

STOW, OHIO

4330 KENT RD, STOW, OH 44224



NOW LEASING:



5,694 & 2,790 SF AVAILABLE
DOMINANT RETAIL DESTINATION
5.6 MILLION ANNUAL VISITORS
(PER PLACER.AI)

A VIBRANT RETAIL DESTINATION OFFERING SHOPPING, DINING, AND DAILY ESSENTIALS IN A HIGHLY VISIBLE, HIGH-TRAFFIC LOCATION. ANCHORED BY TARGET, KOHL'S, GIANT EAGLE, AND HOMEGOODS, THE CENTER ATTRACTS MILLIONS OF VISITORS ANNUALLY AND PROVIDES A DYNAMIC ENVIRONMENT FOR BOTH LOCAL AND REGIONAL SHOPPERS.



STOW COMMUNITY CENTER
4390 KENT ROAD

CENTER OVERVIEW

ABOUT STOW COMMUNITY CENTER

5,694 AND 2,790 SF AVAILABLE AT STOW COMMUNITY CENTER, THE DOMINANT RETAIL SHOPPING DESTINATION SERVING THE STOW AND KENT TRADE AREA. ENCOMPASSING 507,602 SQUARE FEET, THE CENTER OFFERS A HIGHLY ACTIVE RETAIL ENVIRONMENT ANCHORED BY A STRONG NATIONAL TENANT MIX AND POSITIONED ALONG STATE ROUTE 59, ONE OF THE AREA'S PRIMARY COMMERCIAL CORRIDORS.

STOW COMMUNITY CENTER DRAWS OVER 5.6 MILLION ANNUAL VISITS (PLACER.AI), BENEFITING FROM EXCEPTIONAL VISIBILITY, AMPLE PARKING, AND CONSISTENT TRAFFIC FROM BOTH LOCAL RESIDENTS AND REGIONAL SHOPPERS. THE CENTER SERVES AS A DAILY-NEEDS AND DESTINATION RETAIL HUB FOR FAMILIES AND PROFESSIONALS THROUGHOUT NORTHEAST OHIO.

ANCHORED BY TARGET, GIANT EAGLE, KOHL'S, HOMEGOODS, OLD NAVY, TJ MAXX, AND HOBBY LOBBY, THE PROPERTY FEATURES A COMPLEMENTARY LINEUP OF NATIONAL RETAILERS AND RESTAURANTS INCLUDING ULTA BEAUTY, CARTER'S, BATH & BODY WORKS, KAY JEWELERS, FIVE BELOW, PANERA, CHIPOTLE, AND CRUMBL COOKIES.

WITH SEAMLESS ACCESS TO STOW, KENT, HUDSON, AND CUYAHOGA FALLS, STOW COMMUNITY CENTER BENEFITS FROM STRONG SURROUNDING DEMOGRAPHICS, LOYAL CONSUMER TRAFFIC, AND PROVEN CO-TENANCY—MAKING IT AN IDEAL LOCATION FOR RETAILERS SEEKING LONG-TERM VISIBILITY AND PERFORMANCE IN A HIGH-DEMAND SUBURBAN MARKET.

A large red 3D sign for HomeGoods is mounted on the exterior wall of a building. Below the sign, a window display features several promotional signs, including one that says "Always new finds. Always" and another that says "COLLEGE MUST-HAVES".

