



**FOR LEASE**

# University Plaza

1410 S WATER ST  
KENT, OH 44240

**633 - 18,018 SF**  
AVAILABLE

**\$10.00 - \$14.00**  
SF/YR

**5**  
SPACES

**Lindsey Nussle**  
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**Spigel Properties**  
70 N.E. Loop 410  
Suite 185, San Antonio, TX 78216  
947.941.1908



## Property Overview

**633 - 18,018 SF**

AVAILABLE SF

**\$10 - \$14**

ASKING RATE SF/YR

**5**

SPACES AVAILABLE

**15.29**

LOT SIZE

**130,209 SqFt**

BUILDING SQFT

**17-006-00-00-020**

PARCEL ID

**Commercial**

ZONING TYPE

**Portage**

COUNTY

**41.140772, -81.357692**

COORDINATES

### EXECUTIVE SUMMARY

- University Plaza is a 130,209 SF community center leased to a complementary mix of entertainment, value retail, restaurant and service tenants. Located along the robust commercial corridor on Water St and surrounded by multiple apartment communities and residential neighborhoods, University Plaza offers tenants a prime opportunity to succeed. This large, single-story shopping center is located at the major intersection of S Water St and Cherry St, which provides exposure to over 21,000 daily drivers.

### PROPERTY HIGHLIGHTS

- High-performing intersection with over 21,000 VPD.
- Close proximity to Kent State University (33,000 students)
- Four Ingress/Egress Points.
- Below Market Rents.
- High volume retail area serving a large population of neighboring communities for Portage County.
- 18,000 SF junior box space available with loading docks

## ACCESSIBILITY

### TRANSIT

Kent Central Gateway North

0.9 mi

Water & Cherry SB

92 ft

Franklin & Cherry NB

0.1 mi

### AIRPORTS

Akron-Canton Airport

16.2 mi

Akron Fulton Airport

9.0 mi

Schmeltzer Heliport-6d5

15.7 mi

# Space Available

#1B (Available 12/1/26)

NEGOTIABLE

SF AVAILABLE

**18,018 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#2

\$12 SF/Yr

SF AVAILABLE

**633 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#3

\$12 SF/Yr

SF AVAILABLE

**1,230 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

3A

\$10 SF/Yr

SF AVAILABLE

**7,500 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#17

\$14 SF/Yr

SF AVAILABLE

**1,800 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail





# Market Overview



## About Kent, Ohio

Kent is a vibrant and welcoming community nestled along the scenic Cuyahoga River in Northeast Ohio, situated on the western edge of Portage County. The city is home to Kent State University, whose 32,000+ students bring a youthful energy and consistent consumer base to this charming and ever-growing community. With a thriving student population comes strong demand for retail, dining, and services, making Kent an attractive market for businesses looking to establish a presence in a dynamic environment.

Kent's location offers exceptional regional connectivity, sitting just 15 miles from Akron, Ohio, a major metropolitan hub with a population of over 190,000 per the 2020 census. The area also benefits from its proximity to Cleveland, one of the Midwest's largest cities, making Kent a convenient and well-positioned destination for both local residents and regional visitors alike.

Whether you're looking to tap into the university-driven foot traffic or capitalize on the area's growing residential base, Kent presents a compelling opportunity for retailers and businesses of all kinds.

