

OUTPARCEL & EXISTING RETAIL SPACE AVAILABLE

College Town

MEADOWVIEW SQUARE
2500 OH-59 Kent, Ohio 44240

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HIGHLIGHTS

- Available spaces:
  - 1,760 SF former waxing studio
  - 2,080 SF former GameStop
  - 2,400 SF former bakery space
  - 9,838 SF endcap available
- +/- 1.0 acres available for sale, BTS, or ground lease
  - 175' + of frontage on Kent-Ravenna Road (SR 59)
  - Access to traffic signal
- Shadow-anchored by Walmart Supercenter
- Excellent pylon signage opportunity at signalized entrance
- Across from the newly-built Akron Children's Hospital Pediatric Rehabilitative Center (approximately 29,500 SF; 7.23 acres)
- Less than two (2) miles from Kent State University - Main Campus

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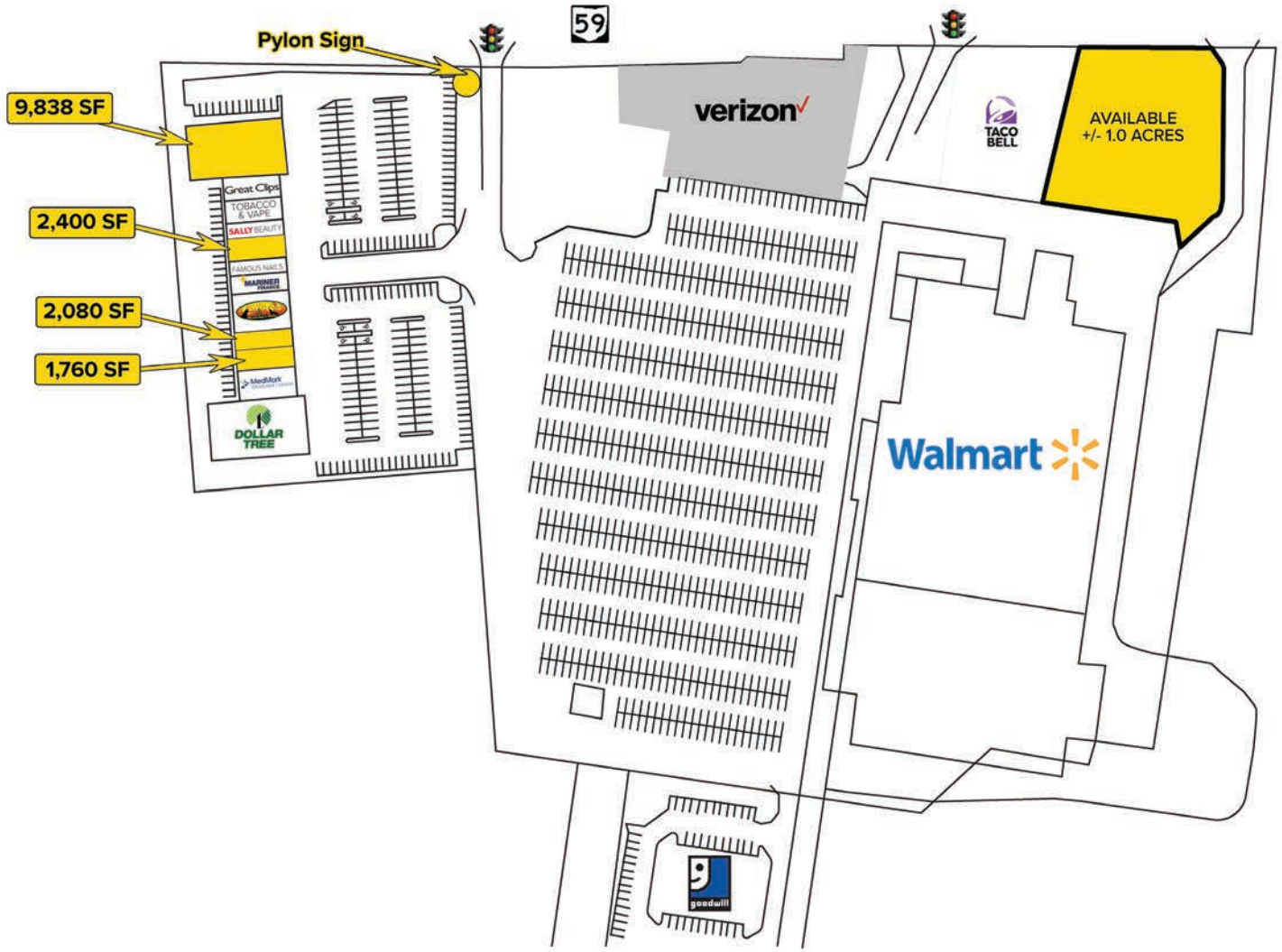
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** Outparcels [Walmart's site/use restrictions]: Building height shall not exceed 26' in height plus any architectural features; shall not exceed the building size of 6,000 sf; any rooftop equipment shall be screened; no rooftop signs shall be erected; no freestanding ID sign exceeding the height of the outparcel building or block the visibility of Walmart. Entrance and exit signs to facilitate the free flow of traffic must be monument type and not exceed 3' 3" in height. Parking ratio must be one of the following: 1) 15 spaces for every 1,000 sf of building for any restaurant or entertainment use in excess of 5,000 sf (the same ratio shall be provided for a McDonald's restaurant less than 5000 sf); 2) 10 spaces for every 1,000 sf for any restaurant or entertainment use less than 5,000 sf; or 3) 6 spaces for every 1,000 sf for any other use. Subject to the prior written consent of Walmart, any building on the outparcel(s) shall be used for retail purposes only, however, no building shall be used as a theatre, night club, bowling alley, health spa, cafeteria, billiard parlor, or other place of recreation or amusement, or as a business serving or selling alcoholic beverages.

