



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

Senior Director of Asset Management
210-801-8517 (Direct)
lindsey@spigelproperties.com

Spigel Properties

70 N.E. Loop 410
Suite 185, San Antonio, TX 78216
947.941.1908

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

Property Overview

29,181 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	301 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

HIGHWAYS

I 76	2.3 mi
Akron Expressway	5.9 mi
SR 5;SR 44	6.2 mi
SR 5	7.7 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

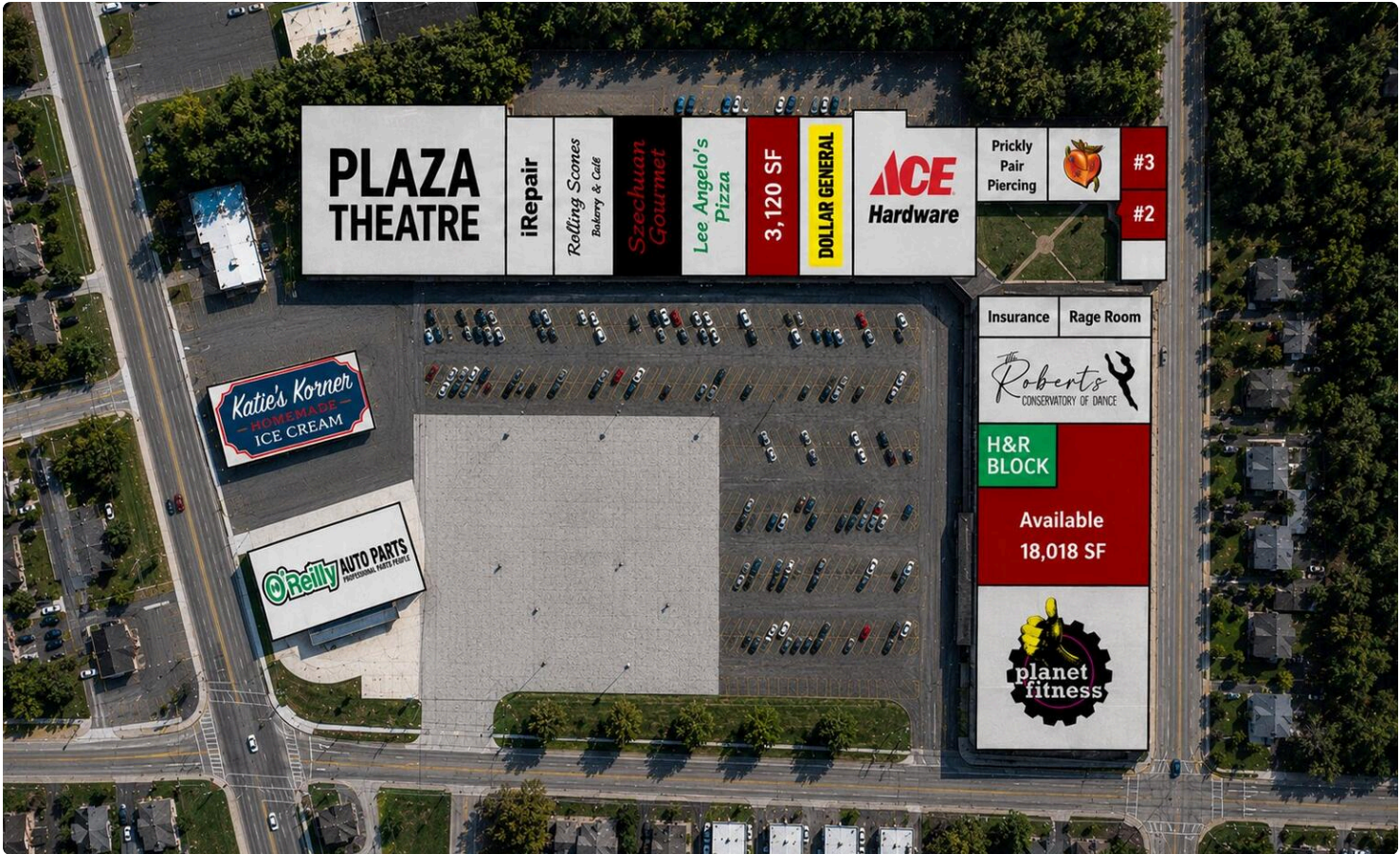
NNN

USE

Retail



Photo Gallery



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

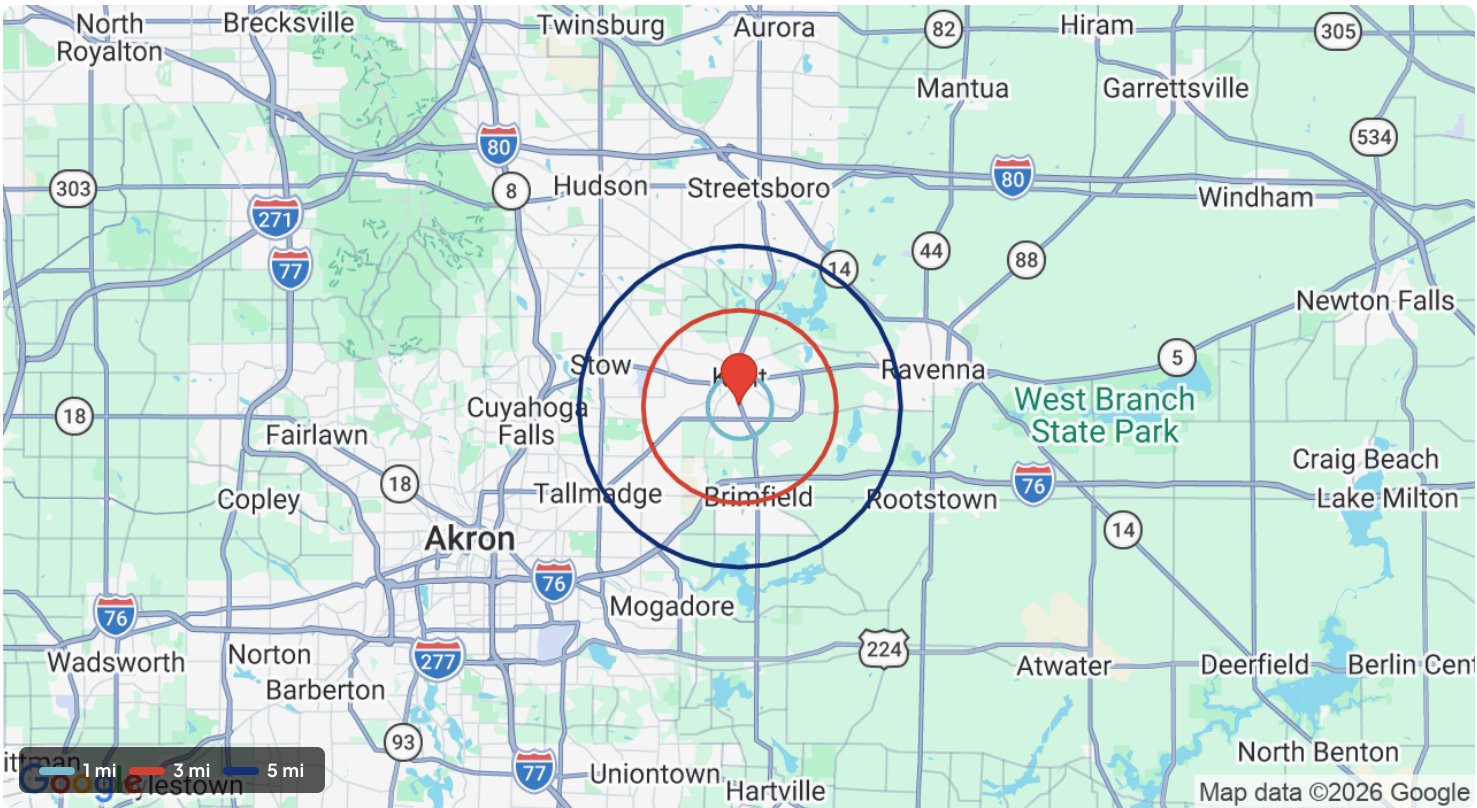
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	9,992	Population	41,231	Population	88,714
Median HH Income	\$37,845	Median HH Income	\$64,070	Median HH Income	\$81,977
Households	3,972	Households	16,889	Households	36,911

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,649	37,857	83,369
2010 Population	9,585	41,138	88,563
2026 Population	9,992	41,231	88,714
2031 Population	10,016	41,280	88,575
2026-2031 Growth Rate	0.05 %	0.02 %	-0.03 %
2026 Daytime Population	10,864	43,259	78,809

