

**VETERANS OF AMERICA CANCER TREATMENT CENTER COMING SOON!
ONLY TREATMENT CENTER IN THE AKRON MARKET!**

CASCADES OF BRIMFIELD
4050 CASCADES BLVD, BRIMFIELD TWP, OHIO



THE PROPERTY

- Located inside the Cascades of Brimfield Plaza, a 650,000 GLA Regional Power Center
- 3 Acre Lot & 6.3 Acre lot available for sale, land lease or build-to-suit
- 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
- Highway Signage Available

DEMOGRAPHICS

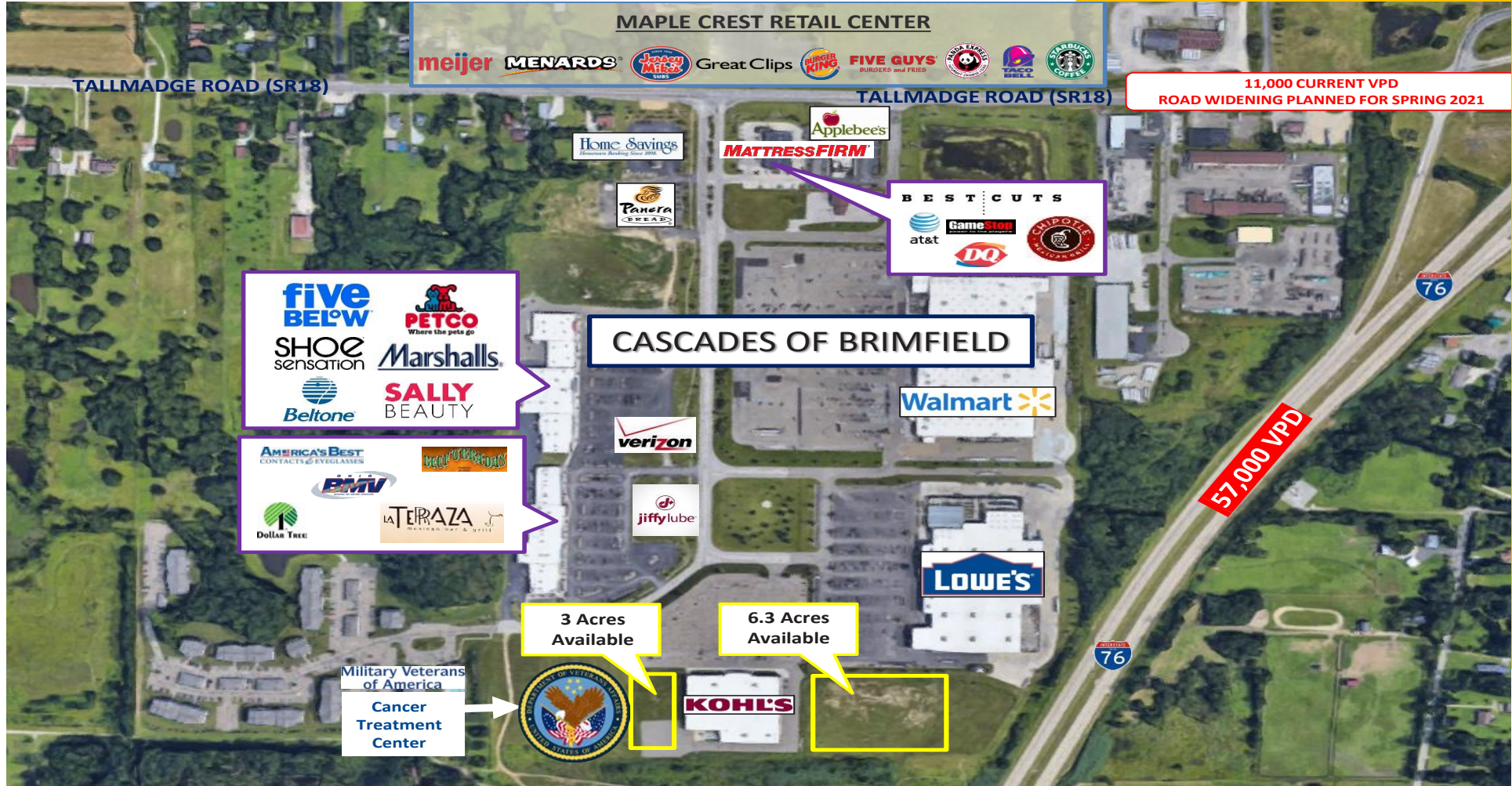
	ESTIMATED POPULATION	DAYTIME EMPLOYEES	AVERAGE HH INCOME
3 Miles:	23,446	9,437	\$80,340
5 Miles:	121,630	45,434	\$65,377
7 Miles:	242,502	115,629	\$64,143

