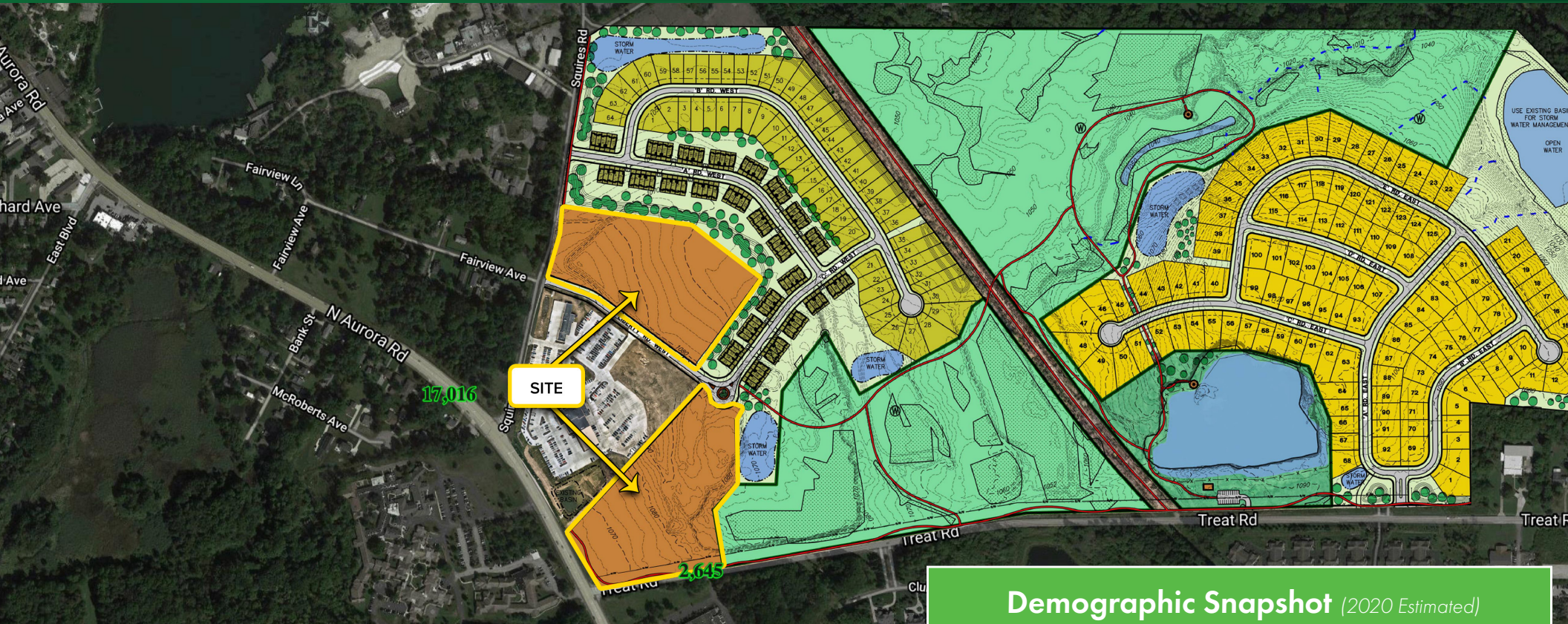


FOR SALE

Commerical Property For Sale at the Renaissance at Geauga Lake



PROPERTY OVERVIEW

- Part of the redevelopment of the historic Geauga Lake amusement park
- Over 300 new homes in development
- 2 commercial parcels available: 11.28 Acres and 10.07 Acres
- Parcels adjacent to hundreds of acres of public park land
- Mixed use zoning
- Ideal for office, retail, hotel or motor service
- Great corner location

Demographic Snapshot (2020 Estimated)

	1 Mile	3 Miles	5 Miles
Population	4,065	22,694	59,851
Households	1,725	9,351	24,237
Median HH Inc	\$75,016	\$95,647	\$101,134
Average HH Inc	\$108,281	\$125,805	\$132,910
Daytime Pop	1,756	7,593	27,215

[View in Google Maps](#)