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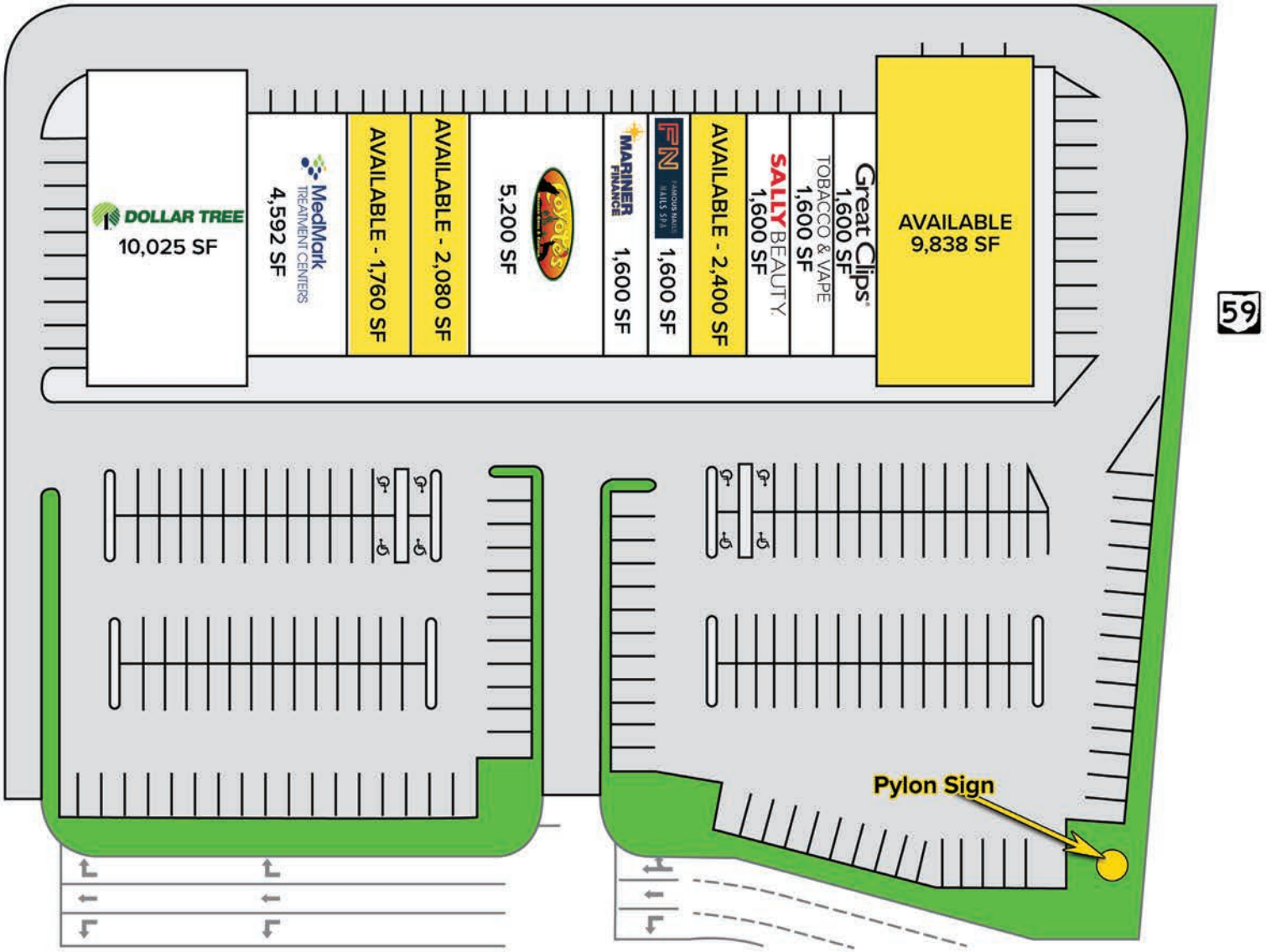
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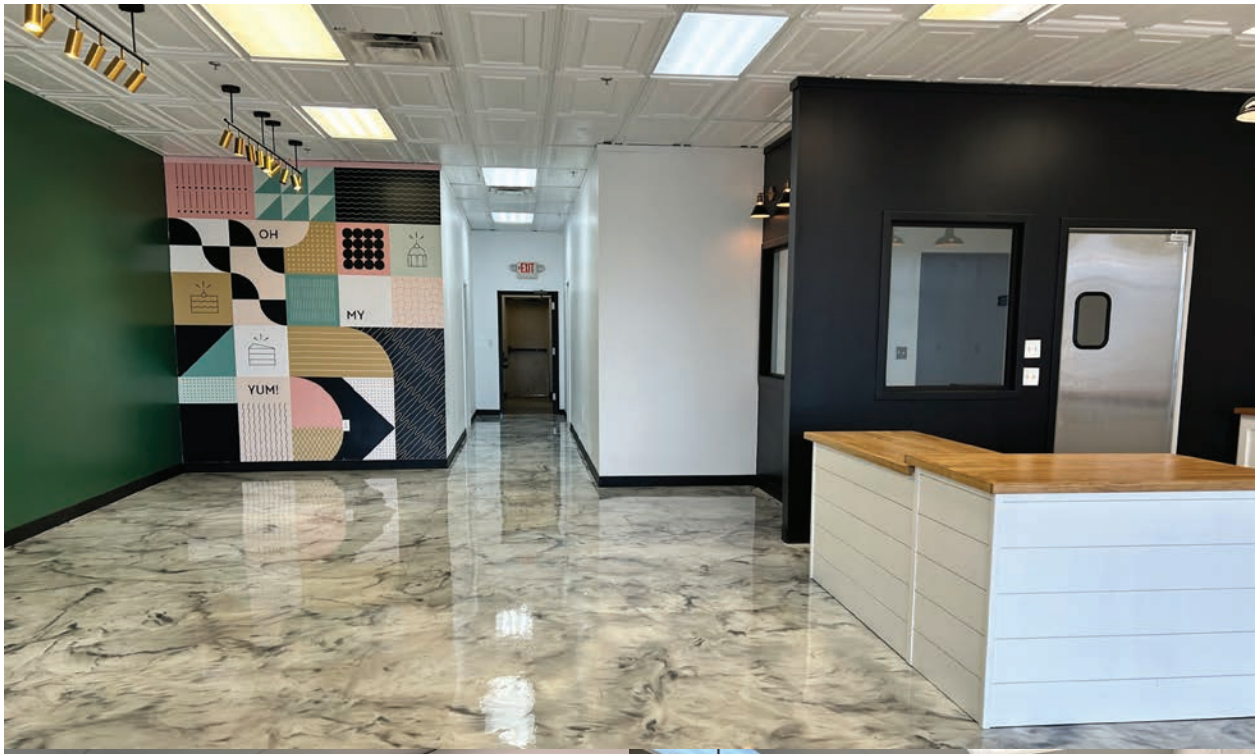
