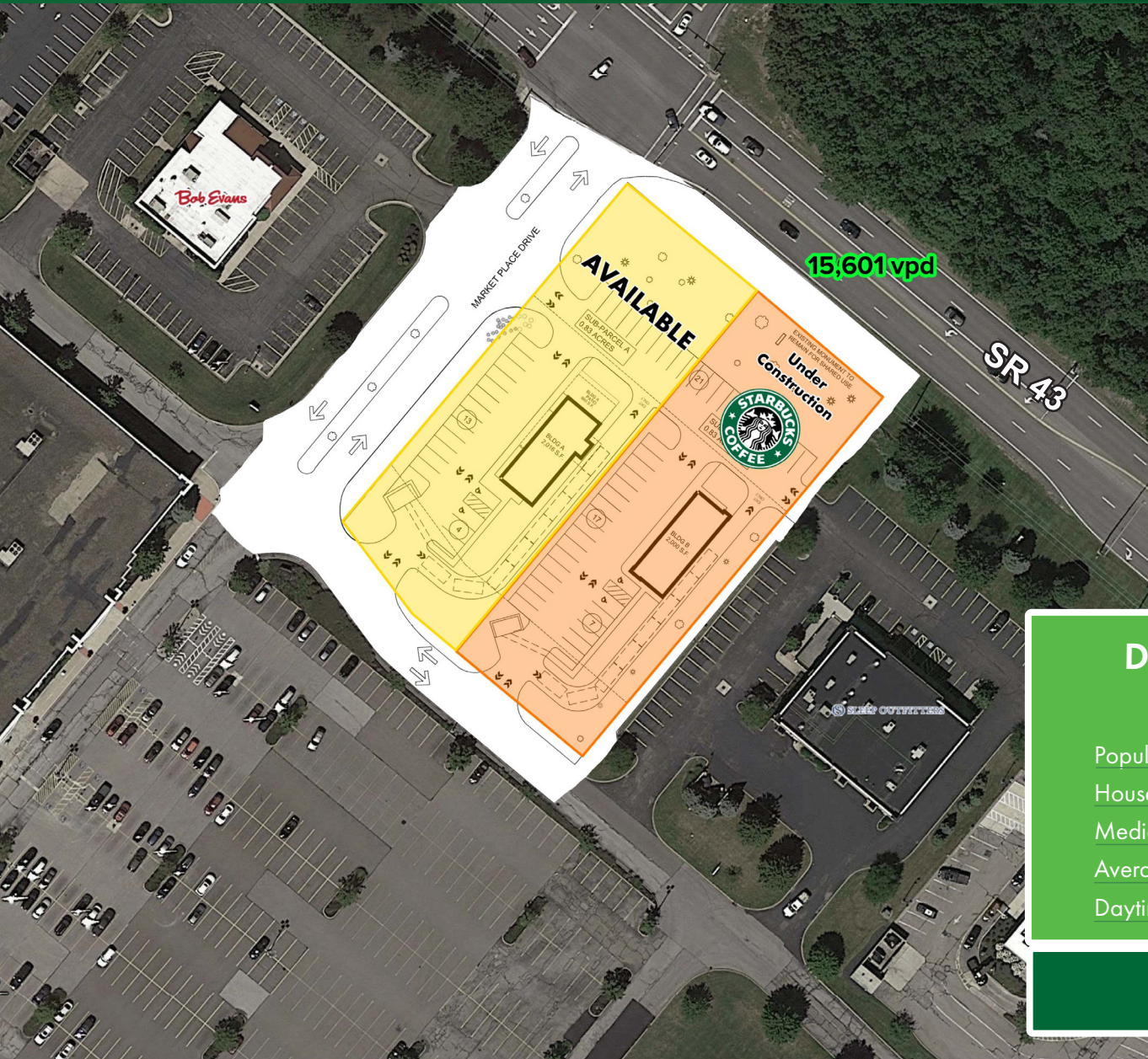


FOR LEASE

0.83 Acre Pad available for lease in front of Regional Power Center in Aurora, OH



PROPERTY OVERVIEW

- 0.83 acre pad for ground lease or build to suit at signalized main entrance to Marketplace at Four Corners
- Potential drive-thru opportunity for QSR
- Join adjacent freestanding Starbucks!
- Property fronts SR 43 with over 15,600 VPD
- Nearby anchor tenants are Target, Walmart, Kohls, Dick's Sporting Goods, The Home Depot, Home Goods and Marshals
- Building is located between affluent communities of Solon, Aurora, Bainbridge, Twinsburg and Chagrin Falls