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✉ tomgrasso@hannacre.com

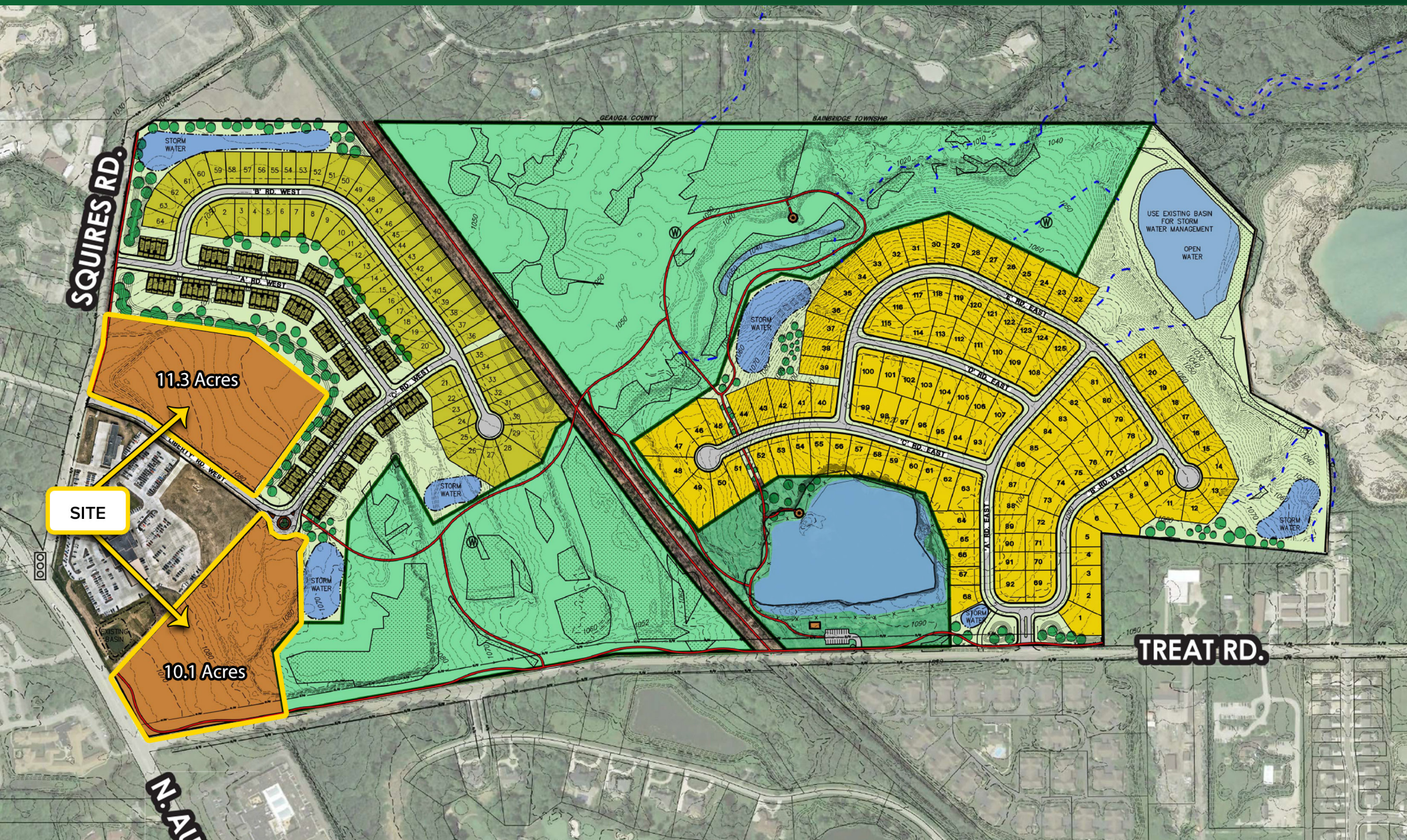
Greg Slyman

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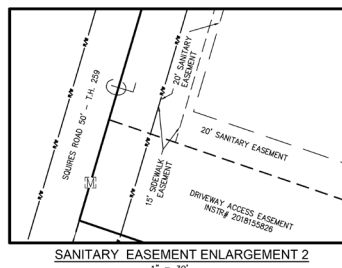
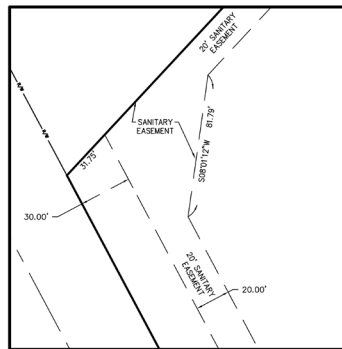
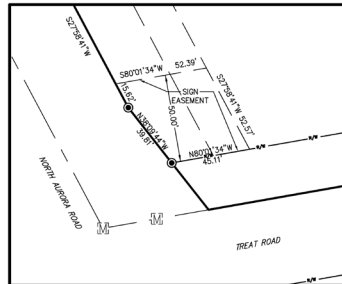
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FOR SALE

Commercial Property For Sale at the Renaissance at Geauga Lake

NOTES:

