ 4.2 B
Lubrizol (Berk. Hath.)	44 miles	-	\$ 4.0 B
A. Shulman	20 miles	-	\$ 2.0 B
OMNOVA	19 miles	-	\$ 1.1 B

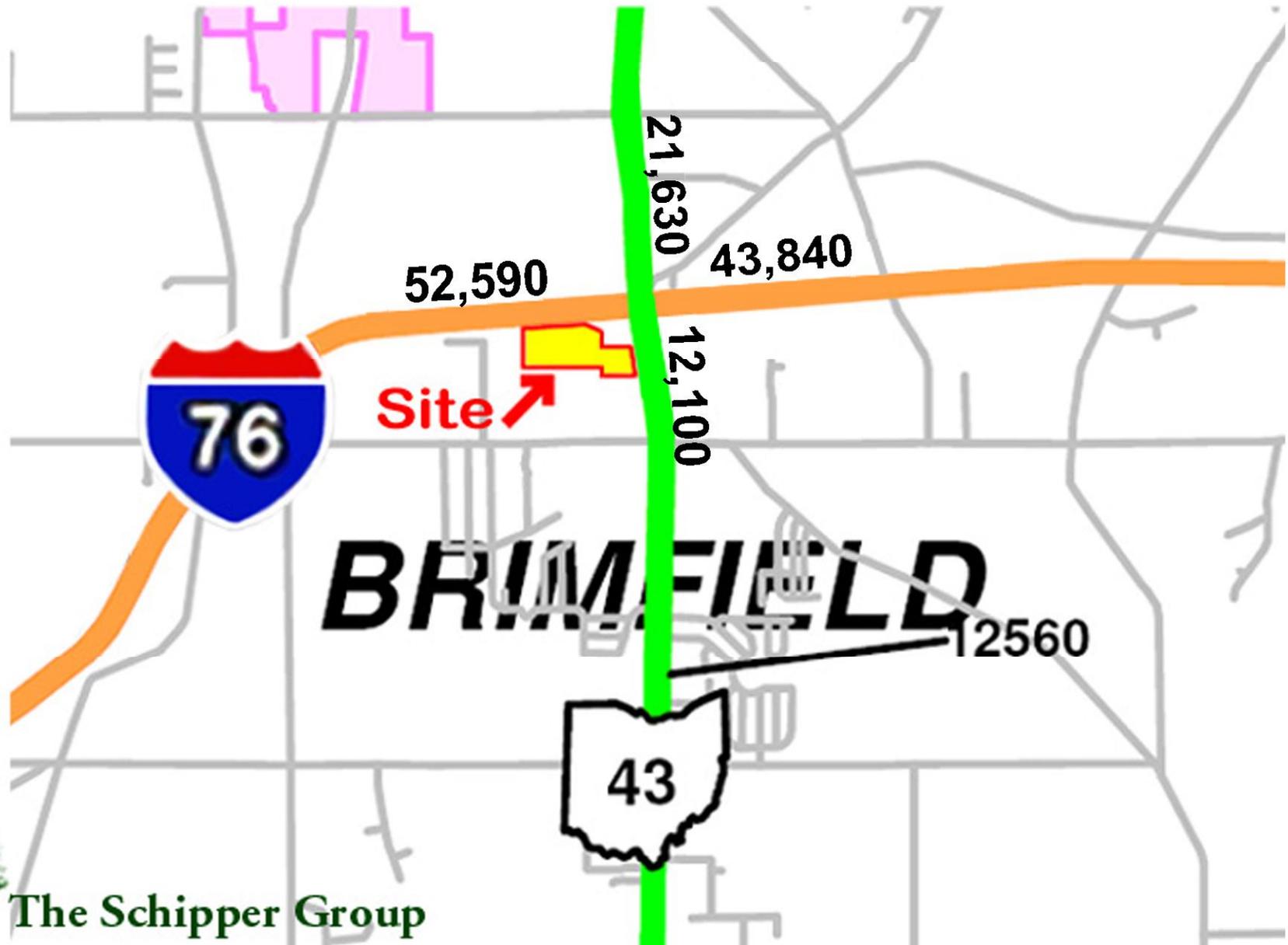
<u>Universities</u>	<u>Distance</u>	<u>2012 Enrollment</u>
Kent State University	3 miles	42,185
University of Akron	11 miles	29,251
Cleveland State University	48 miles	15,664
Youngstown State University	38 miles	14,682
Case Western Reserve University	51 miles	10,026
Baldwin Wallace University	41 miles	4,680
Hiram College	23 miles	1,334
NE Ohio Medical University	6 miles	(regional consortium of area universities)

