RETAIL SPACE FOR LEASE

NEW TENANTS NOW OPEN: JACK'S PIZZA, JIFFY LUBE, VAPOR WORLD & BELTONE HEARING

CASCADES OF BRIMFIELD

4050 CASCADES BLVD, BRIMFIELD TWP, OHIO

THE PROPERTY

- Available Space:
  - Suite G1 - 2,250 SF
  - Suite J - 1,500 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
- Maple Crest Retail Center now open directly across Tallmadge Road

DEMOGRAPHICS

ESTIMATED POPULATION	DAYIME EMPLOYESS	AVERAGE HH INCOME
3 Miles: 24,498	3 Miles: 7,338	3 Miles: $95,390
5 Miles: 122,234	5 Miles: 37,001	5 Miles: $82,476
7 Miles: 239,650	7 Miles: 94,116	7 Miles: $82,962

Contact Agent:

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

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

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AERIAL

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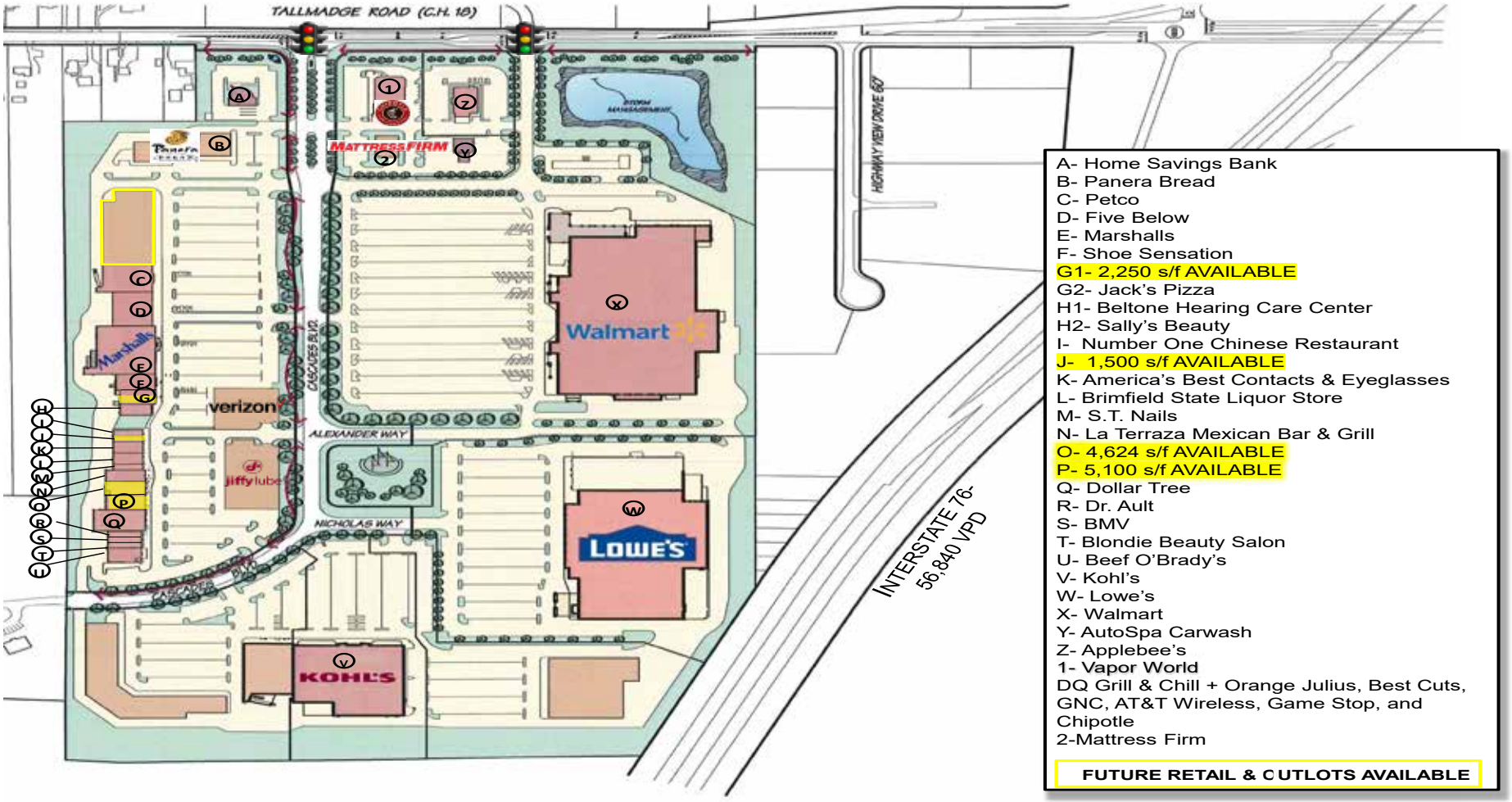
SITE PLAN

