



COMING SOON: SALLY'S BEAUTY!
NEW TENANTS NOW OPEN: BRIMFIELD STATE LIQUOR STORE & SHOE SENSATION!

CASCADES OF BRIMFIELD

4050 CASCADES BLVD, BRIMFIELD TWP, OHIO

THE PROPERTY

- Available Space:
 - Suite D - 7,824 SF
 - Suite G - 4,500 SF
 - Suite H1-1,600 SF
 - Suite O - 4,624 SF
 - Suite P - 5,100 SF
- Anchor sites, outlots and in-line space available; 3,000 parking spaces
- 650,000 GLA; 110 Acres
- Fast growing regional development; nearby tenants include Wal-Mart Supercenter, Lowe's, Marshalls, PetCo and Kohl's with traffic counts of 57,000 VPD on I-76
- Coming soon to the Brimfield market: new Meijer's and Menard's directly across Tallmadge Road

DEMOGRAPHICS

ESTIMATED POPULATION

3 Miles: 23,446
5 Miles: 121,630
7 Miles: 242,502

DAYTIME EMPLOYESS

3 Miles: 9,437
5 Miles: 45,434
7 Miles: 115,629

AVERAGE HH INCOME

3 Miles: \$80,340
5 Miles: \$65,377
7 Miles: \$64,143

Contact Agent:

Carla Massara (216) 514-1400 ext 108 cmassara@kowitzrealestate.com

Kowit & Company Real Estate Group | 216.514.1400 | www.kowitzrealestate.com

AERIAL

4050 CASCADES BLVD, BRIMFIELD TWP, OHIO



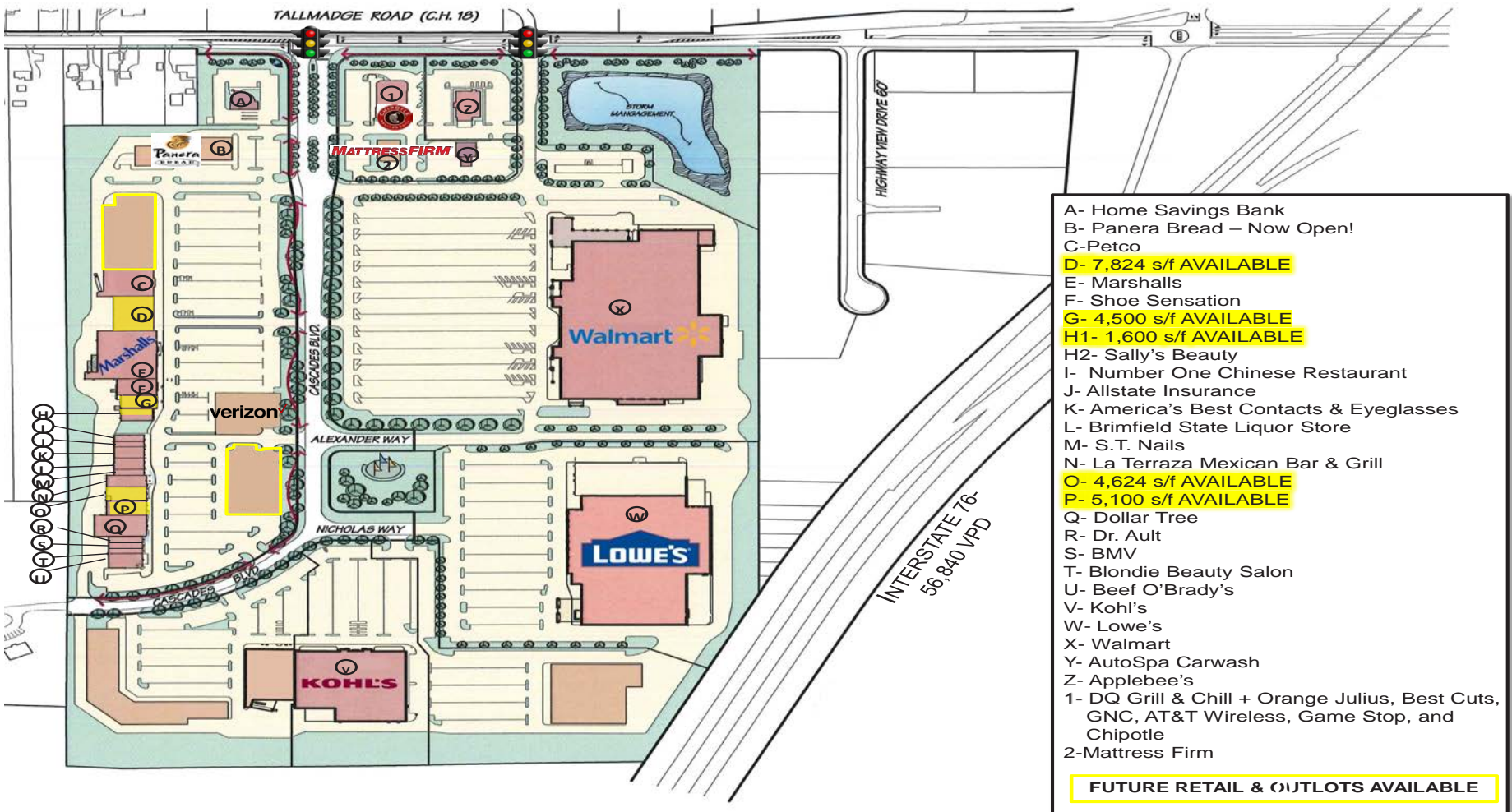
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SITE PLAN

