

**1,860 SF FLEX
SPACE FOR LEASE**



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2305 E AURORA RD, UNIT A-10, TWINSBURG, OH 44087

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PROPERTY OVERVIEW

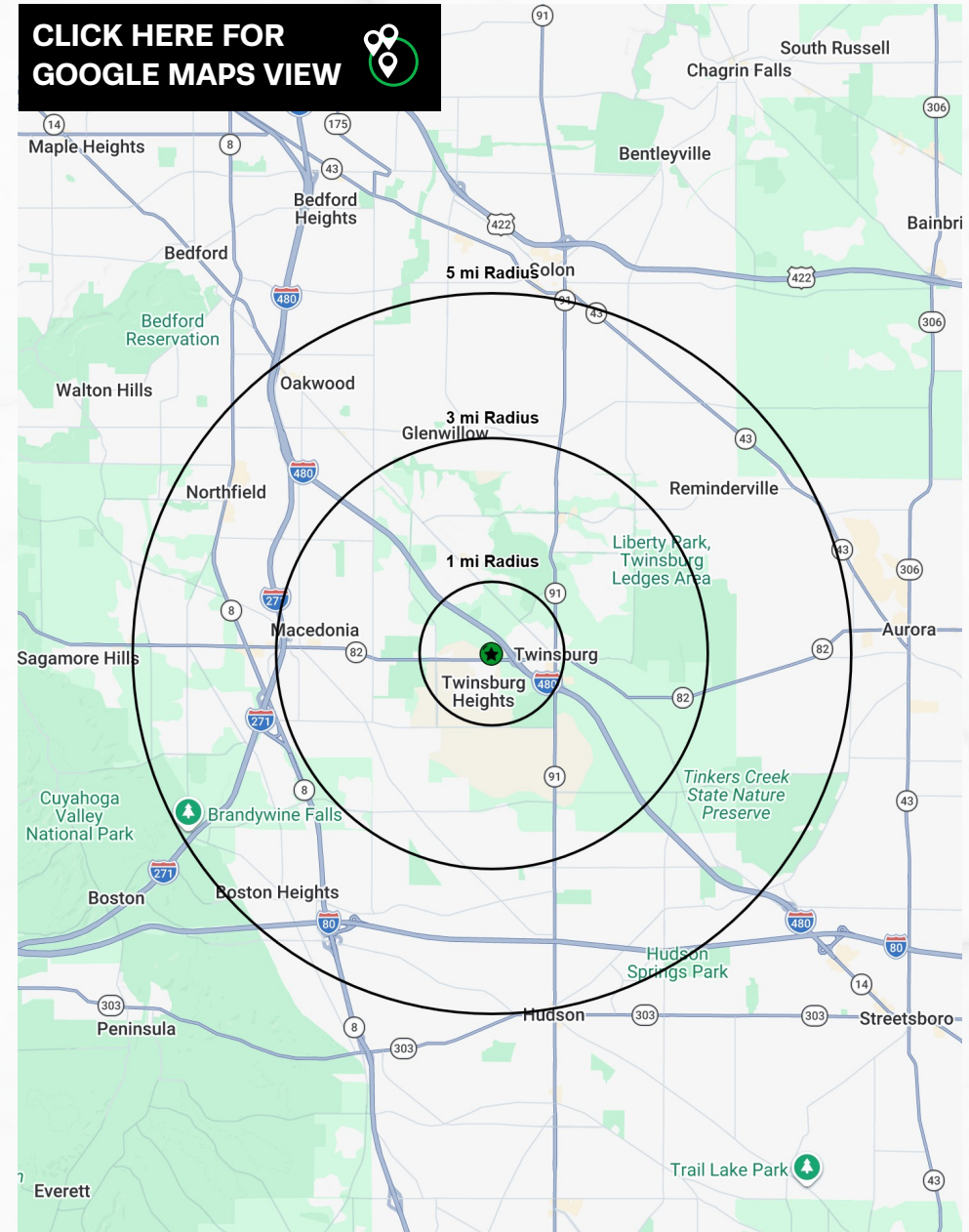
PROPERTY SUMMARY

- +/- 800 SF Warehouse and +/- 1,060 SF Office
- Three (3) offices, kitchenette and bathroom with shower
- One 12 ft height drive-in door with remote control
- Power: 100 AMP, 208/120 Volt
- New roof 2025 and Two (2) newer HVAC units installed in 2022
- Excellent highway access to I-271, I-480 and route 8.
- Offered for lease at \$10/SF NNN, condo fee is \$175/month

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	3,775	34,867	87,807
HOUSEHOLDS	1,682	13,738	34,967
AVERAGE HH INCOME	\$104,844	\$159,272	\$161,044
MEDIAN HH INCOME	\$74,448	\$116,046	\$119,417
DAYTIME POPULATION	4,268	30,677	73,583