4050 CASCADES BLVD, BRIMFIELD TWP, OHIO



A- Home Savings Bank
B- Panera Bread
C- Petco
D- Five Below
E- Marshalls
F- Shoe Sensation
G1- 2,250 s/f AVAILABLE
G2- Jack's Pizza
H1- Beltone Hearing Care Center
H2- Sally's Beauty
I- Number One Chinese Restaurant
J- 1,500 s/f AVAILABLE
K- America's Best Contacts & Eyeglasses
L- Brimfield State Liquor Store
M- S.T. Nails
N- La Terraza Mexican Bar & Grill
O- 4,624 s/f AVAILABLE
P- 5,100 s/f AVAILABLE
Q- Dollar Tree
R- Dr. Ault
S- BMV
T- Blondie Beauty Salon
U- Beef O'Brady's
V- Kohl's
W- Lowe's
X- Walmart
Y- AutoSpa Carwash
Z- Applebee's
1- Vapor World
DQ Grill & Chill + Orange Julius, Best Cuts, GNC, AT&T Wireless, Game Stop, and Chipotle
2-Mattress Firm

FUTURE RETAIL & OUTLOTS AVAILABLE

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PLAZA PHOTOS

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AVAILABLE SPACE

4050 CASCADES BLVD, BRIMFIELD TWP, OHIO

SUITE P

SUITE P

SUITE P

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DEMOGRAPHICS

4050 CASCADES BLVD, BRIMFIELD TWP, OHIO

4050 Cascades Blvd Kent, OH 44240	3 mi radius	5 mi radius	7 mi radius
Population			
2023 Estimated Population	24,498	122,234	239,650
2028 Projected Population	24,833	121,938	239,236
2020 Census Population	24,569	122,534	241,240
2010 Census Population	23,274	121,316	244,617
Projected Annual Growth 2023 to 2028	0.3%	-	-
Historical Annual Growth 2010 to 2023	0.4%	-	-0.2%
2023 Median Age	42.0	37.3	37.3
Households			
2023 Estimated Households	10,419	52,255	102,345
2028 Projected Households	10,420	51,466	100,858
2020 Census Households	10,329	51,782	101,795
2010 Census Households	9,380	49,404	99,300
Projected Annual Growth 2023 to 2028	-	-0.3%	-0.3%
Historical Annual Growth 2010 to 2023	0.9%	0.4%	0.2%
Race and Ethnicity			
2023 Estimated White	87.3%	78.0%	75.8%
2023 Estimated Black or African American	5.8%	9.1%	11.4%
2023 Estimated Asian or Pacific Islander	2.9%	8.8%	8.3%
2023 Estimated American Indian or Native Alaskan	-	0.1%	0.1%
2023 Estimated Other Races	3.9%	4.1%	4.4%
2023 Estimated Hispanic	2.0%	2.2%	2.7%
Income			
2023 Estimated Average Household Income	$95,390	$82,476	$82,962
2023 Estimated Median Household Income	$76,603	$64,714	$63,726
2023 Estimated Per Capita Income	$40,644	$35,575	$35,687
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.6%	3.0%
2023 Estimated Some High School (Grade Level 9 to 11)	4.6%	5.4%	5.5%
2023 Estimated High School Graduate	33.7%	32.8%	33.2%
2023 Estimated Some College	21.5%	20.9%	19.9%
2023 Estimated Associates Degree Only	7.6%	7.9%	8.3%
2023 Estimated Bachelors Degree Only	20.1%	18.8%	19.2%
2023 Estimated Graduate Degree	10.7%	11.7%	10.8%
Business			
2023 Estimated Total Businesses	742	3,304	7,402
2023 Estimated Total Employees	7,338	37,001	94,166
2023 Estimated Employee Population per Business	9.9	11.2	12.7
2023 Estimated Residential Population per Business	33.0	37.0	32.4