4050 CASCADES BLVD, BRIMFIELD TWP, OHIO



DEMOGRAPHICS

4050 CASCADES BLVD, BRIMFIELD TWP, OHIO

4050 Cascades Blvd		3 mi radius	5 mi radius	7 mi radius
Kent, OH 44240				
POPULATION	2019 Estimated Population	23,446	121,630	242,502
	2024 Projected Population	23,385	121,535	244,112
	2010 Census Population	23,530	121,495	243,924
	2000 Census Population	21,881	119,485	247,348
	Projected Annual Growth 2019 to 2024	-	-	0.1%
	Historical Annual Growth 2000 to 2019	0.4%	-	-0.1%
	2019 Median Age	42.9	37.8	37.6
HOUSEHOLDS	2019 Estimated Households	10,023	52,357	103,962
	2024 Projected Households	10,095	52,726	105,282
	2010 Census Households	9,468	49,490	99,116
	2000 Census Households	8,390	47,270	98,505
	Projected Annual Growth 2019 to 2024	0.1%	0.1%	0.3%
	Historical Annual Growth 2000 to 2019	1.0%	0.6%	0.3%
RACE AND ETHNICITY	2019 Estimated White	92.2%	86.3%	81.9%
	2019 Estimated Black or African American	3.2%	7.5%	11.1%
	2019 Estimated Asian or Pacific Islander	2.3%	3.0%	3.4%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2019 Estimated Other Races	2.2%	3.0%	3.4%
	2019 Estimated Hispanic	1.8%	2.2%	2.6%
INCOME	2019 Estimated Average Household Income	\$80,340	\$65,377	\$64,143
	2019 Estimated Median Household Income	\$64,303	\$54,129	\$53,737
	2019 Estimated Per Capita Income	\$34,415	\$28,385	\$27,719
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	0.9%	2.2%	2.6%
	2019 Estimated Some High School (Grade Level 9 to 11)	4.9%	5.7%	6.5%
	2019 Estimated High School Graduate	34.7%	33.9%	33.6%
	2019 Estimated Some College	20.7%	21.1%	20.8%
	2019 Estimated Associates Degree Only	7.9%	8.3%	8.6%
	2019 Estimated Bachelors Degree Only	19.7%	18.3%	18.0%
	2019 Estimated Graduate Degree	11.1%	10.6%	10.0%
BUSINESS	2019 Estimated Total Businesses	817	3,798	8,701
	2019 Estimated Total Employees	9,437	45,434	115,629
	2019 Estimated Employee Population per Business	11.6	12.0	13.3
	2019 Estimated Residential Population per Business	28.7	32.0	27.9