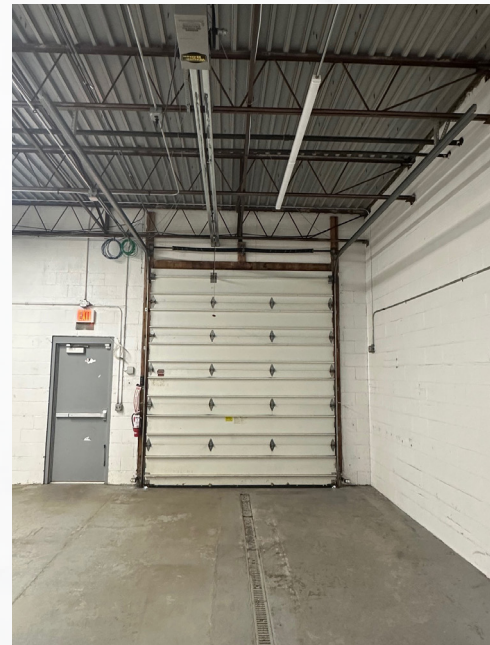
CLICK HERE FOR
GOOGLE MAPS VIEW



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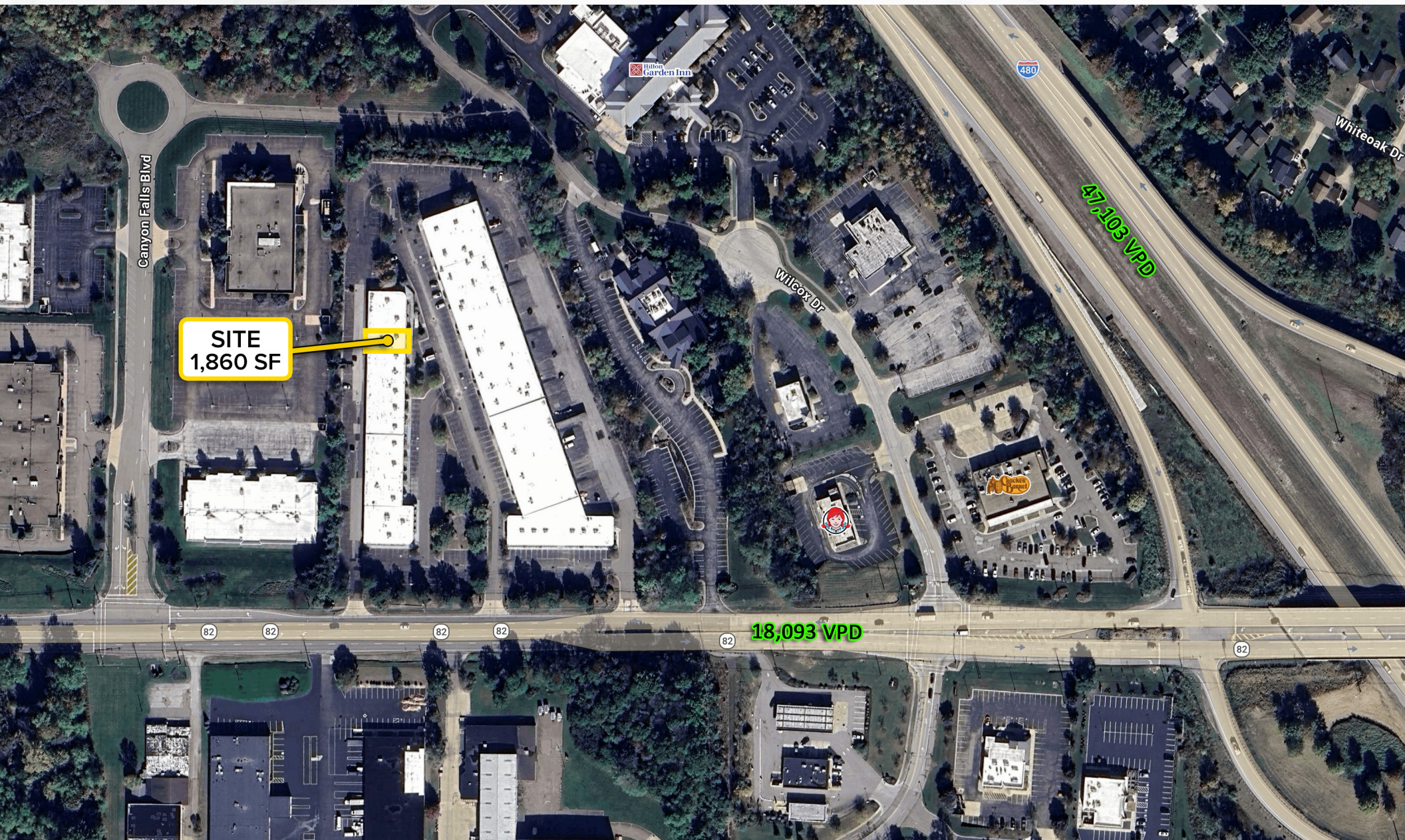
PHOTOS



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MICRO AERIAL



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MACRO AERIAL