☞ Northeast Ohio is home to 26 total institutions of higher learning employing 28,000 faculty & staff with a combined annual budget of \$2.5 billion.

<u>Hospitals</u>	<u>Distance</u>	<u>Statistics</u>
Cleveland Clinic	49 miles	1,800 physicians & scientists, significant R&D budget
University Hospitals Health System	51 miles	2,700 beds, 5.4 million outpatients visits /yr.
Rainbow Babies Children's Hospital	51 miles	240 beds, 850 pediatric specialists
MetroHealth System	47 miles	500 physicians, 730,000 outpatient visits /yr.
Robinson Memorial Health System	11 miles	150 beds, 39,658 ER visits/yr., 350 physicians
Summa Health System	11 miles	1,235 beds, 113,000 ER visits /yr.
Akron General Health System	13 miles	31,000 admissions & 91,000 ER visits /yr.
Akron Children's Hospital	13 miles	250 beds, 64,000 ER visits /yr., 600 medical staff
Forum Health System	37 miles	Trumbull Mem., Tod Children's & Northside Medical
Mercy Medical Center	29 miles	475 beds, 570 physicians
Aultman Health Foundation	30 miles	550 physicians, 76,000 ER visits /yr.

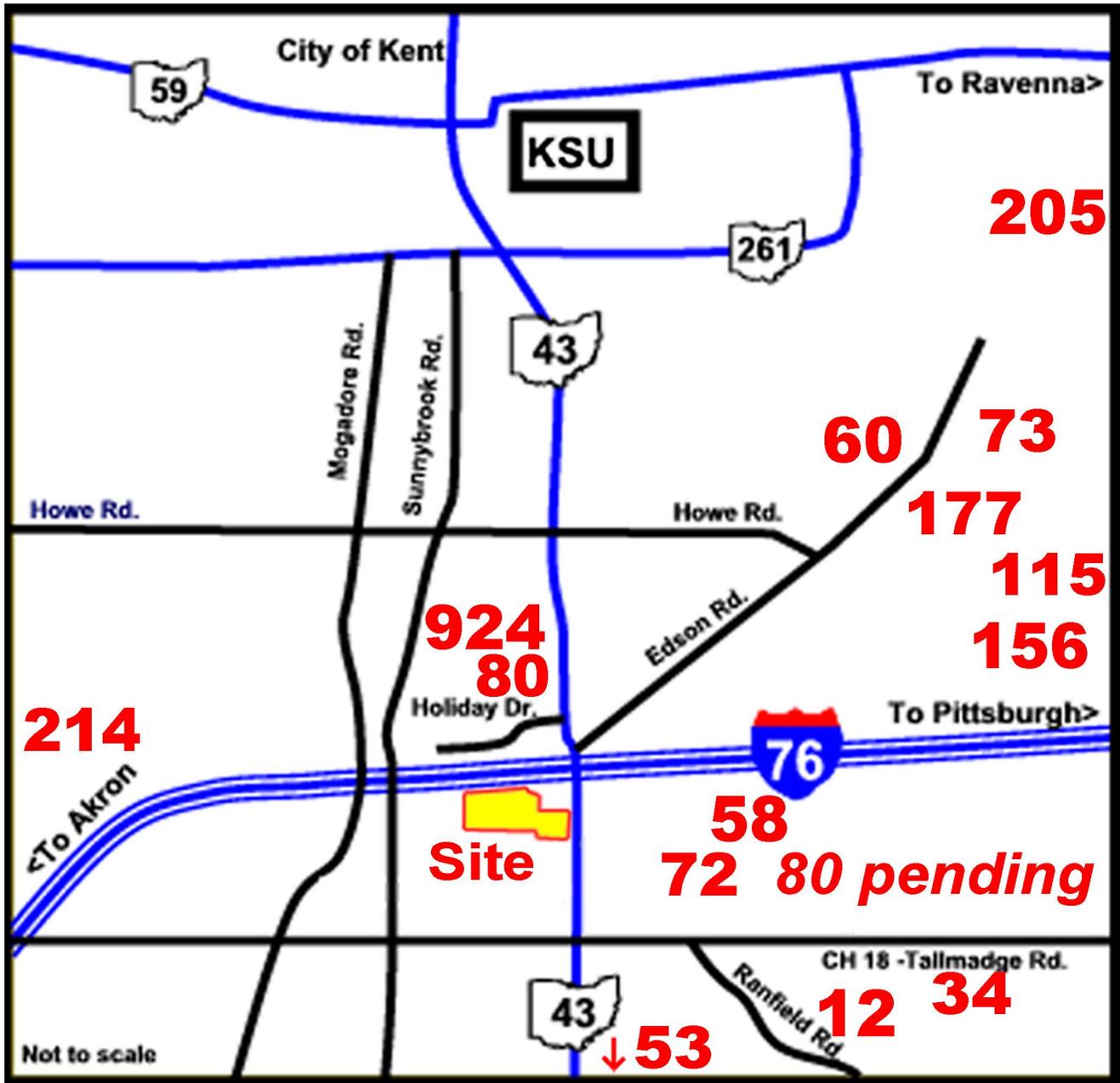
<u>Airports</u>	<u>Distance</u>	<u>Statistics</u>
Cleveland-Hopkins International Airport	49 miles	240 flights/day, 70 destinations, 9.2M passengers /yr.
Akron-Canton Regional Airport	21 miles	5 carriers serving 1.8 million passengers /year
Youngstown-Warren Regional Airport	44 miles	convenient passenger, charter & cargo service

Brimfield Crossings ODOT 2010 Traffic Counts



Brimfield Crossings

New Single-Family Dwellings
Approved Since 2004 Zoning Update



~ Total new dwelling units approved by Township since 2004: 2,348 units

~ Total population increase attributed to new dwelling units: 5,693 persons

Note: The majority of undeveloped land serviced by this interchange lies to the southeast (accessed by SR-43).



42.15 ac.



Hill & trees removed
Old McDonalds demolished

NEW
McD
i'm lovin' it



3.44 ac.

Brimfield
Elementary



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Brimfield Crossings
(view to northwest)



Business ready.



