

FOR SALE

Investment Property

114 East Aurora Rd., Northfield, OH 44067



PROPERTY OVERVIEW

- Office/Retail Investment Property
- 8,043 SF
- 3 units
- .64 acres
- Masonry Construction
- Tenants: Fleet Feet and Westerman Group
- Cap Rate 8%
- Offered for sale at \$795,000



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.

Dave Stover

216.839.2012

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SITE

11,070 vpd

DUNKIN'

**GIANT
EAGLE**
Huntington



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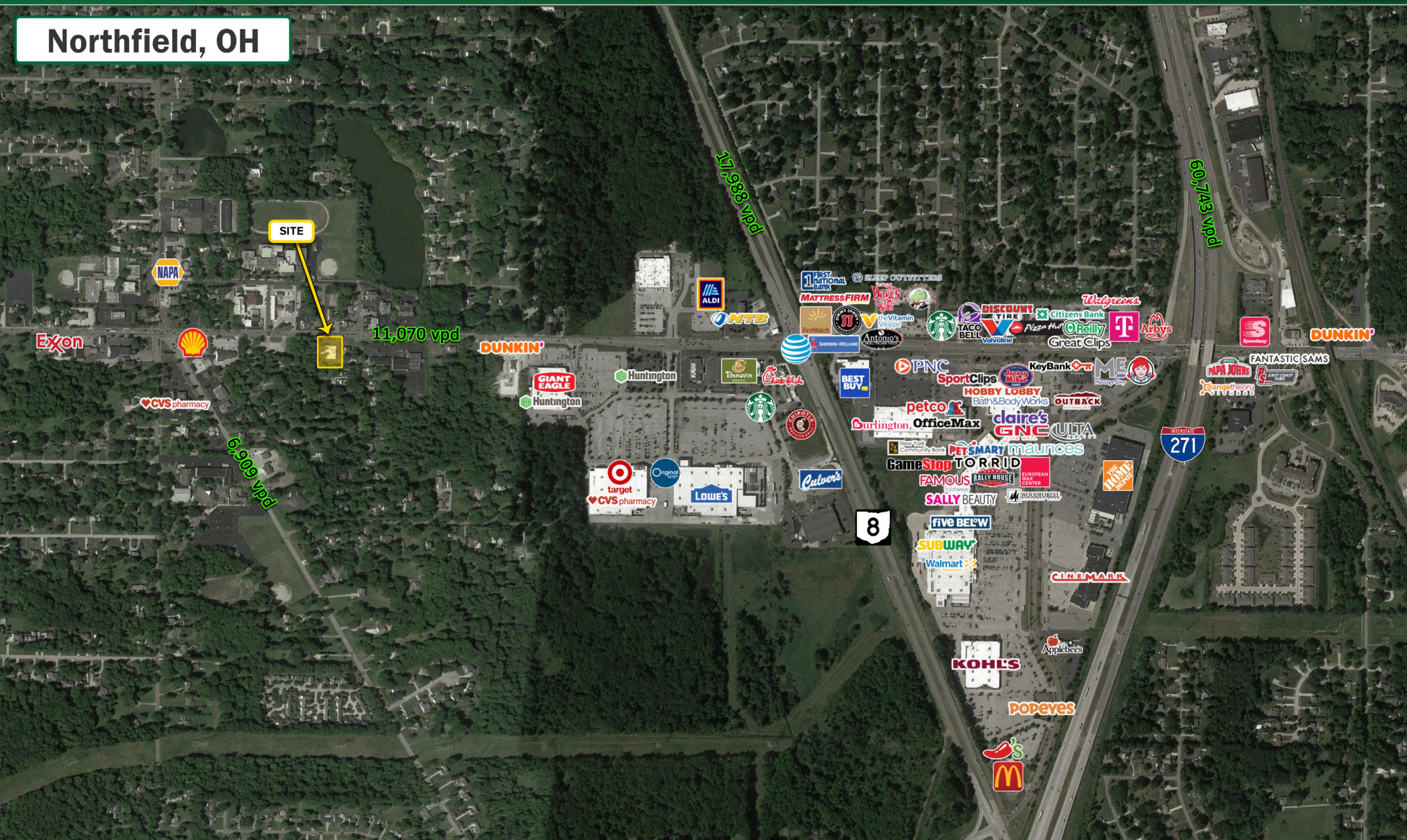
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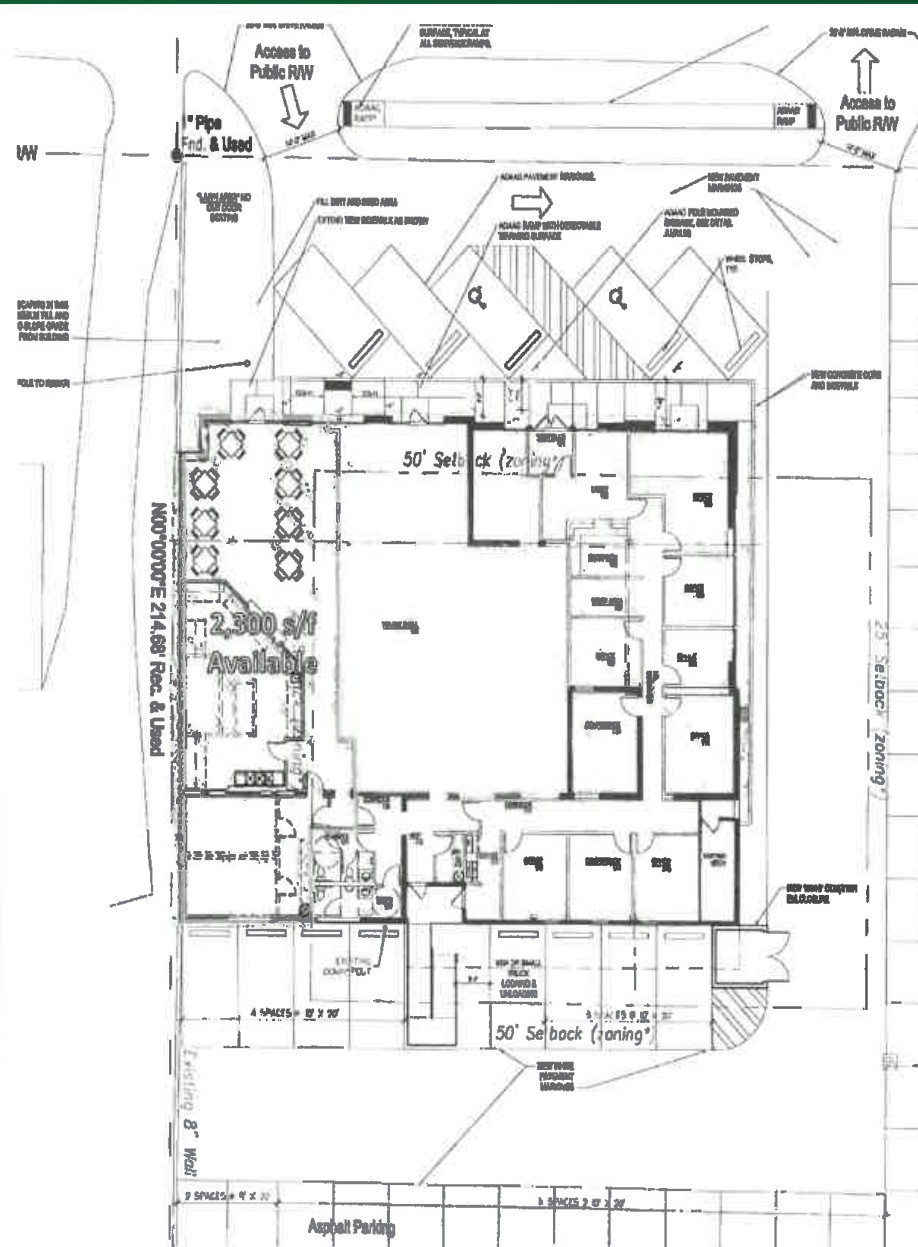
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SUMMARY PROFILE

