

FOR LEASE

Marketplace at Four Corners

7145 Market Place Dr., Aurora, OH 44202



PROPERTY OVERVIEW

- Regional shopping center for lease
- Small to medium spaces available:
 - 1,200 SF space fronting Aurora Road
 - 1,200 SF space available now
 - 1,200 SF space available soon – 1/31/25
 - 1,798 SF space available now
 - 2,800 SF space available now
 - 27,117 SF space available soon – 1/31/25
 - 1.76 Acre parcel available for ground lease
- Outstanding Co-Tenancy! Join Walmart, Home Goods, Marshalls, Dicks Sporting Goods, Kohls, Michaels and Petsmart
- Located in highly desirable, Southeast Suburb of Cleveland pulling shoppers from Aurora, Bainbridge, Solon, Twinsburg and Chagrin Falls
- Shopping Center pulls from 168,000 people in a 30 minute drive time
- Over 15,000 VPD on Aurora Road
- Located across the street from Target and Home Depot anchored shopping plaza



2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	3,599	30,685	73,442
Households	1,388	11,884	28,599
Median HH Income	\$117,400	\$132,296	\$128,343
Average HH Income	\$155,071	\$178,609	\$170,750
Daytime Population	2,751	16,480	71,433

[View in Google Maps](#)



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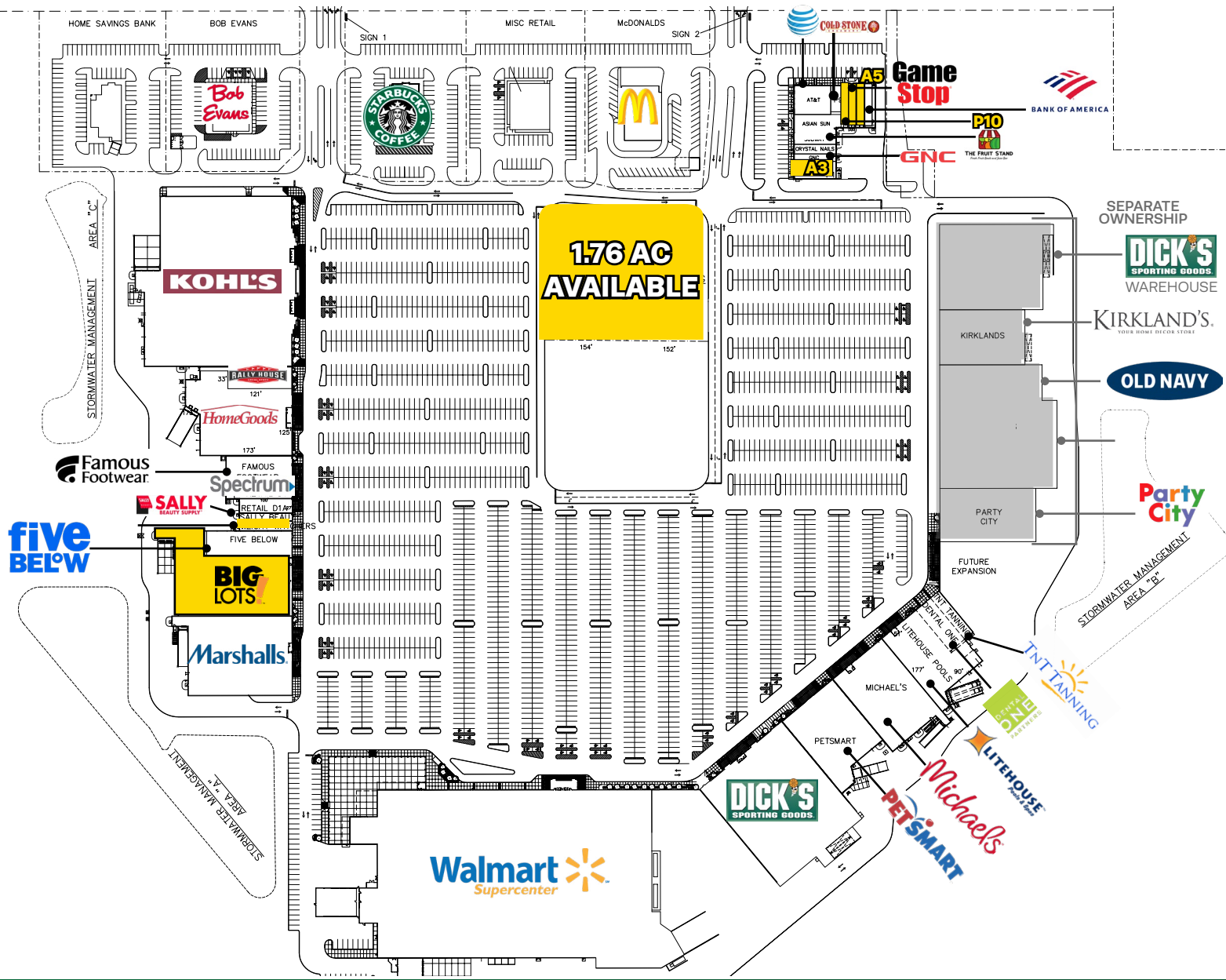