JOIN



**HOBBY
LOBBY**

KOHL'S

TJ-maxx

HomeGoods

**giant
eagle**

**five
BELOW**

**PET
SUPPLIES
PLUS**

OLD NAVY

**ULTA
BEAUTY**

DOLLAR TREE

carter's®



STOW COMMUNITY CENTER
4380 KENT ROAD

SITE PLAN & TENANTS



TENANT ROSTER

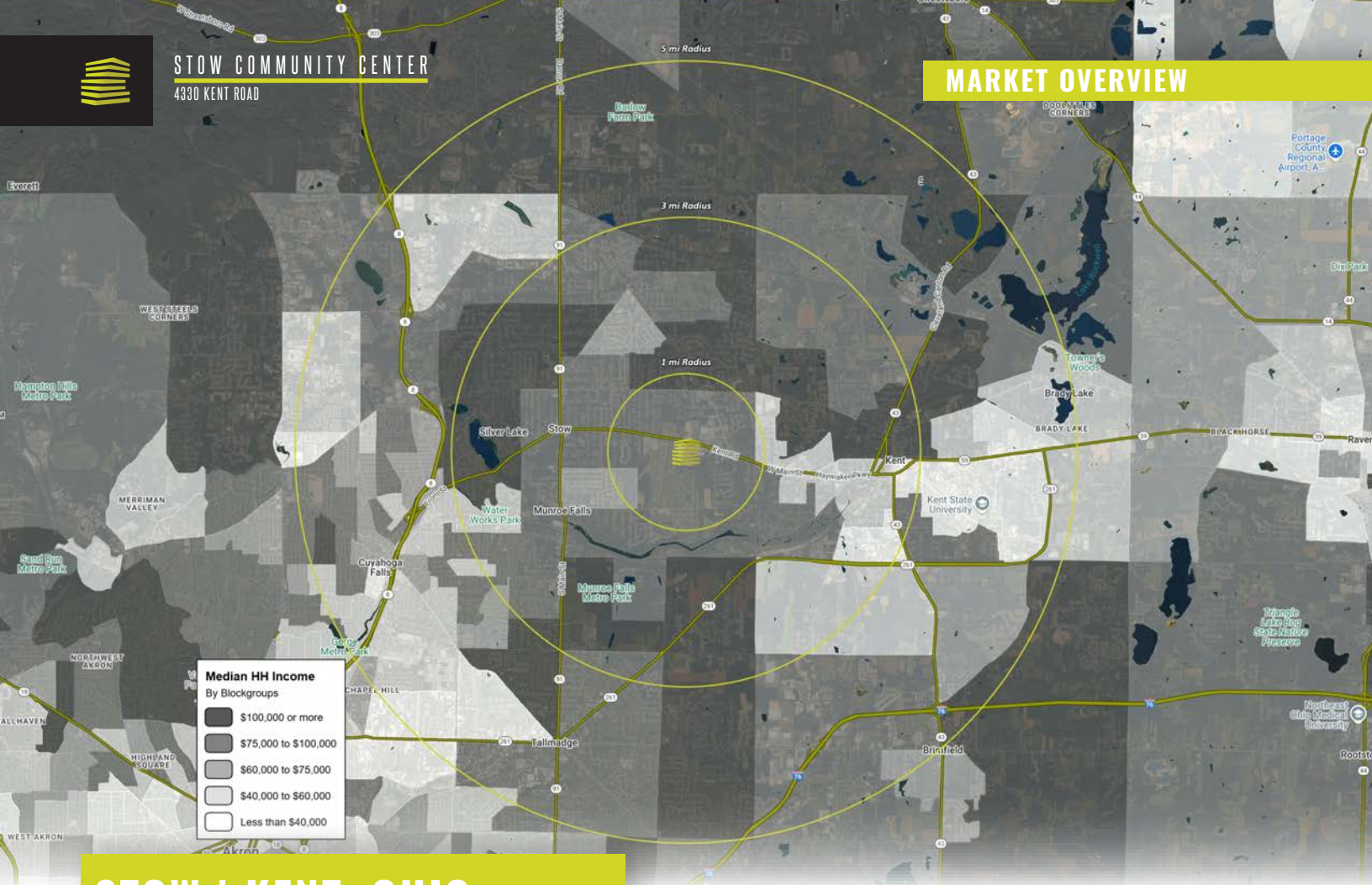
TENANT NAME	SF	TENANT NAME	SF
TARGET	102,369	FIVE BELOW	8,092
HOMEGOODS	23,500	PET SUPPLIES PLUS	10,855
KOHL'S	86,584	HOBBY LOBBY	55,342
BATH & BODY WORKS	5,875	DOLLAR TREE	9,000
MAURICES	5,200	AT&T	3,283
SALLY BEAUTY SUPPLY	1,600	UBREAKIFIX	1,505
OLD NAVY	12,500	CRUMBL	1,585
CARTER'S	4,400	HALO NAILS	2,303
ULTA BEAUTY	10,325	GNC	1,443
KAY JEWELERS	3,200	OLD CAROLINA BBQ	3,000
TJ MAXX	24,002	MCDONALD'S	4,135
AVAILABLE	5,694	CHIPOTLE	2,100
GIANT EAGLE SUPERMARKET	90,722	GREAT CLIPS	1,050
AVAILABLE	2,790	TERIYAKI MADNESS	2,010
SINFULLY GOOD BODY & SOUL	2,790	PANERA BREAD CO.	5,300
PEARLE VISION	2,521	APPLEBEE'S	5,400
SPECTRUM	3,455	FAMOUS FOOTWEAR	6,158
SPORT CLIPS	2,000	ROBEK'S FRUIT SMOOTHIES	1,200