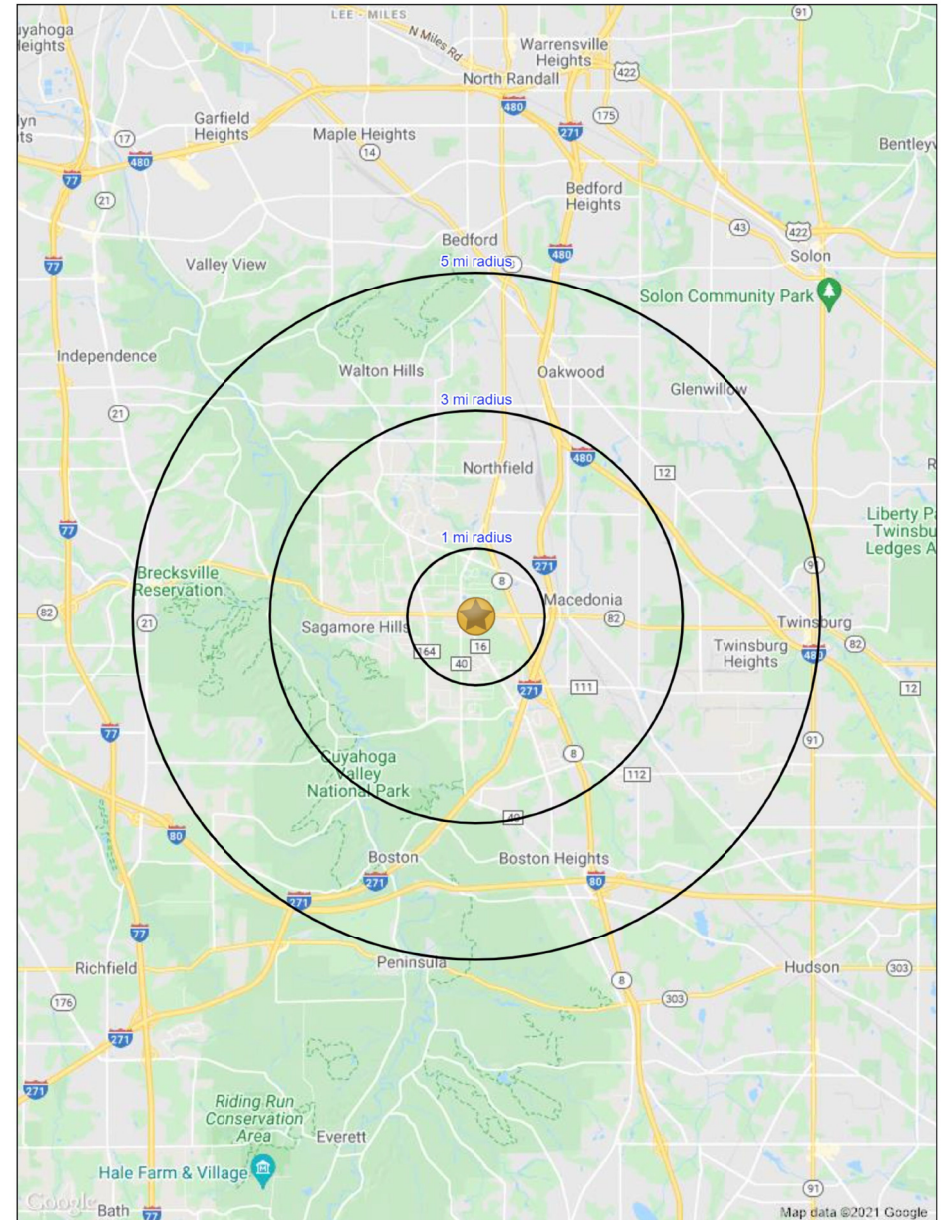
2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.3138/-81.5347