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MARKETPLACE AT FOUR CORNERS	
TENANT	SF
KOHL'S	86,584 SF
A1 - Rally House	4,788 SF
HOME GOODS	25,606 SF
FAMOUS FOOTWEAR	6,712 SF
RETAIL D	9,286 SF
FIVE BELOW	8,000 SF
AVAILABLE SOON - BIG LOTS	27,117 SF
MARSHALLS	30,000 SF
WAL-MART S.C.	192,390 SF
DICK'S SPORTS	50,000 SF
PETSMART	19,583 SF
MICHAEL'S	21,300 SF
RETAIL K	20,667 SF
DICK'S WAREHOUSE	33,000 SF
KIRKLAND'S	15,000 SF
OLD NAVY	24,750 SF
GABE'S	24,750 SF
PARTY CITY	18,000 SF
RETAIL P	19,370 SF
A2 - Spectrum	3,288 SF
D1A - BATH AND BODY WORKS	2,700 SF
D2 - SALLY BEAUTY	1,500 SF
D3 - AVAILABLE	1,798 SF
K1 - LITEHOUSE	14,770 SF
K3 - DENTAL ONE PARTNERS	3,560 SF
K4 - TNT TANNING	2,337 SF
A3 - AVAILABLE	2,800 SF
P2 - GNC	1,120 SF
P3 - CRYSTAL NAILS	1,441 SF
A2 - THE FRUIT STAND	1,440 SF
P6 - ASIAN SUN	3,155 SF
P7 - AT&T	3,535 SF
A4 - COLDSTONE	1,079 SF
P10 - AVAILABLE	1,200 SF
P11 - AVAILABLE SOON - GAMESTOP	1,200 SF
P12 - BANK OF AMERICA	1,200 SF
A5 - AVAILABLE	1,200 SF
OUTLOT TENANTS	
HOME SAVINGS BANK	4,800 SF
BOB EVANS	5,984 SF
STARBUCKS	5,280 SF
SAMURAI JAPANESE (MISC RETAIL)	3,000 SF
KAY JEWELERS (MISC RETAIL)	2,400 SF
MCDONALD'S	4,295 SF