STOW COMMUNITY CENTER

4390 KENT ROAD

MARKET OVERVIEW



STOW | KENT, OHIO

THE KENT AND STOW AREA IS A DYNAMIC SUBMARKET IN PORTAGE AND SUMMIT COUNTIES, ABOUT 10 MILES EAST OF AKRON AND 35 MILES SOUTHEAST OF CLEVELAND. ANCHORED BY KENT STATE UNIVERSITY, THE AREA COMBINES A STRONG ACADEMIC PRESENCE WITH ESTABLISHED SUBURBAN NEIGHBORHOODS, CREATING A DIVERSE AND RESILIENT TRADE AREA WITH STEADY POPULATION AND CONSUMER DEMAND.

KENT STATE UNIVERSITY IS A MAJOR ECONOMIC DRIVER, ENROLLING OVER 25,000 STUDENTS AND SUPPORTING EMPLOYMENT IN EDUCATION, RESEARCH, HEALTHCARE, AND HOSPITALITY. THE UNIVERSITY BRINGS CONSISTENT FOOT TRAFFIC, CULTURAL ACTIVITY, AND DEMAND FOR RETAIL, DINING, AND SERVICES, ESPECIALLY IN DOWNTOWN KENT AND ALONG KEY CORRIDORS TO STOW.

STOW ADDS A STRONG RESIDENTIAL BASE, HIGH-PERFORMING SCHOOLS, AND GROWING RETAIL ALONG ROUTE 8 AND STEELS CORNERS ROAD. NATIONAL RETAILERS, GROCERY ANCHORS, AND SERVICE PROVIDERS DRAW CONSUMERS FROM NORTHERN SUMMIT AND SOUTHERN PORTAGE COUNTIES. MAJOR EMPLOYERS INCLUDE UNIVERSITY HOSPITALS PORTAGE MEDICAL CENTER, UH-PORTAGE, AND A VARIETY OF CORPORATE, MEDICAL, AND PROFESSIONAL SERVICE USERS.

THE REGION OFFERS ABUNDANT RECREATION, INCLUDING CUYAHOGA VALLEY NATIONAL PARK, TRAILS, AND COMMUNITY PARKS. DOWNTOWN KENT'S REVITALIZED RIVERFRONT, LOCAL SHOPS, AND EVENTS—COMBINED WITH STOW'S SUBURBAN CONVENIENCE—CREATE A BALANCED LIVE-WORK-PLAY ENVIRONMENT.

