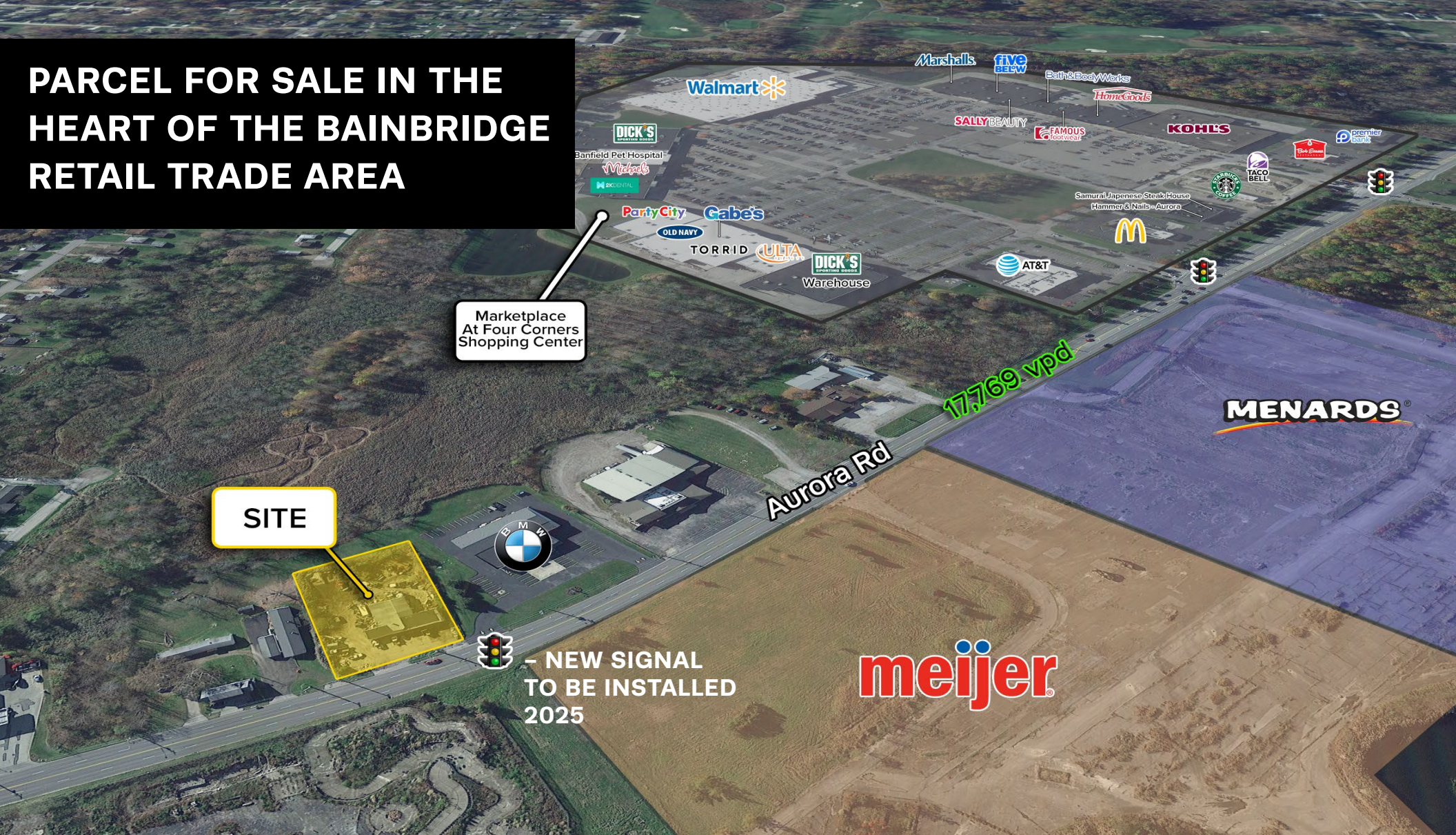


PARCEL FOR SALE IN THE HEART OF THE BAINBRIDGE RETAIL TRADE AREA



0.86 AC REDEVELOPMENT OPPORTUNITY

7331 AURORA RD, BAINBRIDGE, OH 44202

CONTACT:

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PARCEL FOR SALE IN BAINBRIDGE RETAIL TRADE AREA

7331 AURORA RD, BAINBRIDGE, OH 44202

PROPERTY OVERVIEW

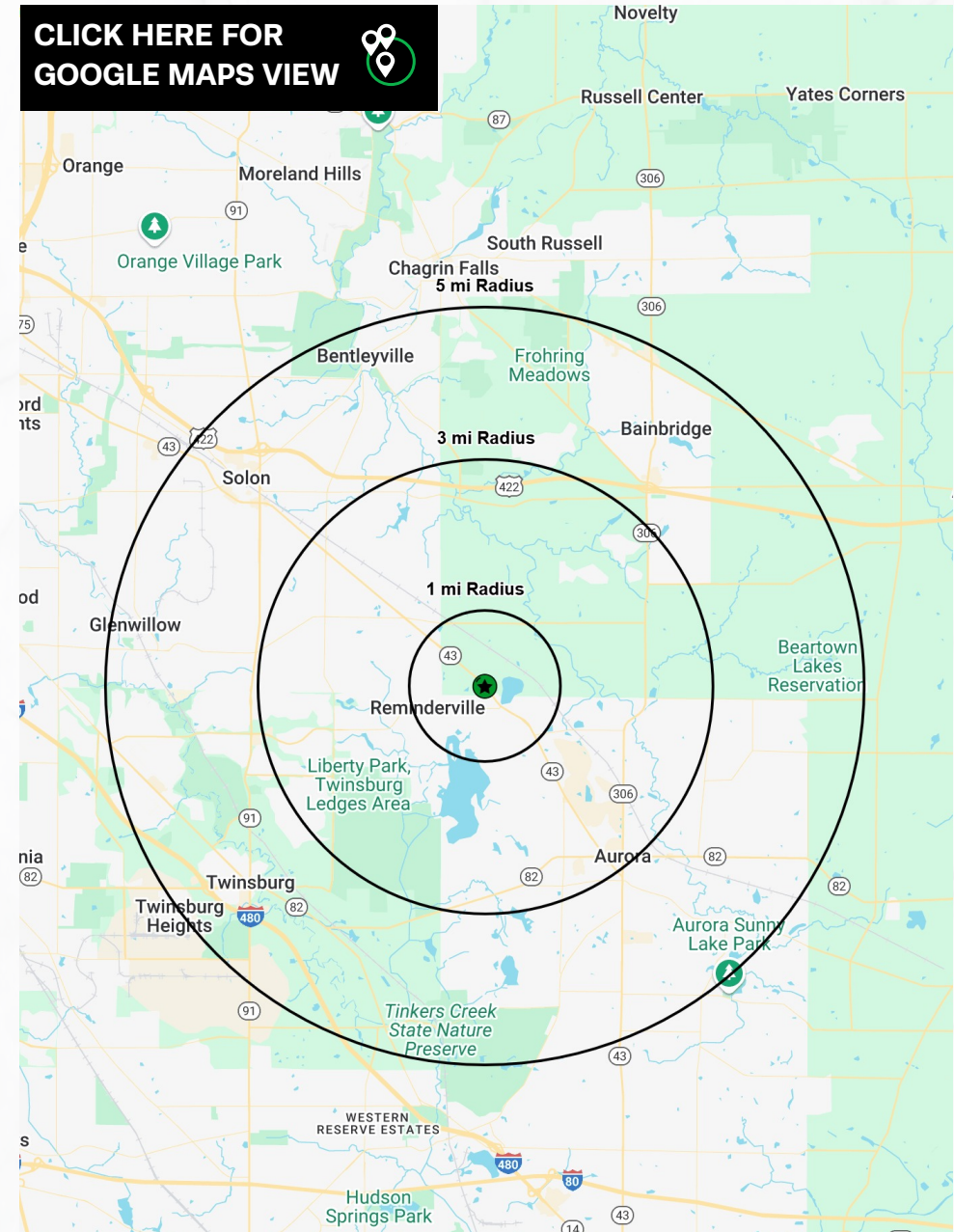
PROPERTY SUMMARY

- 0.86 AC parcel for sale in the heart of the Bainbridge retail trade area
- New traffic signal at SR 43 and Big Dipper Road coming 2025, improving site access
- Property is positioned across the street from brand new Meijer (opening early 2026) and Menards box stores
- Former Geauga lake amusement park redevelopment underway with 330 Multi-Family units, a 47 AC park, and over 400 homes under construction
- Over 17,769 VPD on SR 43 at the site
- Excellent redevelopment opportunity in a rapidly developing trade area
- Surrounding market boasts strong HH incomes and increasing population

