

FOR SALE

311 E Garfield Rd
Aurora, OH 44202

*** PRICE REDUCTION ***

Demographic Snapshot (2021 Estimated)

	1 Mile	3 Miles	5 Miles
Population	1,884	16,548	46,252
Households	763	6,727	18,510
Median HH Inc	\$ 116,416	\$ 102,225	\$ 90,666
Average HH Inc	\$ 139,047	\$ 128,642	\$ 110,254
Daytime Pop	1,424	8,171	18,009

View in Google Maps

PROPERTY OVERVIEW

- Built in 1910
- 1,172 SF Professional Office/Retail Building
- 2 Stories
- 20 Parking Spaces
- 3-5 Private Offices in Center of Aurora
- Close proximity to I-271, I-480 and Ohio Turnpike
- Offered for Sale at – **WAS: \$189,000**
NOW: \$169,000



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.

Dyann Davison

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HANNA
COMMERCIAL REAL ESTATE

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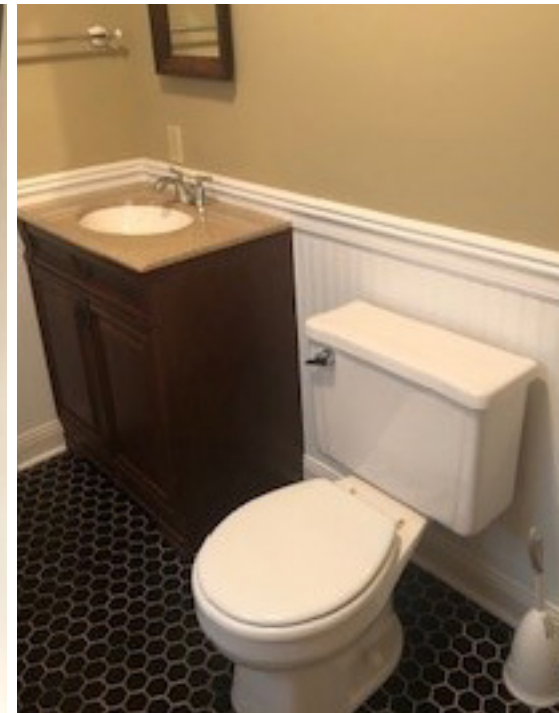
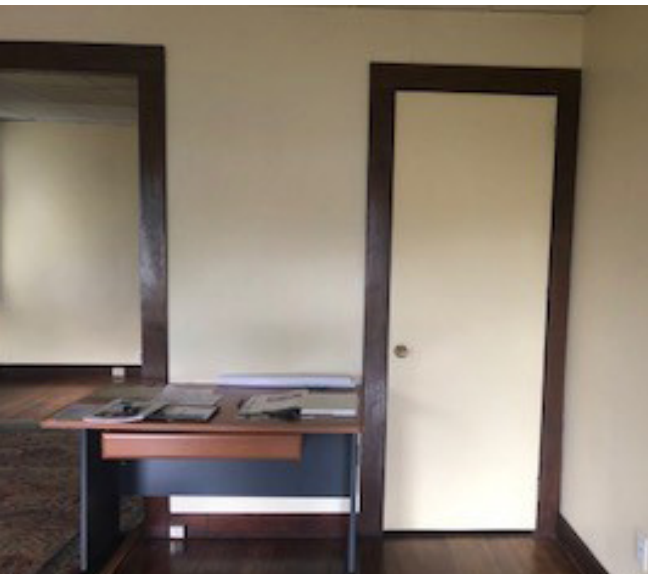
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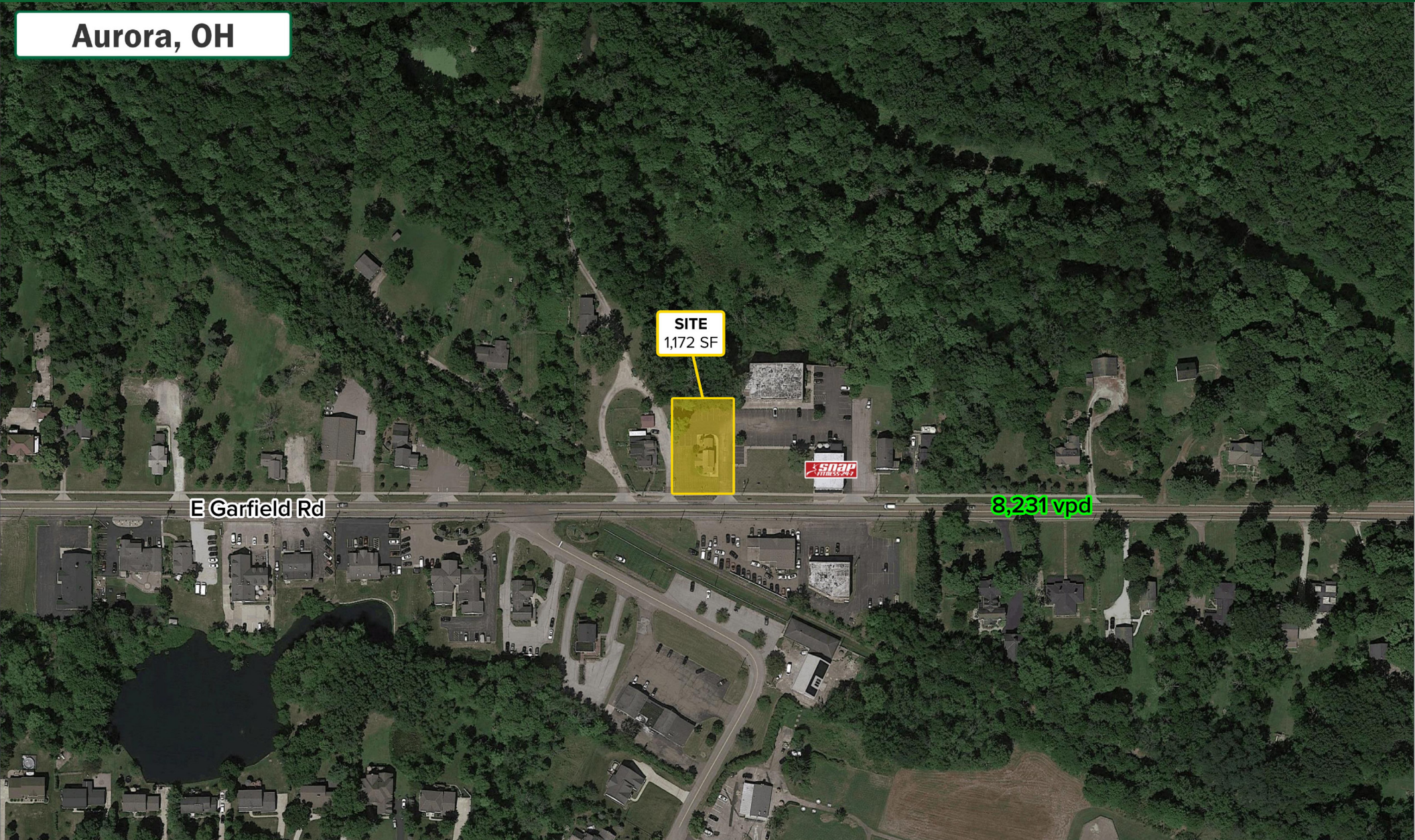
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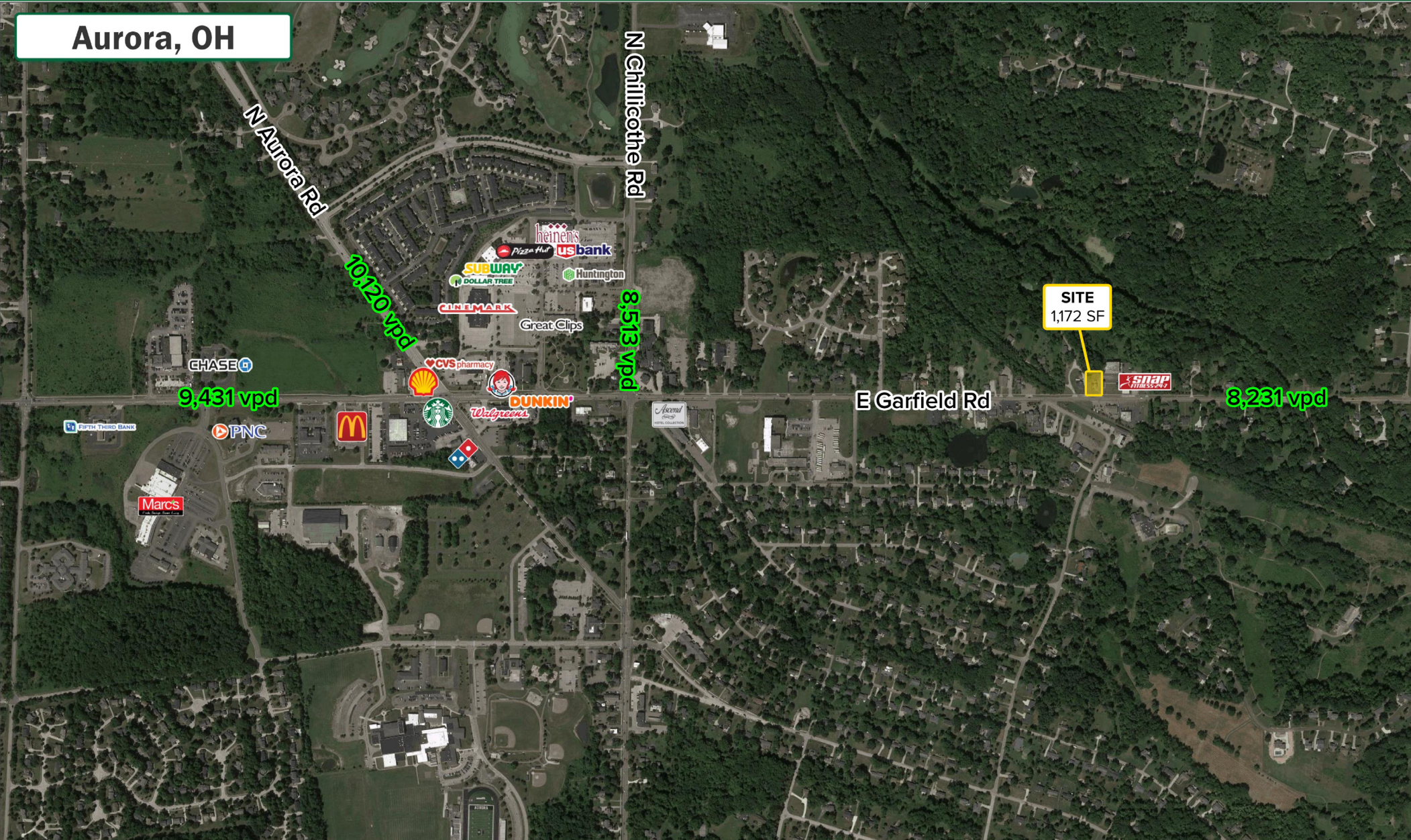
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SUMMARY PROFILE