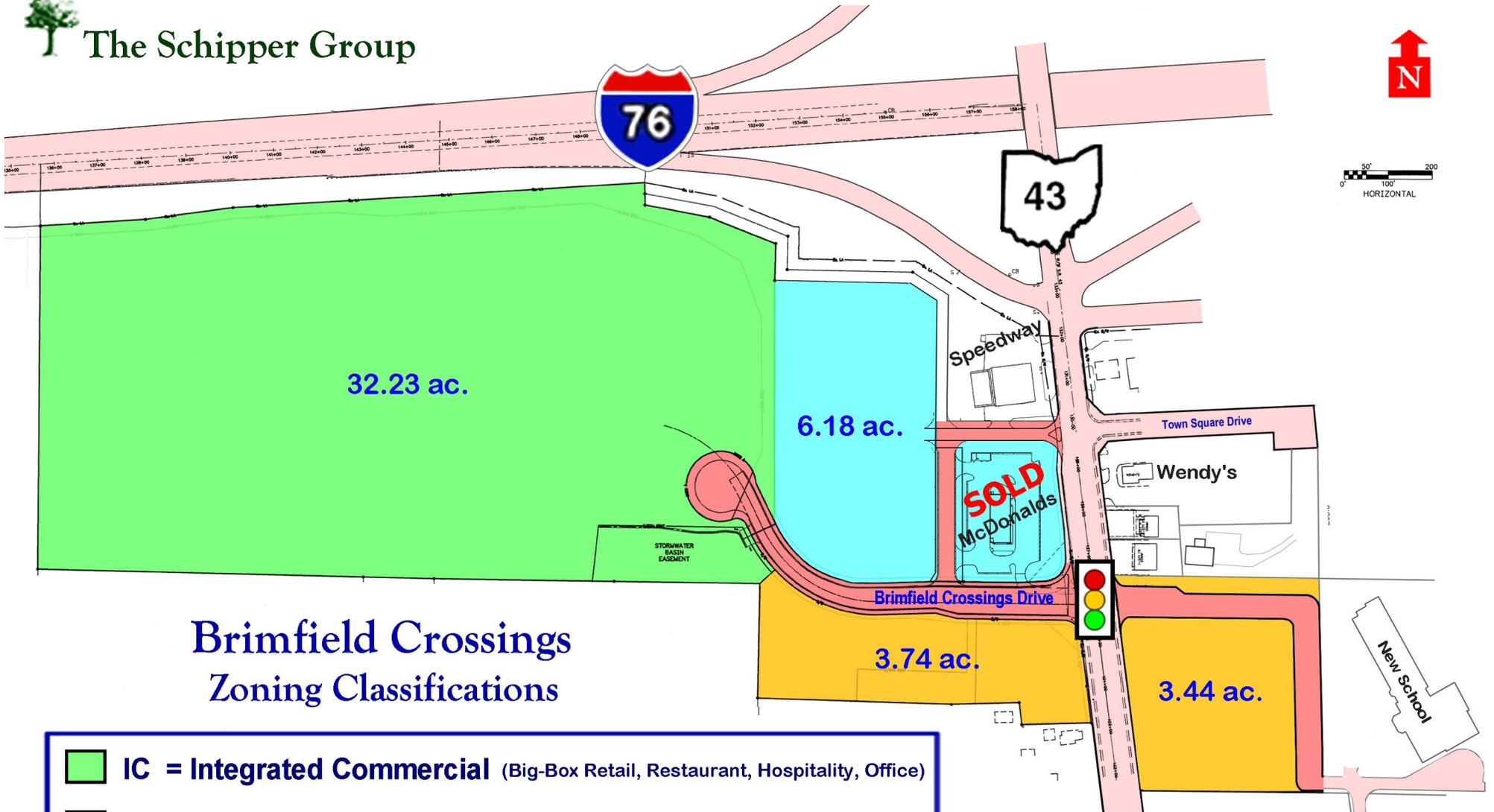
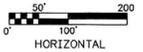
45 acres | Office | Retail