DEMOGRAPHICS

| | 1-MILE | 3-MILE | 5-MILE |
|--------------------|-----------|-----------|-----------|
| POPULATION | 2,631 | 26,238 | 70,740 |
| HOUSEHOLDS | 1,057 | 10,317 | 27,573 |
| AVERAGE HH INCOME | \$139,290 | \$186,096 | \$173,627 |
| MEDIAN HH INCOME | \$96,106 | \$132,498 | \$126,688 |
| DAYTIME POPULATION | 4,677 | 15,443 | 59,374 |

CLICK HERE FOR
GOOGLE MAPS VIEW



PARCEL FOR SALE IN BAINBRIDGE RETAIL TRADE AREA

7331 AURORA RD, BAINBRIDGE, OH 44202

SITE PLAN

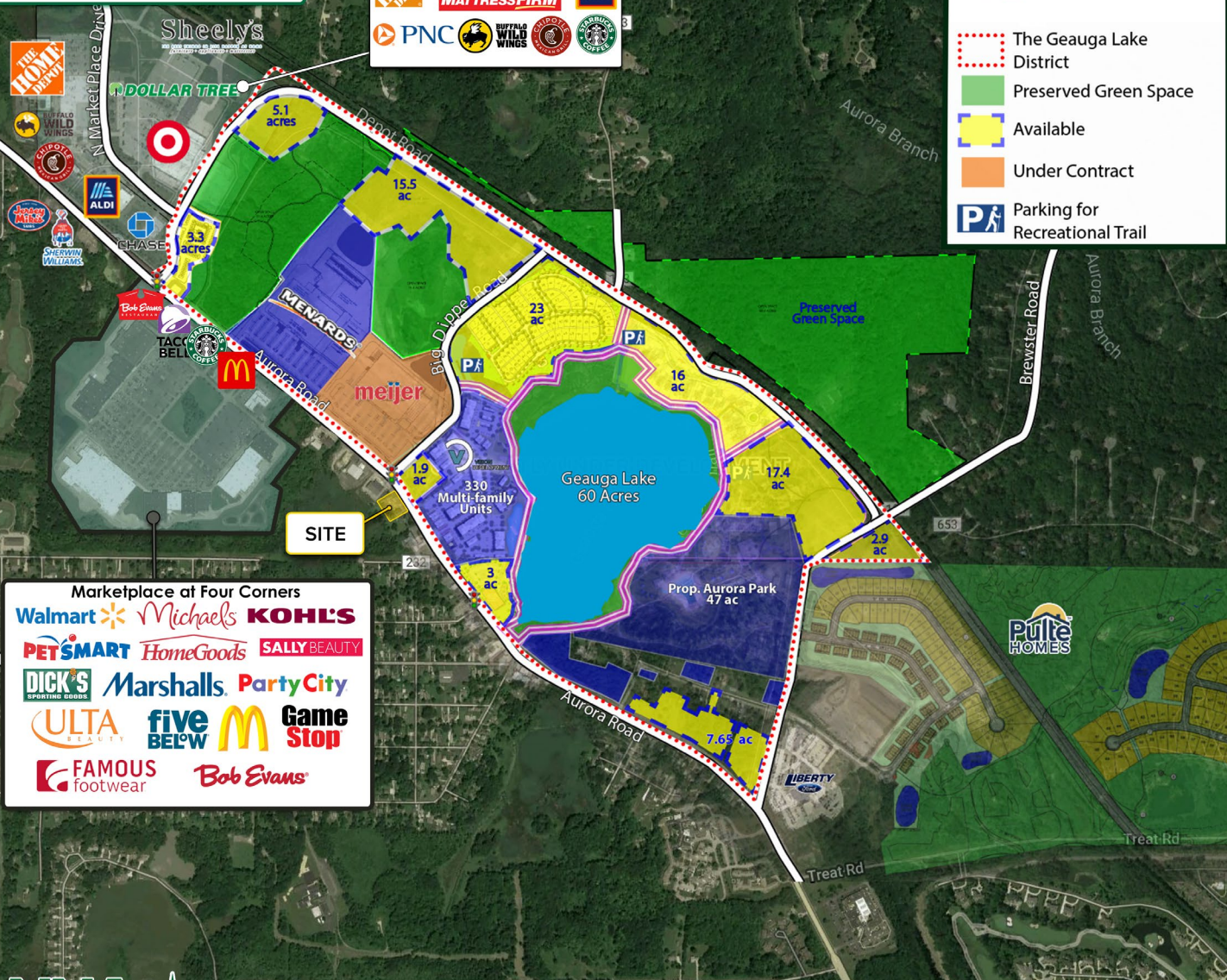
Bainbridge Township
- Aurora, OH

The Shops at Marketplace



HANNA
COMMERCIAL REAL ESTATE

-  The Geauga Lake District
-  Preserved Green Space
-  Available
-  Under Contract
-  Parking for Recreational Trail