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Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups

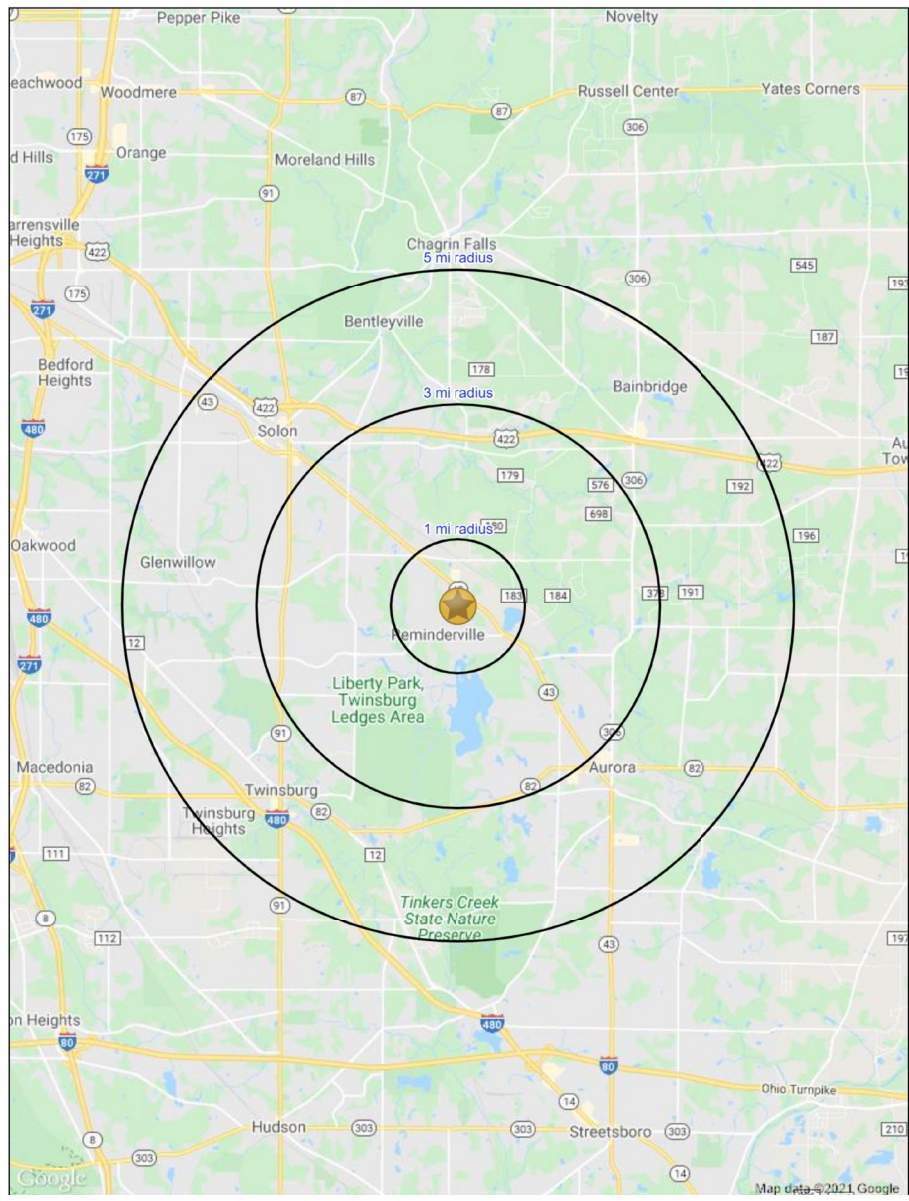


Lat/Lon: 41.3521/-81.3895

7145 Market Pl Dr Aurora, OH 44202	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	3,599	30,685	73,442
2029 Projected Population	3,565	30,187	72,003
2020 Census Population	3,764	32,144	75,219
2010 Census Population	3,001	27,838	68,229
Projected Annual Growth 2024 to 2029	-0.2%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2024	1.4%	0.7%	0.5%
2024 Median Age	41.4	42.5	44.1
Households			
2024 Estimated Households	1,388	11,884	28,599
2029 Projected Households	1,389	11,766	28,171
2020 Census Households	1,401	11,982	28,639
2010 Census Households	1,144	10,423	26,111
Projected Annual Growth 2024 to 2029	-	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	1.5%	1.0%	0.7%
Race and Ethnicity			
2024 Estimated White	77.2%	73.4%	76.2%
2024 Estimated Black or African American	7.8%	11.2%	11.8%
2024 Estimated Asian or Pacific Islander	10.8%	11.7%	8.5%
2024 Estimated American Indian or Native Alaskan	-	-	-
2024 Estimated Other Races	4.2%	3.6%	3.5%
2024 Estimated Hispanic	2.7%	2.4%	2.4%
Income			
2024 Estimated Average Household Income	\$155,071	\$178,609	\$170,750
2024 Estimated Median Household Income	\$117,400	\$132,296	\$128,343
2024 Estimated Per Capita Income	\$60,058	\$69,237	\$66,594
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.2%	1.2%
2024 Estimated Some High School (Grade Level 9 to 11)	2.0%	2.0%	2.2%
2024 Estimated High School Graduate	21.1%	17.6%	19.1%
2024 Estimated Some College	13.5%	13.1%	14.0%
2024 Estimated Associates Degree Only	10.3%	6.6%	6.6%
2024 Estimated Bachelors Degree Only	26.2%	31.3%	31.6%
2024 Estimated Graduate Degree	26.1%	28.1%	25.3%
Business			
2024 Estimated Total Businesses	143	711	3,303
2024 Estimated Total Employees	1,410	7,310	49,389
2024 Estimated Employee Population per Business	9.9	10.3	15.0
2024 Estimated Residential Population per Business	25.2	43.1	22.2