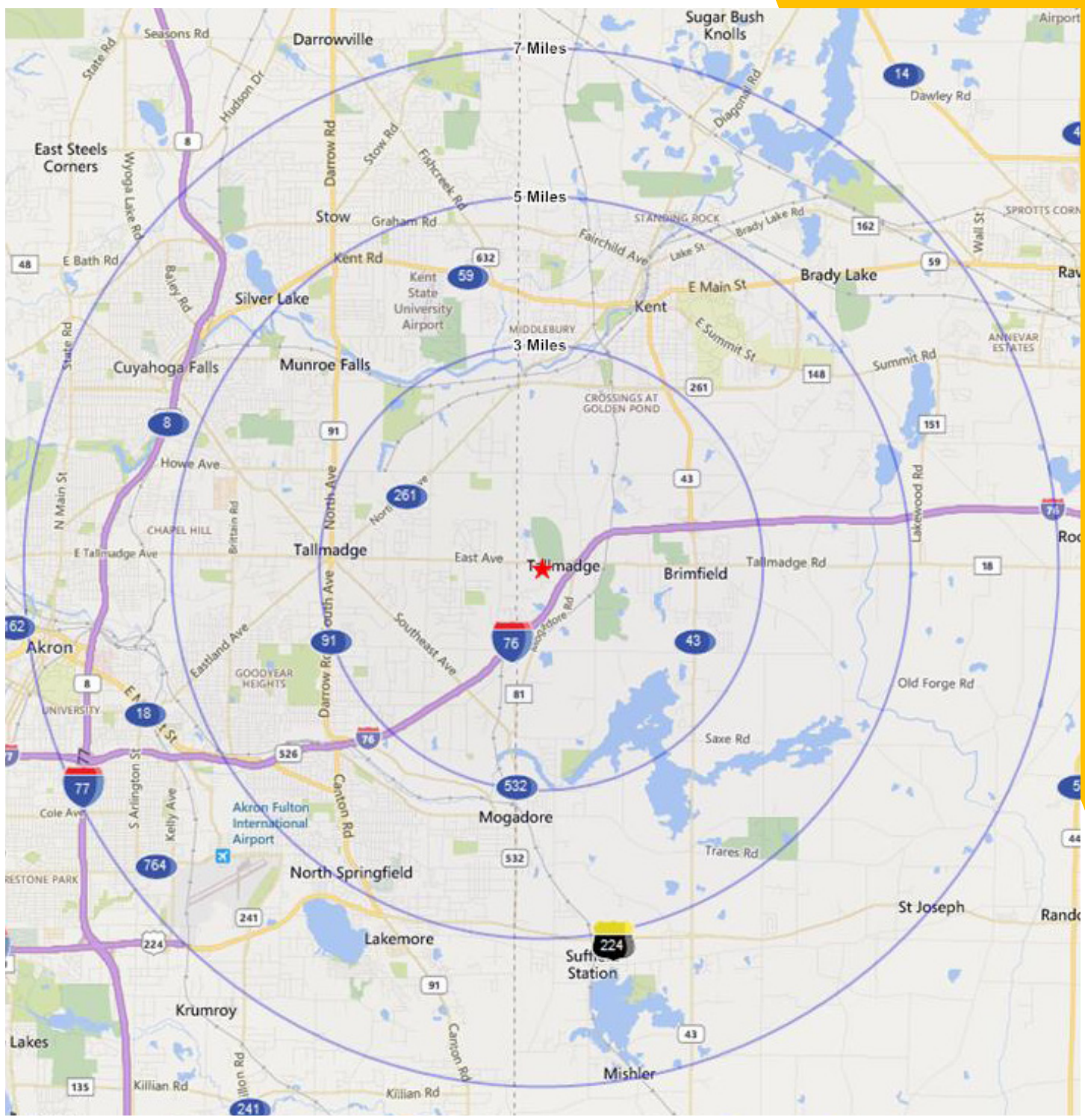
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AREA MAP

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