Brimfield Crossings

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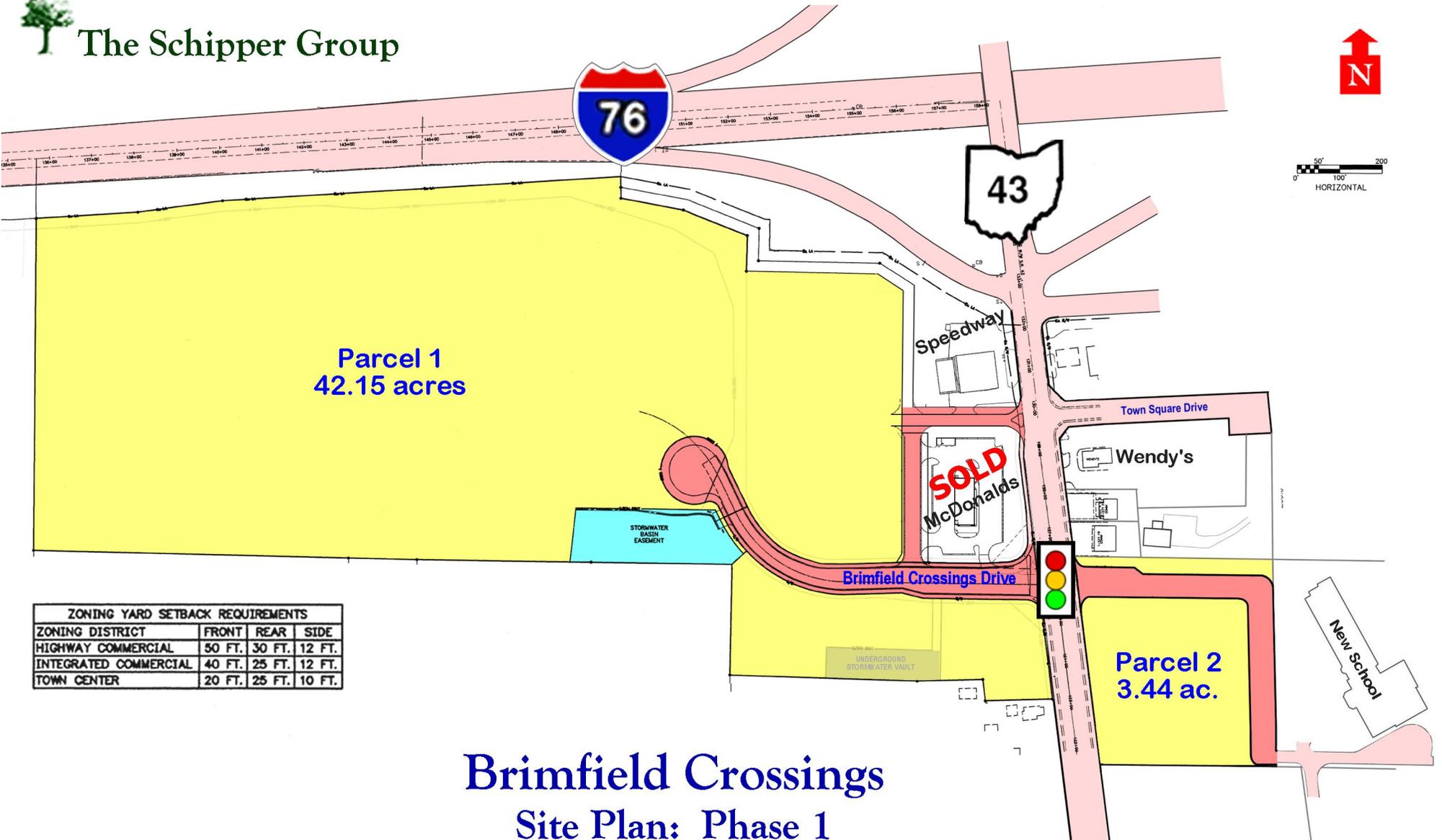
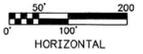
Brimfield Crossings Zoning Classifications

- IC = Integrated Commercial** (Big-Box Retail, Restaurant, Hospitality, Office)
- HC = Highway Commercial** (Gas, C-store, Restaurant, Hospitality, Office)
- TC = Town Center** (Retail, Restaurant, Hospitality, Office)

ZONING YARD SETBACK REQUIREMENTS			
ZONING DISTRICT	FRONT	REAR	SIDE
HIGHWAY COMMERCIAL	50 FT.	30 FT.	12 FT.
INTEGRATED COMMERCIAL	40 FT.	25 FT.	12 FT.
TOWN CENTER	20 FT.	25 FT.	10 FT.