Demographic Snapshot *(2020 Estimated)*

	1 Mile	3 Miles	5 Miles
Population	2,582	28,936	70,688
Households	1,076	11,573	28,707
Median HH Inc	\$63,657	\$101,985	\$99,510
Average HH Inc	\$84,452	\$133,487	\$133,548
Daytime Pop	2,068	6,059	45,333

[View in Google Maps](#)



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Greg Slyman

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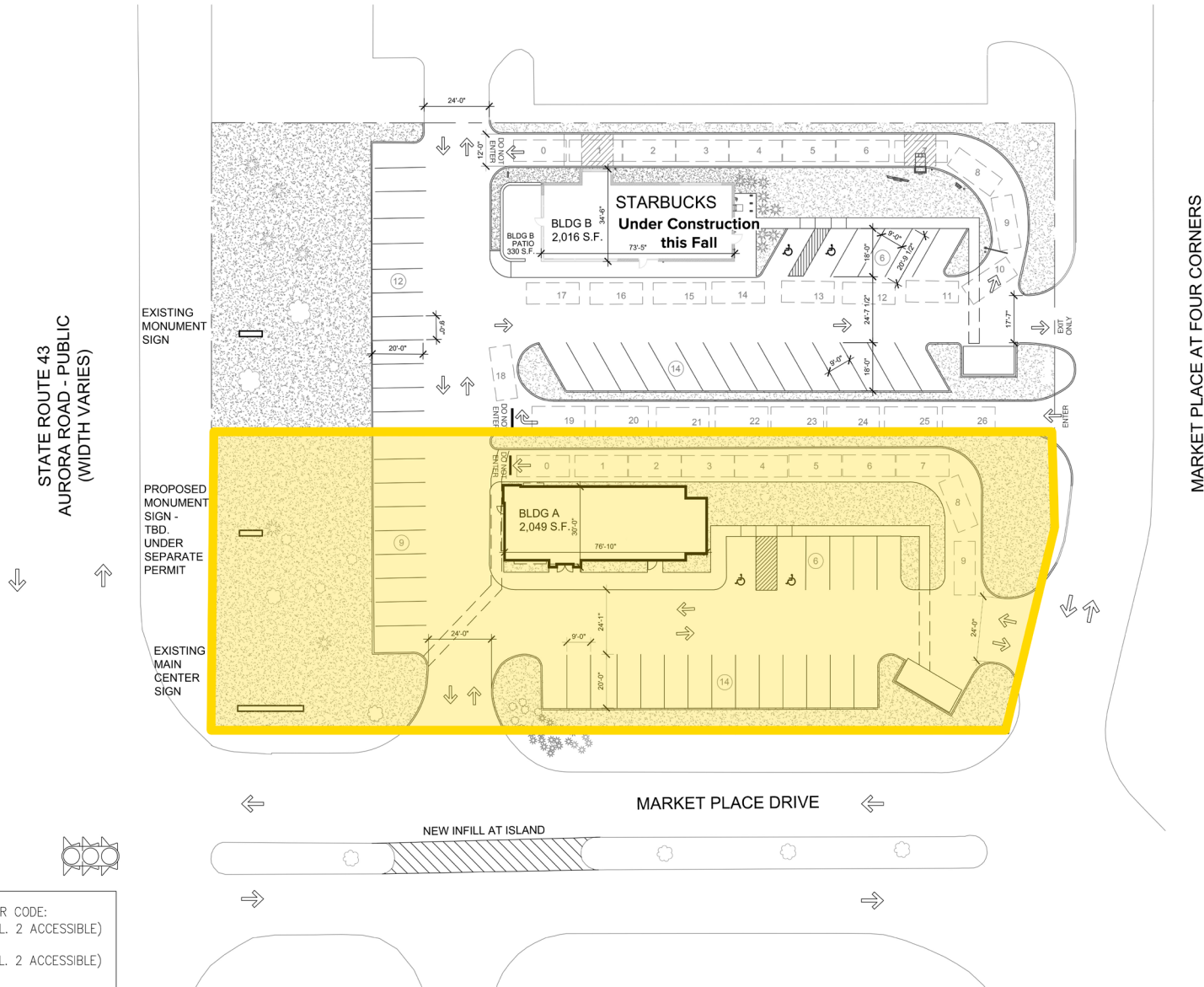
Tom Grasso

