

**4,000 SF  
FOR LEASE**



**PRIME RETAIL SPACE FOR LEASE**  
122 W COLLEGE AVE, KENT, OH 44240

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## PROPERTY OVERVIEW

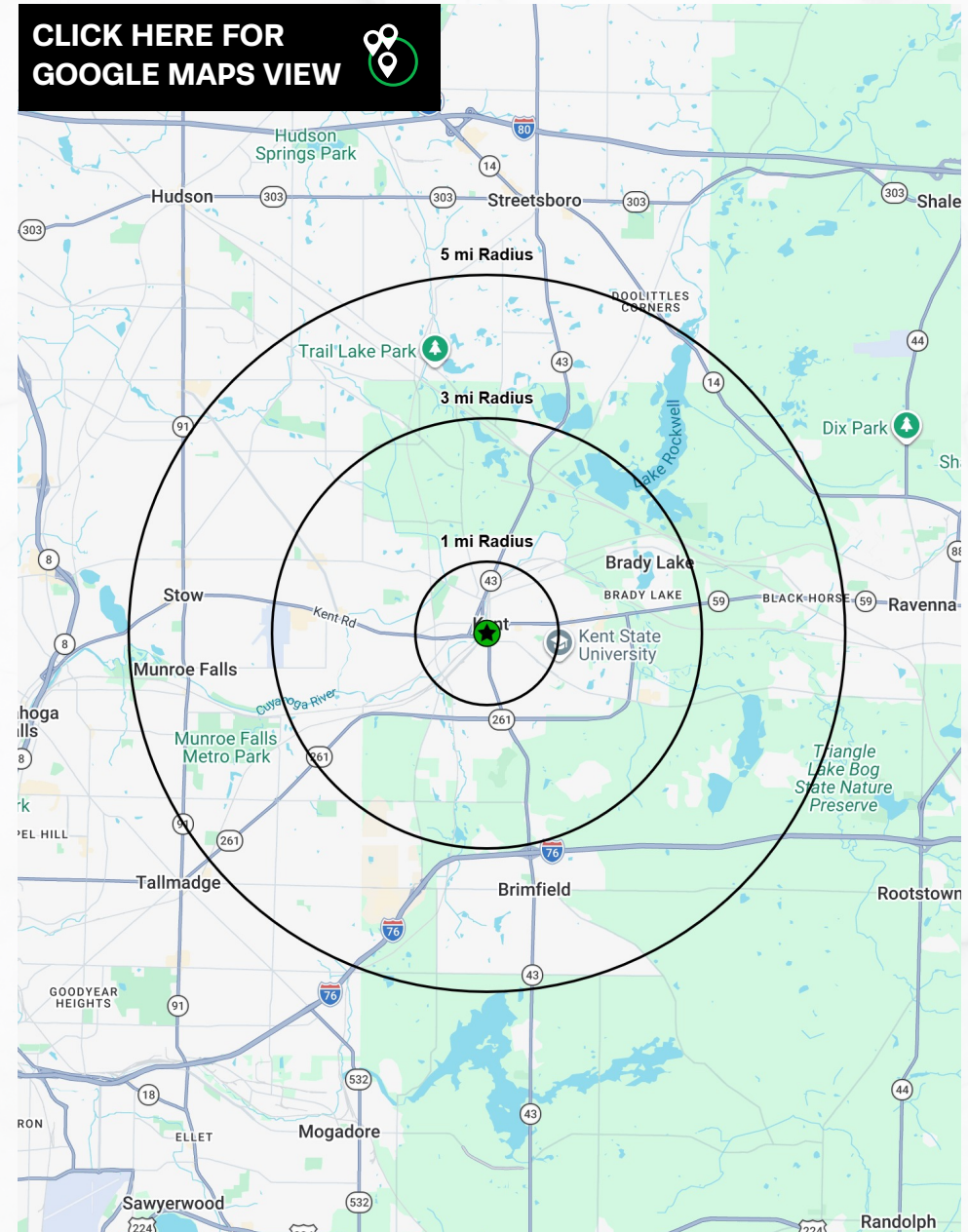
### PROPERTY SUMMARY

- Prime retail space available in historic two-story building
- 4,000 SF of versatile space suitable for retail, office, creative uses
- Located in downtown Kent, providing high visibility, foot traffic and parking in close proximity to Kent State University
- Recent renovations include a new roof and exterior painting
- On the intersection of Haymaker Pkwy and South Water St (SR-43) which see over 40,000 Vehicles Per Day

### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	14,114	43,748	91,102
HOUSEHOLDS	5,682	18,135	37,725
AVERAGE HH INCOME	\$70,969	\$86,226	\$105,146
MEDIAN HH INCOME	\$55,628	\$67,031	\$82,785
DAYTIME POPULATION	10,893	31,524	55,601

CLICK HERE FOR  
GOOGLE MAPS VIEW



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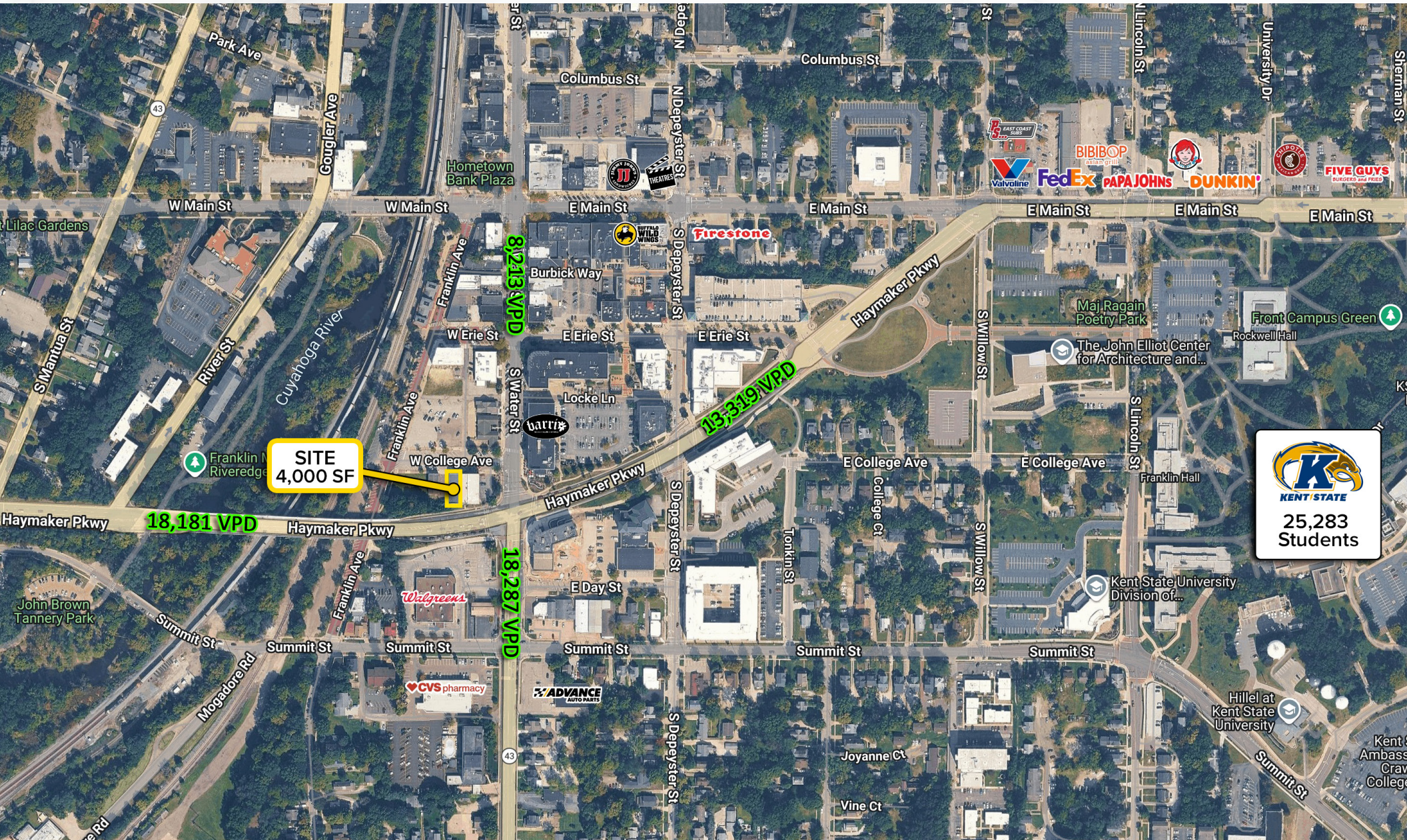
PHOTOS



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MICRO AERIAL



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