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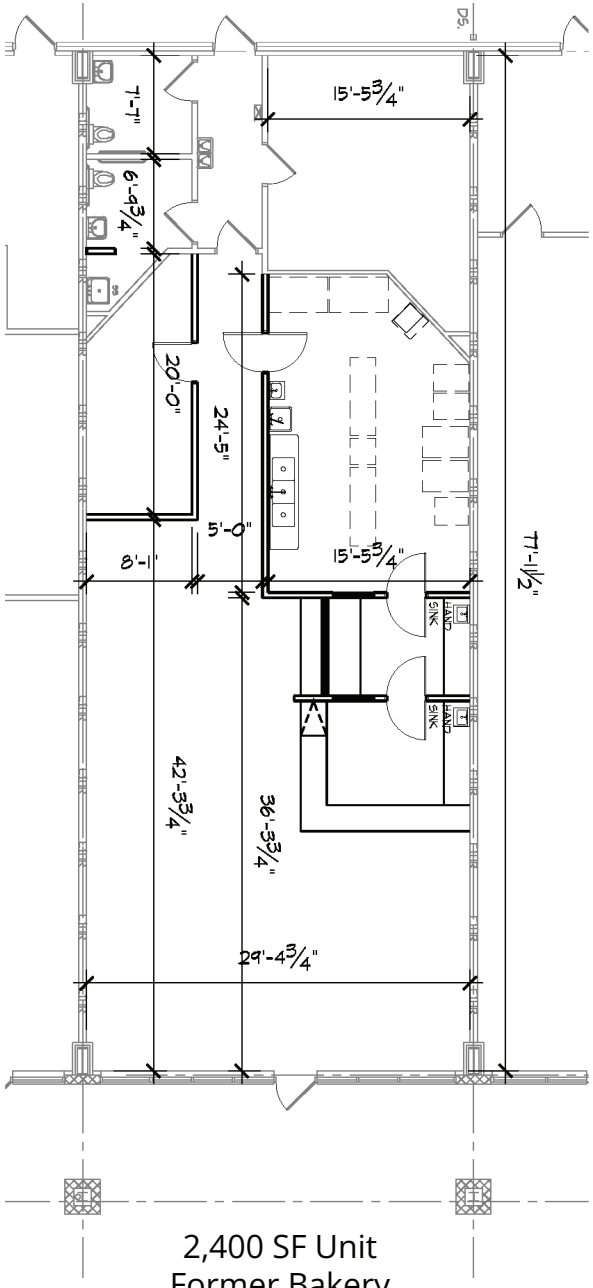
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2,400 SF Unit
Former Bakery