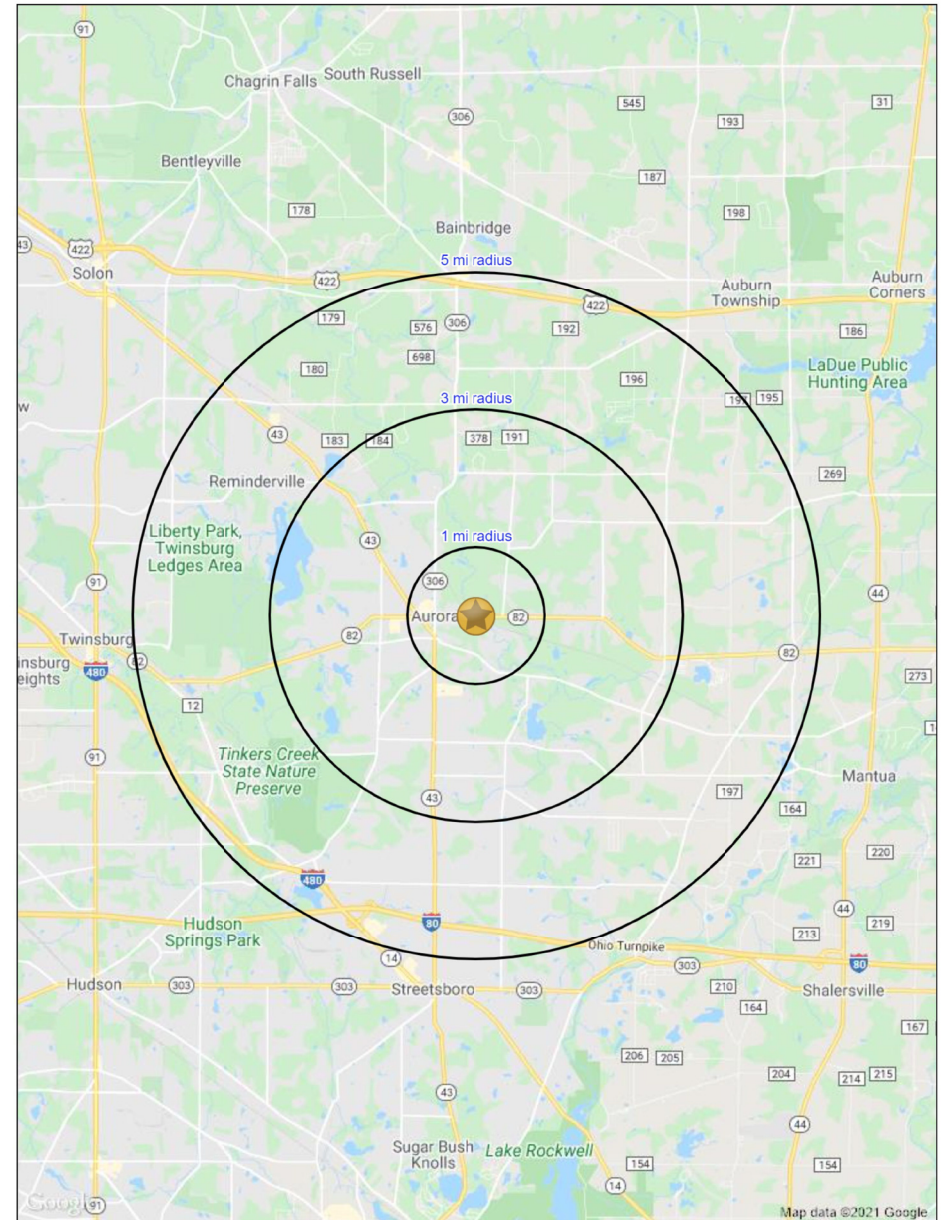
2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.3176/-81.334