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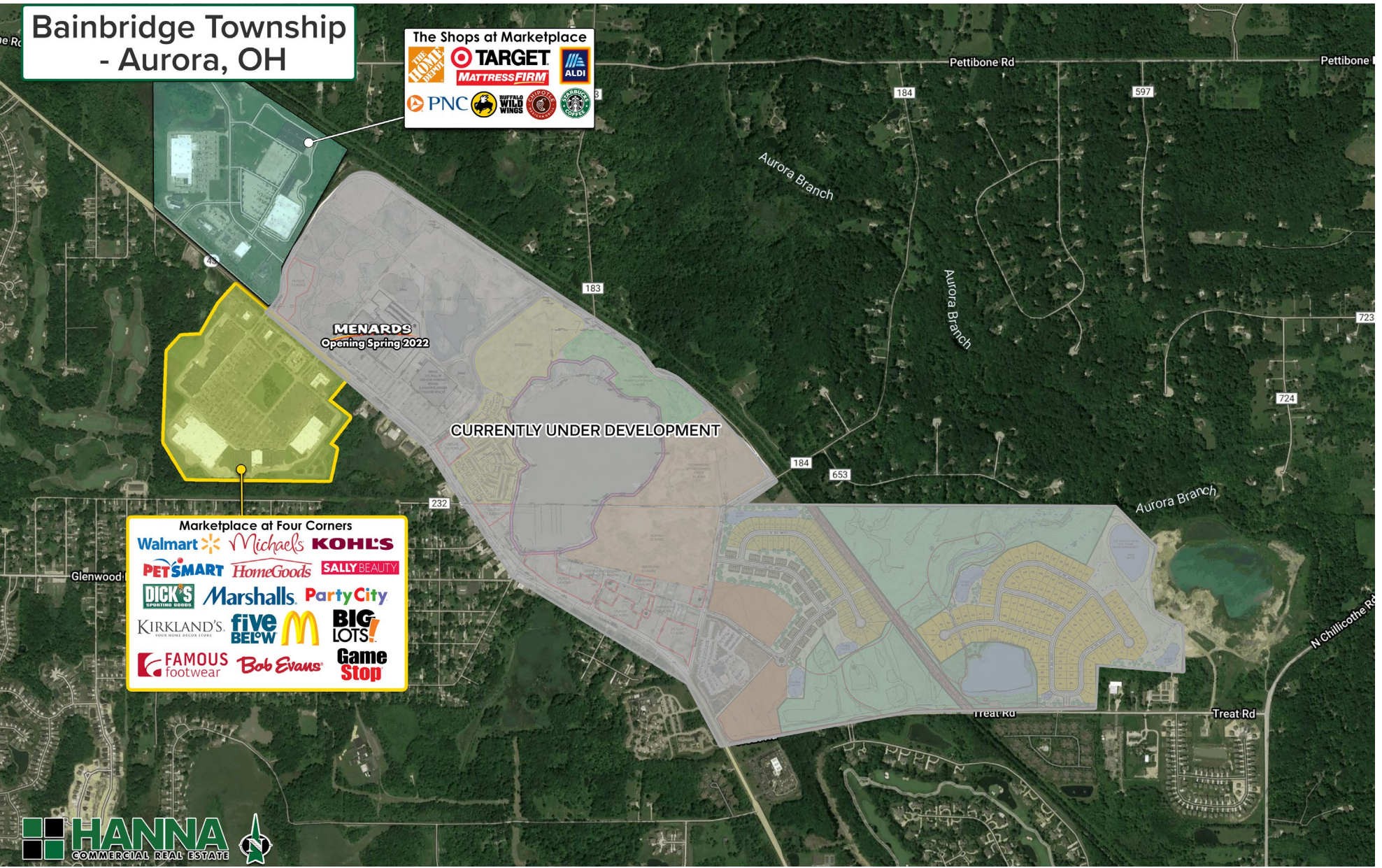
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**Bainbridge Township
- Aurora, OH**

The Shops at Marketplace

- HOME DEPOT
- TARGET
- ALDI
- PNC
- BUFFALO WILD WINGS
- STARBUCKS

Marketplace at Four Corners

- Walmart
- Michaels
- KOHL'S
- PETSMART
- HomeGoods
- SALLY BEAUTY
- DICK'S SPORTING GOODS
- Marshalls
- Party City
- KIRKLAND'S
- five BELOW
- McDonald's
- BIG LOTS!
- FAMOUS footwear
- Bob Evans
- Game Stop



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