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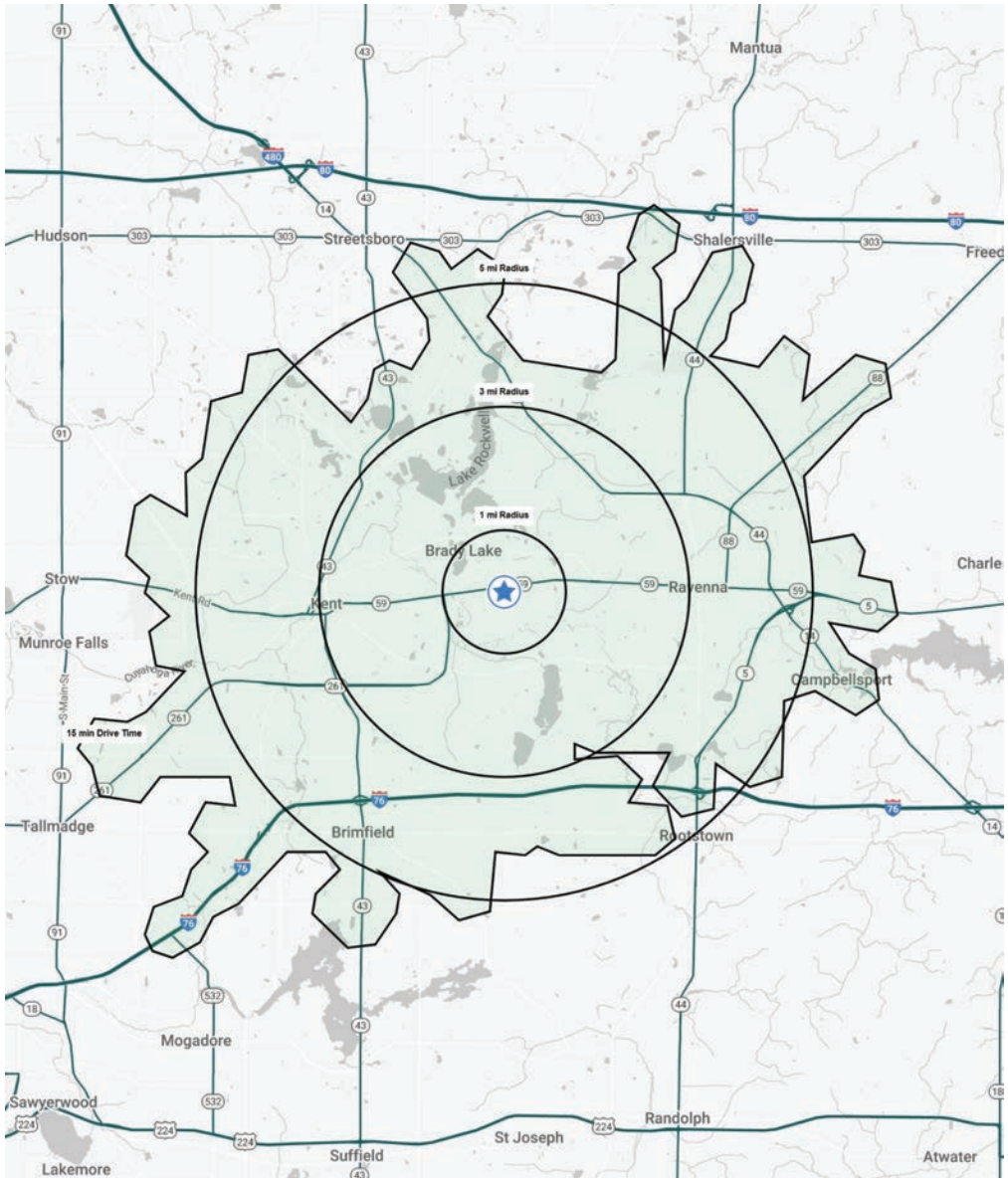
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	1,679	37,779	70,926	82,734
HOUSEHOLDS	788	14,931	29,722	34,663
MEDIAN AGE	39.1	31.2	35.2	36.4
AVERAGE HH INCOME	$78,315	$75,898	$87,288	$91,784
MEDIAN HH INCOME	$56,776	$56,406	$66,757	$71,469
BUSINESSES	81	815	1,988	2,359
EMPLOYEES	1,471	10,864	24,552	28,415
EDUCATION: BACHELORS +	35.7%	35.0%	36.0%	37.2%

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