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PARKING REQUIREMENTS PER CODE:
 BLDG A = 14 SPACES (INCL. 2 ACCESSIBLE)
 PROVIDED = 29
 BLDG B = 13 SPACES (INCL. 2 ACCESSIBLE)
 PROVIDED = 32



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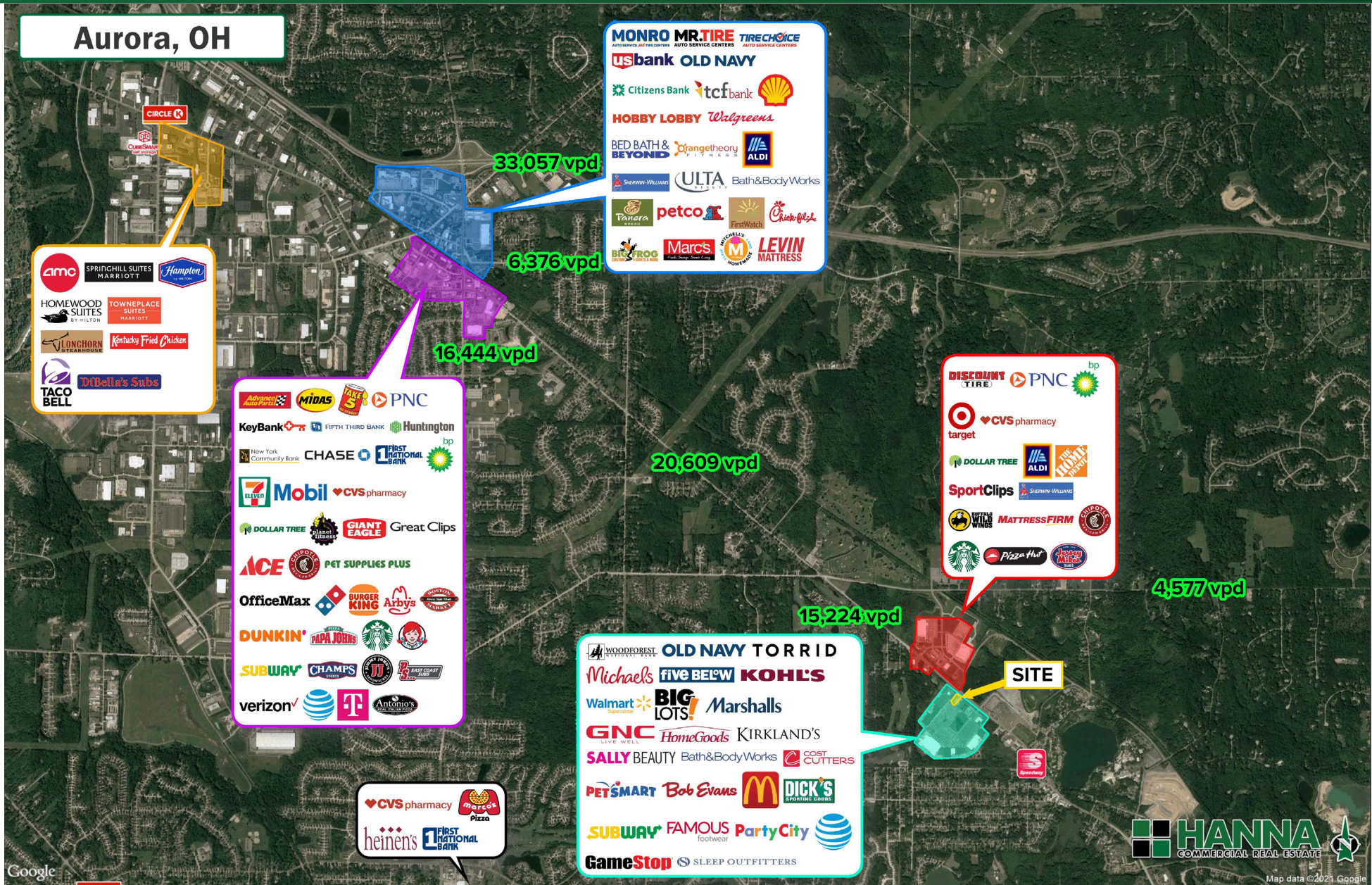
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HANNA
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