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Parcel 1
42.15 acres

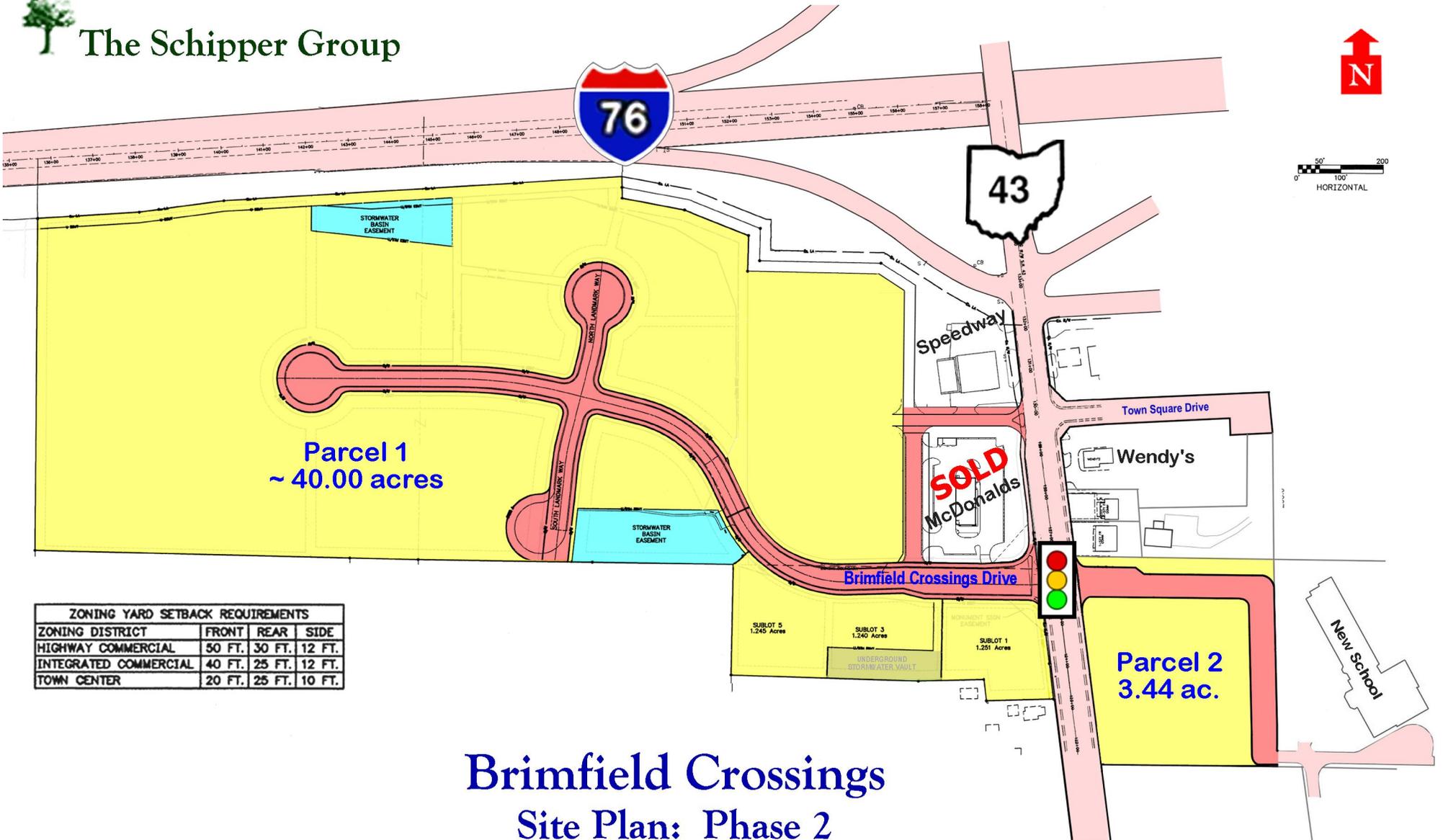
Parcel 2
3.44 ac.

ZONING YARD SETBACK REQUIREMENTS			
ZONING DISTRICT	FRONT	REAR	SIDE
HIGHWAY COMMERCIAL	50 FT.	30 FT.	12 FT.
INTEGRATED COMMERCIAL	40 FT.	25 FT.	12 FT.
TOWN CENTER	20 FT.	25 FT.	10 FT.

Brimfield Crossings Site Plan: Phase 1



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Site Plan: Phase 2