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,330	13,741	30,800	less than \$15,000	886	2,580	3,227
2010 Total Households	3,399	15,295	34,023	\$15,000-\$24,999	715	1,891	2,706
2026 Total Households	3,972	16,889	36,911	\$25,000-\$34,999	308	1,177	2,208
2031 Total Households	4,046	17,151	37,411	\$35,000-\$49,999	439	1,598	3,391
2026 Avg. Household Size	2.07	2.1	2.23	\$50,000-\$74,999	411	2,118	5,349
2026 Owner Occupied Housing	1,109	8,042	24,173	\$75,000-\$99,999	363	1,815	4,658
2031 Owner Occupied Housing	1,198	8,390	24,896	\$100,000-\$149,999	590	3,366	8,465
2026 Renter Occupied Housing	2,863	8,847	12,738	\$150,000-\$199,999	143	1,298	3,872
2031 Renter Occupied Housing	2,848	8,761	12,515	\$200,000 or greater	116	1,047	3,035
2026 Vacant Housing	379	1,758	2,495	Median HH Income	\$37,845	\$64,070	\$81,977
2026 Total Housing	4,351	18,647	39,406	Average HH Income	\$59,551	\$84,695	\$102,536



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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210-801-8517 lindsey@spigelproperties.com



Mary Brown

Regional Property Manager

6143602030 mary@spigelproperties.com

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