### DEMOGRAPHIC SNAPSHOT

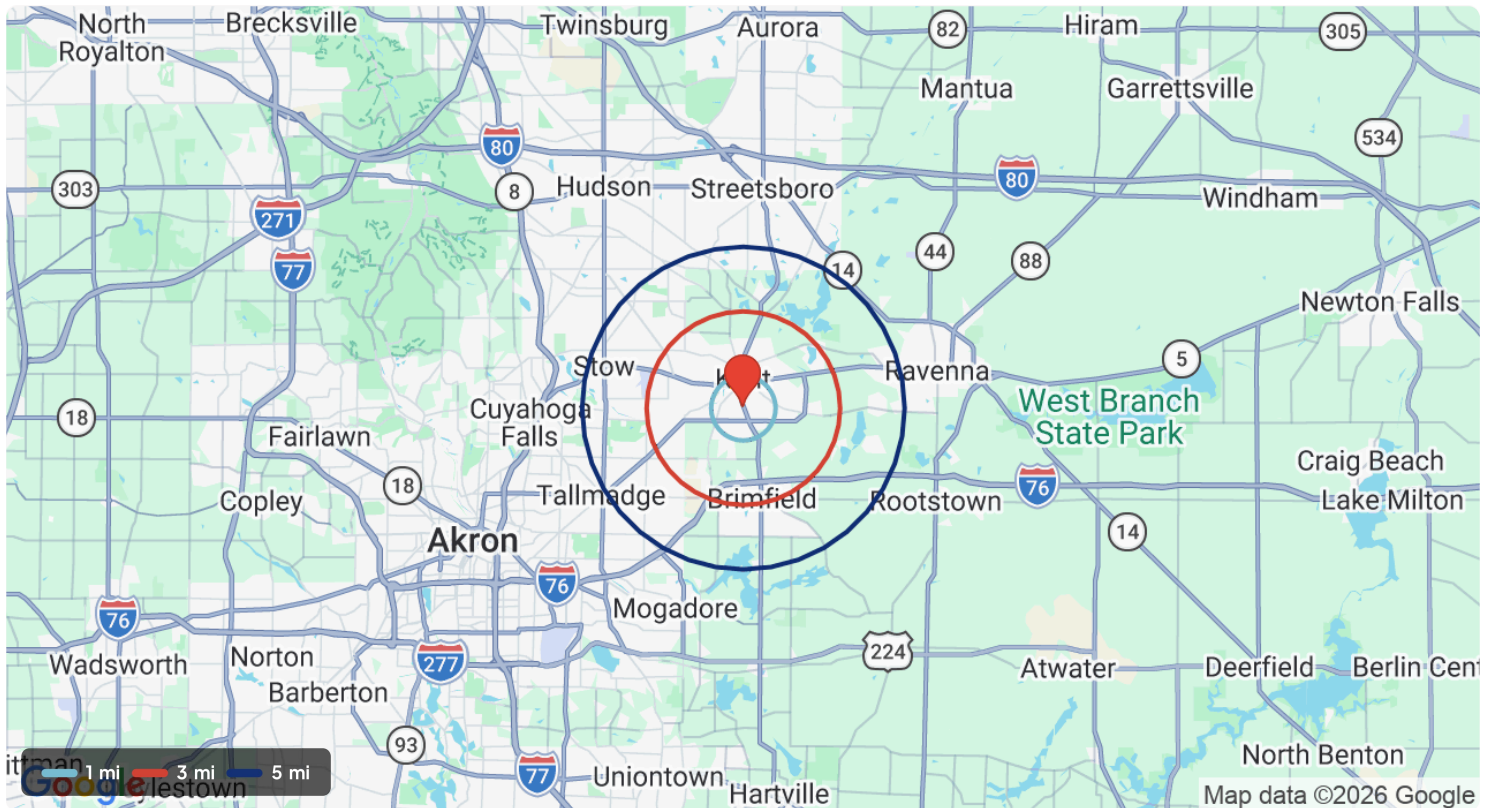
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	9,984	Population	41,684	Population	89,454
Median HH Income	\$36,686	Median HH Income	\$56,498	Median HH Income	\$77,238
Households	3,977	Households	17,087	Households	37,278

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,649	38,151	84,213
2010 Population	9,585	41,429	89,540
2025 Population	9,984	41,684	89,454
2030 Population	10,020	41,744	88,989
2025–2030 Growth Rate	0.07 %	0.03 %	-0.10 %
2025 Daytime Population	10,702	42,974	79,156

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,330	13,854	31,197	less than \$15,000	889	2,530	3,144
2010 Total Households	3,399	15,415	34,483	\$15,000–\$24,999	781	2,118	3,119
2025 Total Households	3,977	17,087	37,278	\$25,000–\$34,999	262	1,065	2,240
2030 Total Households	4,064	17,386	37,701	\$35,000–\$49,999	599	2,262	4,253
2025 Avg. Household Size	2.08	2.11	2.23	\$50,000–\$74,999	387	2,091	5,358
2025 Owner Occupied Housing	1,074	8,036	24,100	\$75,000–\$99,999	388	1,988	4,552
2030 Owner Occupied Housing	1,173	8,425	24,761	\$100,000–\$149,999	449	2,741	7,471
2025 Renter Occupied Housing	2,903	9,051	13,178	\$150,000–\$199,999	110	1,117	3,518
2030 Renter Occupied Housing	2,891	8,961	12,940	\$200,000 or greater	113	1,176	3,623
2025 Vacant Housing	386	1,792	2,515	Median HH Income	<b>\$36,686</b>	<b>\$56,498</b>	<b>\$77,238</b>
2025 Total Housing	4,363	18,879	39,793	Average HH Income	<b>\$55,604</b>	<b>\$82,169</b>	<b>\$101,830</b>