BY THE NUMBERS



POPULATION

5,207

1 MILE

50,094

3 MILE

138,131

5 MILE



HOUSEHOLDS

2,406

1 MILE

21,791

3 MILE

59,980

5 MILE



MEDIAN HH INCOME

\$95,701

1 MILE

\$89,541

3 MILE

\$78,790

5 MILE



EMPLOYEES

3,023

1 MILE

16,763

3 MILE

55,770

5 MILE

MEDIAN AGE

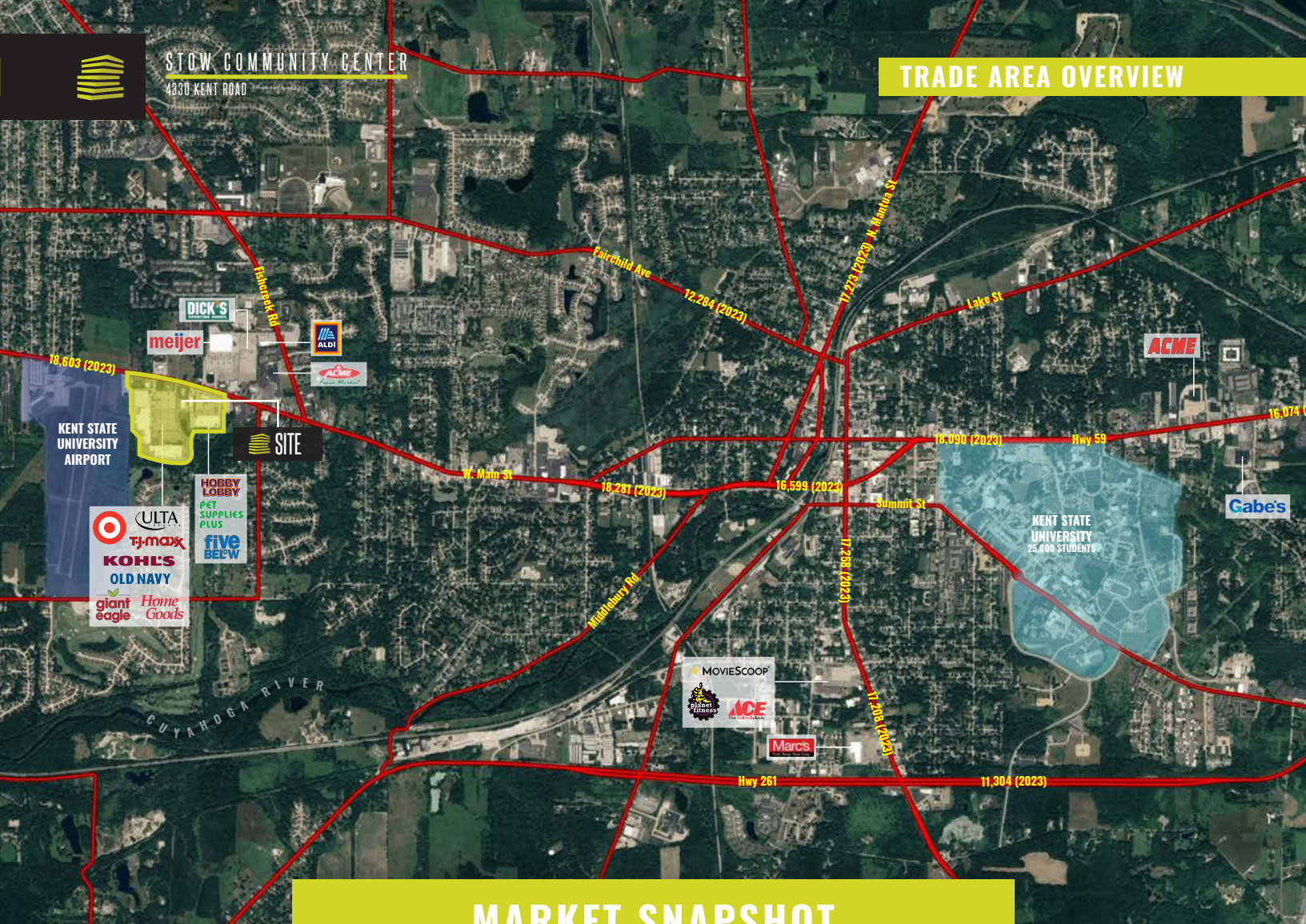
41.1 YEARS OLD

3 MILE

HOME OWNERSHIP

63.3%

3 MILE



MAJOR EMPLOYERS

KENT STATE UNIVERSITY
EDUCATION

10,700 EMPLOYEES

DAVEY
Proven Solutions for a Growing World
ENVIRONMENTAL SERVICES

12,000+ EMPLOYEES

University Hospitals
Portage Medical Center

HEALTHCARE

1,000+ EMPLOYEES

SMITHERS-OASIS COMPANY

MANUFACTURING

530 EMPLOYEES

★ MAJOR ATTRACTIONS

STOW COMMUNITY CENTER
5.6 MILLION ANNUAL VISITORS

CUYAHOGA VALLEY NATIONAL PARK
2.9 MILLION ANNUAL VISITORS

KENT STATE ATHLETICS
80,000+ ANNUAL VISITORS

TRAFFIC COUNTS

FISHCREEK RD & KENT RD
30K VPD

DARROW RD & KENT RD
37K VPD

FISHCREEK RD & GRAHAM RD
25K VPD

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LOCATION.
commercial real estate

LOCATION. Commercial Real Estate was built on a central concept. The guiding principle was derived from a statement by Jimmy Lovine, an American record producer.

"Get in the room with the best people you can and open your heart, ears, and mind. Open up and learn. Be of service. Because if you're of service, they will teach you."

LOCATION. Commercial Real Estate's purpose is to be of service to our clients and to create extraordinary results for retailers, developers, and owners. At every turn we strive to exceed these obligations within the ever-evolving industry.

LOCATION. is a proud member of Realty Resources, a unique alliance of independent commercial real estate brokerage firms from across the nation. Realty Resources combines leading firms from more than 25 cities around the country into one network. Additionally, LOCATION. has strategic partners in nearly all additional major markets throughout the United States.



www.LocationCRE.com

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