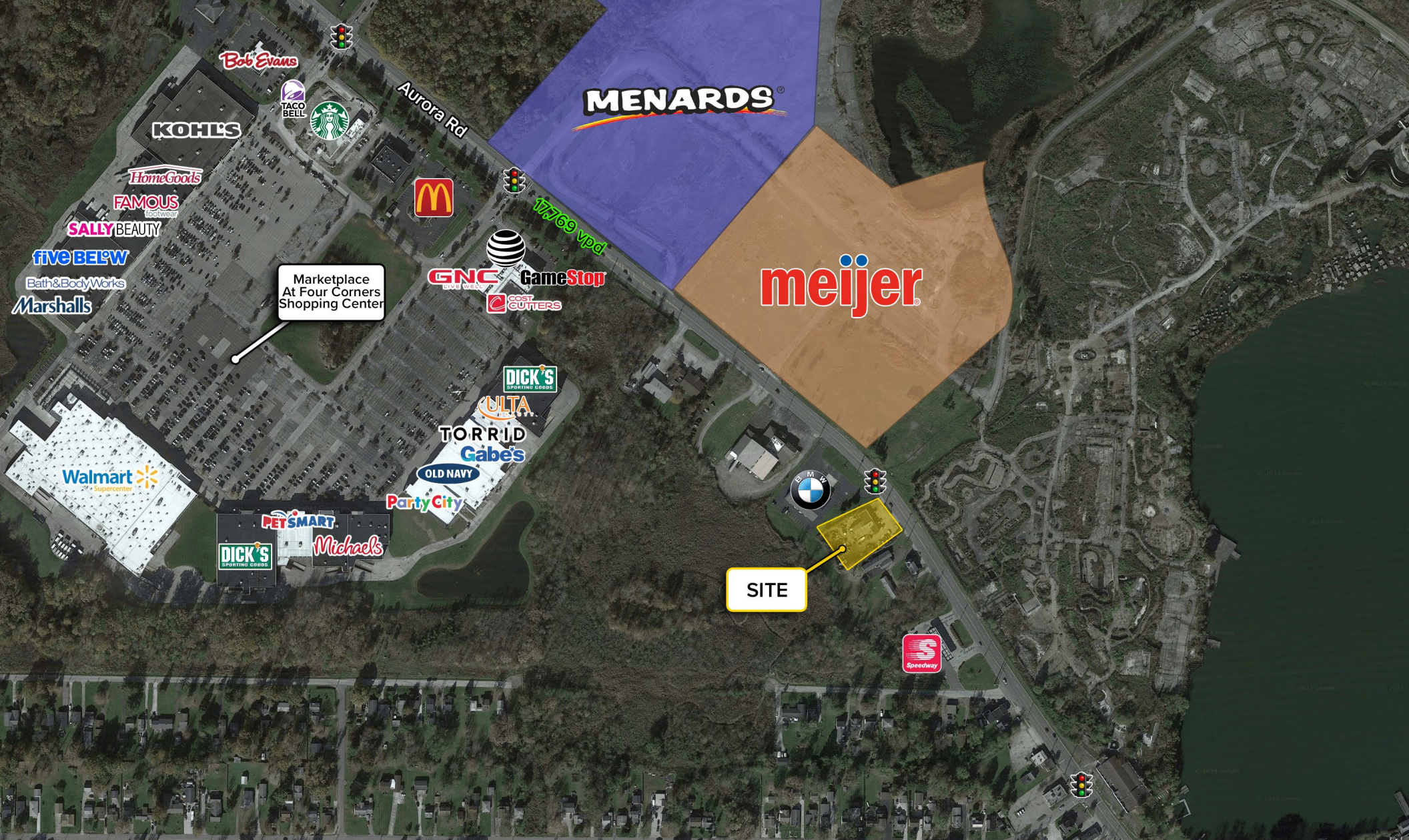
Marketplace at Four Corners



PARCEL FOR SALE IN BAINBRIDGE RETAIL TRADE AREA

7331 AURORA RD, BAINBRIDGE, OH 44202

MICRO AERIAL



PARCEL FOR SALE IN BAINBRIDGE RETAIL TRADE AREA

7331 AURORA RD, BAINBRIDGE, OH 44202

MACRO AERIAL

