

LAND FOR SALE

BRIMFIELD TWP, OHIO

4050 CASCADES BLVD



TALLMADGE ROAD (SR18)

TALLMADGE ROAD (SR18)

20,848 VPD



CASCADES BLVD

6,652 VPD

CASCADES BLVD



AVAILABLE
3.47 ACRES

KOHL'S

Walmart

LOWE'S

57,000 VPD

76

76

FACT SHEET

BRIMFIELD TWP, OHIO

4050 CASCADES BLVD

Property Highlights

Located within the bustling Cascades of Brimfield Plaza, a 650,000 GLA Regional Power Center, this prime 3.47-acre lot presents an exceptional opportunity for development. Adjacent to the upcoming **VA Cancer Treatment Center**, this site is ideal for medical and office use.

Key Features:

- Total Area: 3.47 acres
- Zoning: Tourist Commercial Zoning including Medical, Hotel, Restaurant, and Retail.
- Frontage: Approximately 364 feet along I-76 with traffic counts of 57,000 vehicles per day
- Accessibility: Immediate access to I-76 (Exit 31) with two signalized points of access along Tallmadge Road
- Nearby Tenants: Walmart, Lowe's, Marshalls, Petco, Kohl's, and more
- Development Potential: Available for sale, land lease, or build-to-suit
- VA Cancer Treatment Center opening Summer 2025



Area Demographics	3 mi.	5 mi.	7 mi.
Total Population	2,253	23,916	122,422
Avg. Household Income	\$108,669	\$96,750	\$82,946
Daytime Employees	1,680	7,323	37,086

RADIUS MAP

BRIMFIELD TWP, OHIO

4050 CASCADES BLVD

4050 Cascades Blvd Kent, OH 44240	3 mi radius	5 mi radius	7 mi radius
Population			
2024 Estimated Population	23,999	122,304	241,411
2029 Projected Population	23,988	122,112	239,496
2020 Census Population	24,569	122,534	241,240
2010 Census Population	23,274	121,316	244,617
Projected Annual Growth 2024 to 2029	-	-	-0.2%
Historical Annual Growth 2010 to 2024	0.2%	-	-
2024 Median Age	42.2	38.1	37.8
Households			
2024 Estimated Households	10,393	52,738	103,466
2029 Projected Households	10,493	53,210	103,297
2020 Census Households	10,329	51,782	101,795
2010 Census Households	9,380	49,404	99,300
Projected Annual Growth 2024 to 2029	0.2%	0.2%	-
Historical Annual Growth 2010 to 2024	0.8%	0.5%	0.3%
Race and Ethnicity			
2024 Estimated White	88.0%	81.4%	77.3%
2024 Estimated Black or African American	5.2%	9.4%	11.9%
2024 Estimated Asian or Pacific Islander	2.9%	4.6%	6.0%
2024 Estimated American Indian or Native Alaskan	-	0.1%	0.1%
2024 Estimated Other Races	3.9%	4.5%	4.7%
2024 Estimated Hispanic	2.1%	2.5%	2.8%
Income			
2024 Estimated Average Household Income	\$100,643	\$86,259	\$87,187
2024 Estimated Median Household Income	\$78,574	\$67,081	\$66,029
2024 Estimated Per Capita Income	\$43,671	\$37,492	\$37,598
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.4%	3.2%
2024 Estimated Some High School (Grade Level 9 to 11)	4.2%	5.1%	5.2%
2024 Estimated High School Graduate	31.3%	31.5%	31.7%
2024 Estimated Some College	21.6%	21.3%	20.2%
2024 Estimated Associates Degree Only	7.9%	7.7%	8.6%
2024 Estimated Bachelors Degree Only	20.6%	19.0%	19.3%
2024 Estimated Graduate Degree	13.1%	13.0%	11.8%
Business			
2024 Estimated Total Businesses	740	3,309	7,392
2024 Estimated Total Employees	7,320	37,018	93,930
2024 Estimated Employee Population per Business	9.9	11.2	12.7
2024 Estimated Residential Population per Business	32.5	37.0	32.7



AERIAL VIEW

BRIMFIELD TWP, OHIO

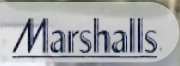
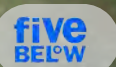
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TALLMADGE ROAD (SR18)

meijer MENARDS Jersey Mike's Great Clips BURGER KING FIVE GUYS TACO BELL STARBUCKS
TALLMADGE ROAD (SR18) 20,848 VPD



MATTRESSFIRM



CASCADES BLVD

6" 652 VPD

57,000 VPD

ROBEY RD

AVAILABLE
3.47
ACRES
VA CANCER
TREATMENT CTR.
COMING 2025

KOHL'S

CONTACT INFORMATION

4050 CASCADES BLVD

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