Contact Agent:

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

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DEMOGRAPHICS

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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

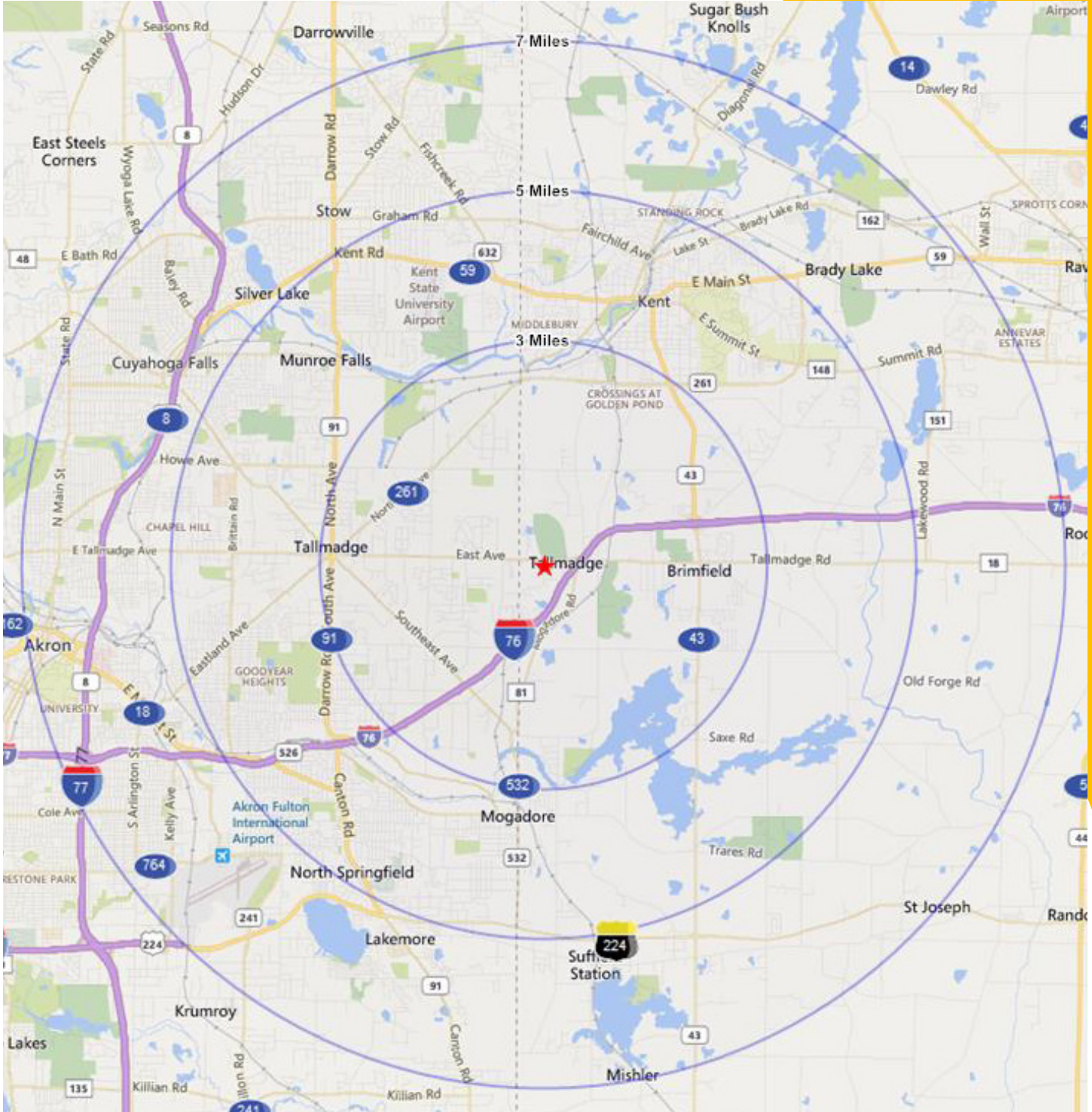
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AREA MAP

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