Source: ESRI / ArcGIS Business Analyst

# University Plaza

1410 S WATER ST, KENT, OH, 44240

## PRESENTED BY



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### Mary Brown

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**SPIGEL  
PROPERTIES**

INVESTMENTS • REAL ESTATE

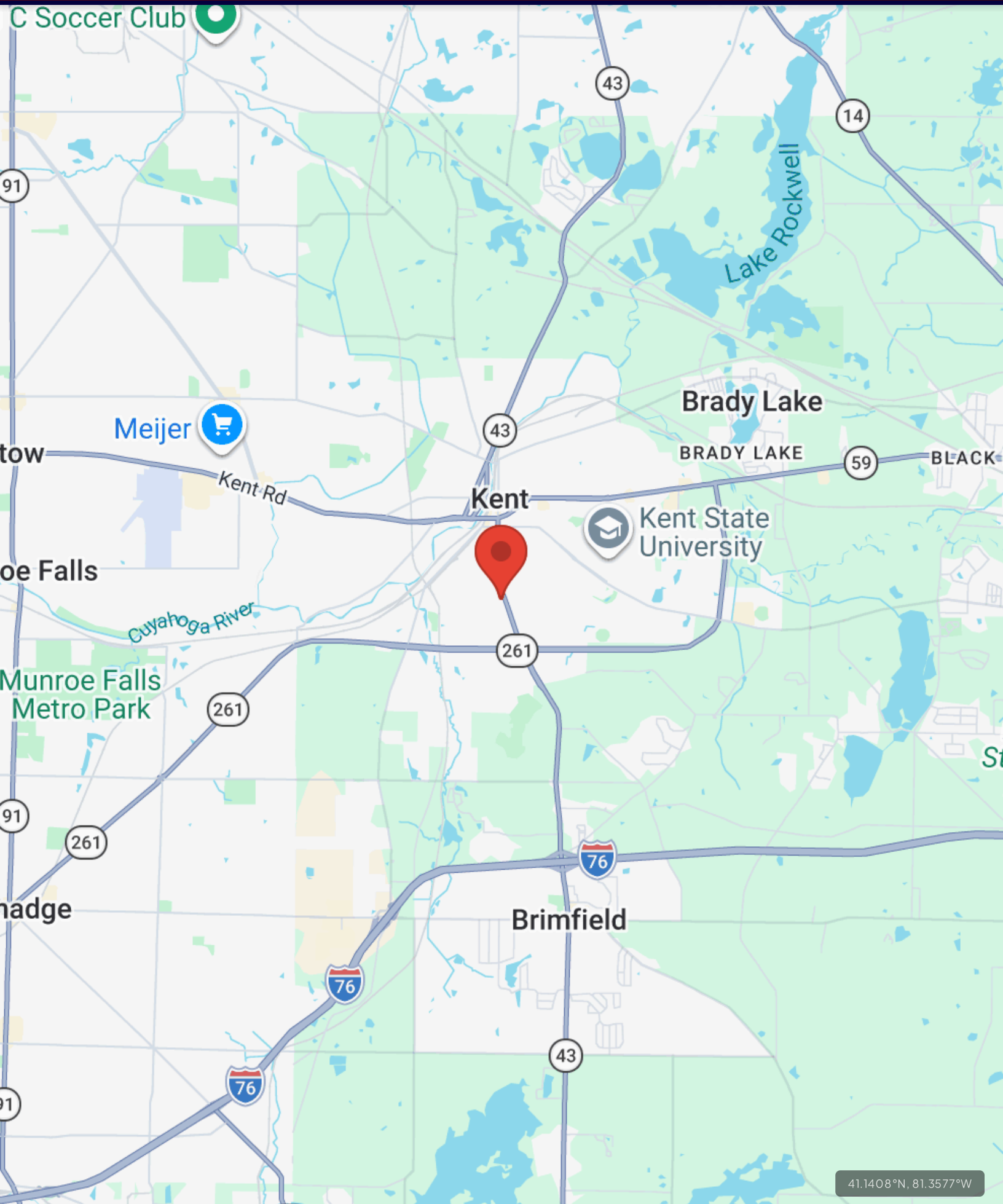
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DISCLAIMER



41.1408°N, 81.3577°W