311 E Garfield Rd		1 mi radius	3 mi radius	5 mi radius
Aurora, OH 44202				
POPULATION	2021 Estimated Population	1,884	16,548	46,252
	2026 Projected Population	1,958	17,107	47,668
	2010 Census Population	1,840	15,487	43,010
	2000 Census Population	1,408	13,389	36,271
	Projected Annual Growth 2021 to 2026	0.8%	0.7%	0.6%
	Historical Annual Growth 2000 to 2021	1.6%	1.1%	1.3%
HOUSEHOLDS	2021 Median Age	45.6	47.1	43.0
	2021 Estimated Households	763	6,727	18,510
	2026 Projected Households	809	7,112	19,501
	2010 Census Households	710	5,978	16,497
	2000 Census Households	516	4,988	13,531
	Projected Annual Growth 2021 to 2026	1.2%	1.1%	1.1%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2021	2.3%	1.7%	1.8%
	2021 Estimated White	91.2%	92.1%	87.5%
	2021 Estimated Black or African American	3.3%	3.4%	5.8%
	2021 Estimated Asian or Pacific Islander	3.5%	2.9%	4.3%
	2021 Estimated American Indian or Native Alaskan	0.1%	-	0.1%
	2021 Estimated Other Races	1.8%	1.6%	2.2%
INCOME	2021 Estimated Hispanic	2.6%	2.3%	2.4%
	2021 Estimated Average Household Income	\$139,047	\$128,642	\$110,254
	2021 Estimated Median Household Income	\$116,419	\$102,225	\$90,666
EDUCATION (AGE 25+)	2021 Estimated Per Capita Income	\$56,292	\$52,313	\$44,147
	2021 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.7%	2.2%
	2021 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.6%	4.0%
	2021 Estimated High School Graduate	18.1%	21.4%	24.8%
	2021 Estimated Some College	17.8%	17.4%	17.4%
	2021 Estimated Associates Degree Only	2.8%	4.8%	7.3%
BUSINESS	2021 Estimated Bachelors Degree Only	36.2%	33.6%	27.7%
	2021 Estimated Graduate Degree	21.5%	18.6%	16.6%
	2021 Estimated Total Businesses	106	555	1,271
	2021 Estimated Total Employees	1,424	8,171	18,009
	2021 Estimated Employee Population per Business	13.5	14.7	14.2
	2021 Estimated Residential Population per Business	17.8	29.8	36.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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