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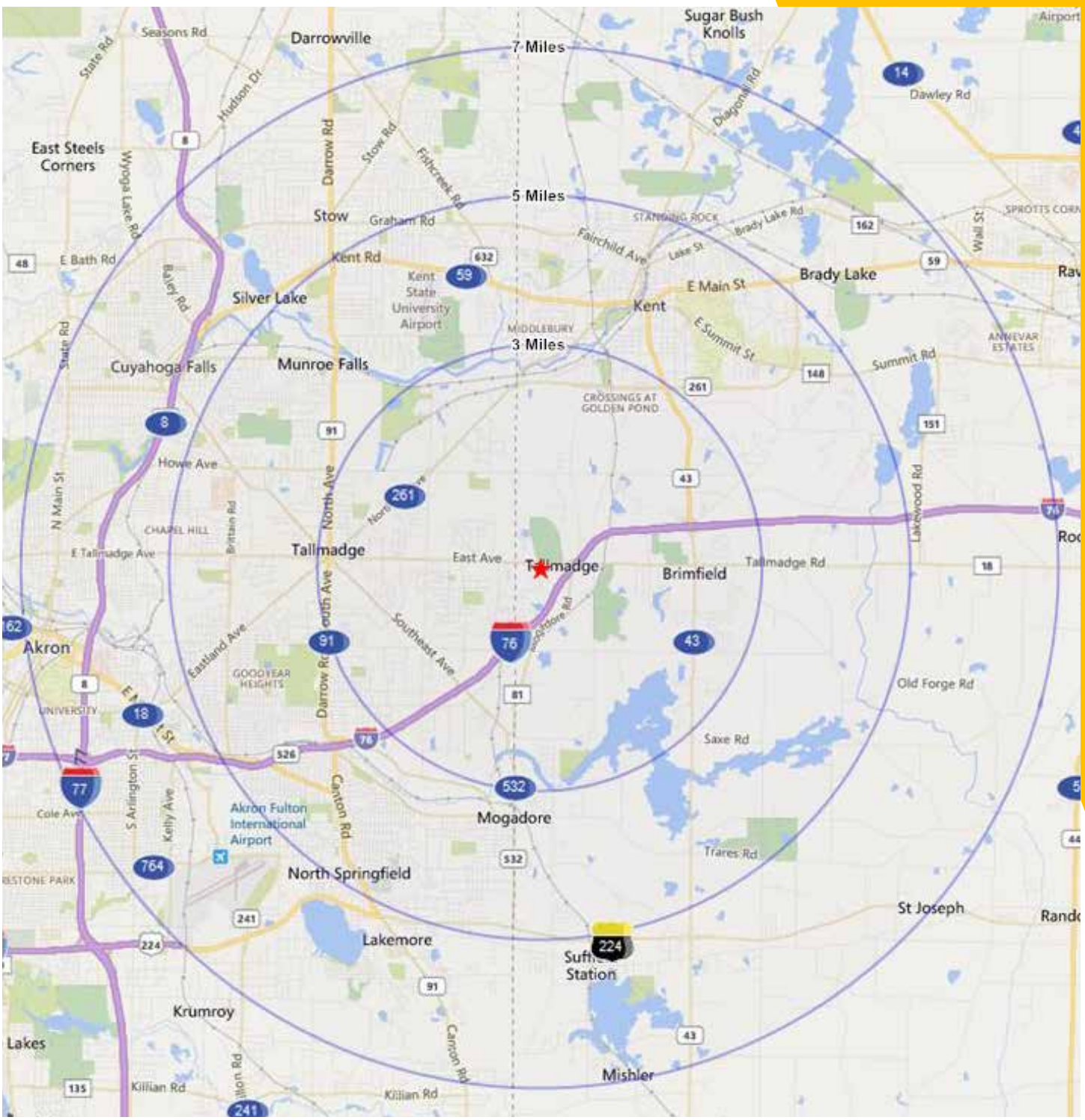
AREA MAP

4050 CASCADES BLVD, BRIMFIELD TWP, OHIO



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