- 1) SIDEWALK EASEMENTS, STORM SEWER EASEMENTS (STW) ADJACENT TO THE RIGHT OF WAY ARE GRANTED TO THE CITY OF AURORA.
- 2) STORM SEWER EASEMENTS (STW) AND STORM WATER MANAGEMENT EASEMENTS ARE GRANTED TO THE RENAISSANCE PARK AT GEAUGA LAKE HOMEOWNERS ASSOCIATION.
- 3) 12" UTILITY EASEMENTS ARE GRANTED TO OHIO Edison, THE WARNER CABLE WIRESTREAM COMMUNICATIONS AND DOMINION EAST OHIO GAS.
- 4) SANITARY SEWER EASEMENT SHALL BE GRANTED TO THE CITY OF AURORA.
- 5) EASEMENTS ARE DIVIDED EQUALLY ALONG LOT LINES UNLESS OTHERWISE SPECIFIED.
- 6) MINIMUM BUILDING SETBACKS:
SINGLE FAMILY (SUBLOTS 1 THROUGH 36)
FRONT YARD SETBACK = 30.00'
SIDE YARD SETBACK = 10.00'
REAR YARD SETBACK = 25.00'
TOWNHOME (SUBLOTS TH-1 THROUGH TH-50)
FRONT YARD SETBACK = 20.00'
SIDE YARD SETBACK = 15.00'
REAR YARD SETBACK = 10.00'

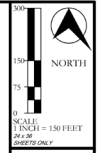


CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	43.16'	23.05'	41.83'	S28°55'15"E	49°27'34"
C2	73.00'	177.66'	197.58'	136.95'	S73°55'40"E	139°26'40"
C3	6466.49'	40.47'	20.23'	40.47'	S43°23'12"E	00°21'31"
C4	6466.49'	714.94'	357.84'	714.58'	S40°25'44"E	06°20'05"
C39	330.00'	70.69'	35.48'	70.55'	S42°56'24"E	12°16'24"
C57	50.00'	43.14'	23.01'	41.81'	N78°21'50"W	49°25'53"
C58	73.00'	177.65'	197.50'	136.94'	N33°21'53"W	139°25'46"

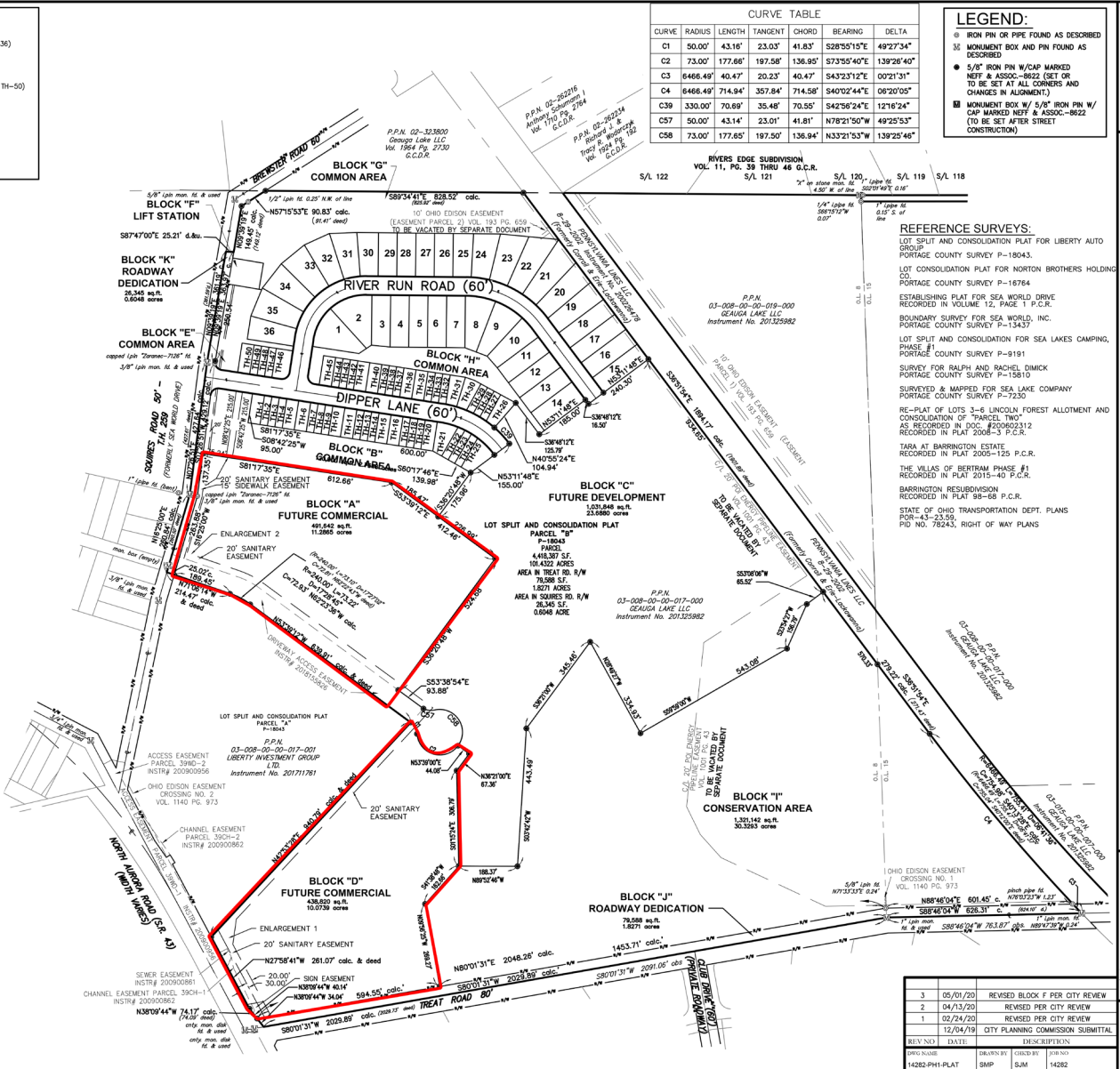
LEGEND:

- IRON PIN OR PIPE FOUND AS DESCRIBED
- MONUMENT BOX AND PIN FOUND AS DESCRIBED
- 5/8" IRON PIN W/ CAP MARKED NEFF & ASSOC.-8622 (SET OR TO BE SET AT ALL CORNERS AND CHANGES IN ALIGNMENT)
- MONUMENT BOX W/ 5/8" IRON PIN W/ CAP MARKED NEFF & ASSOC.-8622 (TO BE SET AFTER STREET CONSTRUCTION)



REFERENCE SURVEYS:

- LOT SPLIT AND CONSOLIDATION PLAT FOR LIBERTY AUTO GROUP
- PORTAGE COUNTY SURVEY P-18043.
- LOT CONSOLIDATION PLAT FOR NORTON BROTHERS HOLDING
- PORTAGE COUNTY SURVEY P-16764
- ESTABLISHING PLAT FOR SEA WORLD DRIVE
- RECORDED IN VOLUME 12, PAGE 1 P.C.R.
- BOUNDARY SURVEY FOR SEA WORLD, INC.
- PORTAGE COUNTY SURVEY P-13437
- LOT SPLIT AND CONSOLIDATION FOR SEA LAKE CAMPING, PHASE #1
- PORTAGE COUNTY SURVEY P-9191
- SURVEY FOR RALPH AND RACHEL DIMICK
- PORTAGE COUNTY SURVEY P-15810
- SURVEYED & MAPPED FOR SEA LAKE COMPANY
- PORTAGE COUNTY SURVEY P-7230
- RE-PLAT OF LOTS 3-6 LINCOLN FOREST ALLOTMENT AND CONSOLIDATION OF "PARCEL TWO"
- AS RECORDED IN DOC. #20062312
- RECORDED IN PLAT 2006-3 P.C.R.
- TARA AT BARRINGTON ESTATE
- RECORDED IN PLAT 2005-125 P.C.R.
- THE VILLAS OF BERTRAM PHASE #1
- RECORDED IN PLAT 88-68 P.C.R.
- STATE OF OHIO TRANSPORTATION DEPT. PLANS
- FOR-43-2359.
- PD NO. 78243, RIGHT OF WAY PLANS



RENAISSANCE PARK AT GEAUGA LAKE (WEST)
PHASE 1 - OVERALL PLAT
CITY OF AURORA, COUNTY OF PORTAGE, STATE OF OHIO

NEFF & ASSOCIATES
PLANNERS & ENGINEERS
14282 PH1 PLAT
SMP
SJM
14282

NO.	DATE	DESCRIPTION
3	05/01/20	REVISED BLOCK F PER CITY REVIEW
2	04/13/20	REVISED PER CITY REVIEW
1	02/24/20	REVISED PER CITY REVIEW
1	12/04/19	CITY PLANNING COMMISSION SUBMITTAL

HANNA
COMMERCIAL REAL ESTATE

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FOR SALE

Commerical Property For Sale at the Renaissance at Geauga Lake

Bainbridge Township
- Aurora, OH



SITE



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