114 E Aurora Rd		RS1		
Northfield, OH 44067		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	3,846	31,583	62,936
	2026 Projected Population	3,881	31,953	63,623
	2010 Census Population	3,810	30,770	61,936
	2000 Census Population	3,873	27,493	56,591
	Projected Annual Growth 2021 to 2026	0.2%	0.2%	0.2%
	Historical Annual Growth 2000 to 2021	-	0.7%	0.5%
	2021 Median Age	49.3	45.6	44.6
HOUSEHOLDS	2021 Estimated Households	1,590	13,190	25,750
	2026 Projected Households	1,632	13,581	26,453
	2010 Census Households	1,544	12,607	24,866
	2000 Census Households	1,469	10,625	21,514
	Projected Annual Growth 2021 to 2026	0.5%	0.6%	0.5%
	Historical Annual Growth 2000 to 2021	0.4%	1.1%	0.9%
RACE AND ETHNICITY	2021 Estimated White	91.2%	84.3%	77.2%
	2021 Estimated Black or African American	4.3%	8.0%	14.8%
	2021 Estimated Asian or Pacific Islander	2.4%	5.3%	5.1%
	2021 Estimated American Indian or Native Alaskan	-	0.1%	0.1%
	2021 Estimated Other Races	2.0%	2.3%	2.7%
	2021 Estimated Hispanic	2.0%	2.2%	2.2%
INCOME	2021 Estimated Average Household Income	\$92,152	\$98,912	\$106,446
	2021 Estimated Median Household Income	\$82,077	\$87,827	\$86,442
	2021 Estimated Per Capita Income	\$38,107	\$41,341	\$43,610
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	2.6%	2.3%	1.7%
	2021 Estimated Some High School (Grade Level 9 to 11)	3.4%	2.9%	3.0%
	2021 Estimated High School Graduate	25.9%	26.0%	25.8%
	2021 Estimated Some College	24.8%	20.1%	19.5%
	2021 Estimated Associates Degree Only	6.2%	8.8%	8.4%
	2021 Estimated Bachelors Degree Only	23.5%	24.7%	26.0%
	2021 Estimated Graduate Degree	13.6%	15.3%	15.5%
BUSINESS	2021 Estimated Total Businesses	357	1,083	2,823
	2021 Estimated Total Employees	3,734	12,793	45,899
	2021 Estimated Employee Population per Business	10.5	11.8	16.3
	2021 Estimated Residential Population per Business	10.8	29.2	22.3

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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