

0.5 - 2.15 Acre Development Opportunity

Sale | Ground Lease | Build-to-Suit

60 N Chillicothe Road | Aurora | Ohio | 44202



The Opportunity

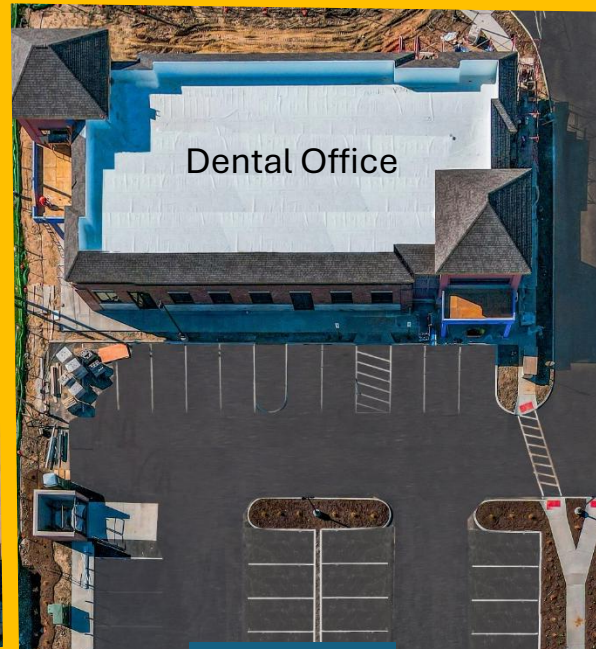
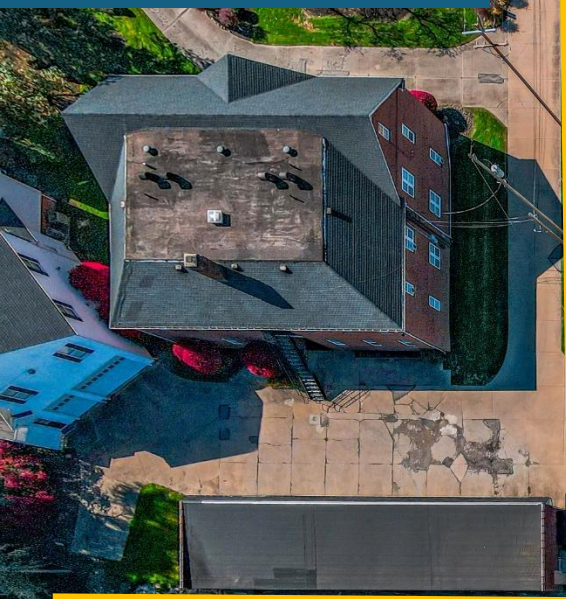
- Aurora is an affluent community with an average income of \$155,000 within 3 miles of the property
- Shovel ready **2.15-acre** opportunity on Route 306 with 9,500+ vehicle per day
- Pads range from 1/2 acre to the entire site with potential for **sale**, **ground lease**, and freestanding **build-to-suit**.
- General commercial zoning (retail, medical, & office)
- Single or multi-tenant opportunity
- 283' of frontage x 330' of depth
- All utilities located at the street along the parcel line
- Reciprocal Easement Agreement includes:
 - Main entry
 - Sidewalks
 - Partial Parking Lot
 - Detention Pond
- Entitlements Completed:
 - Environmental
 - Wetlands
 - Conservation
- Included in this marketing package are multiple conceptual site plans

Route 306 – 9,500 VPD

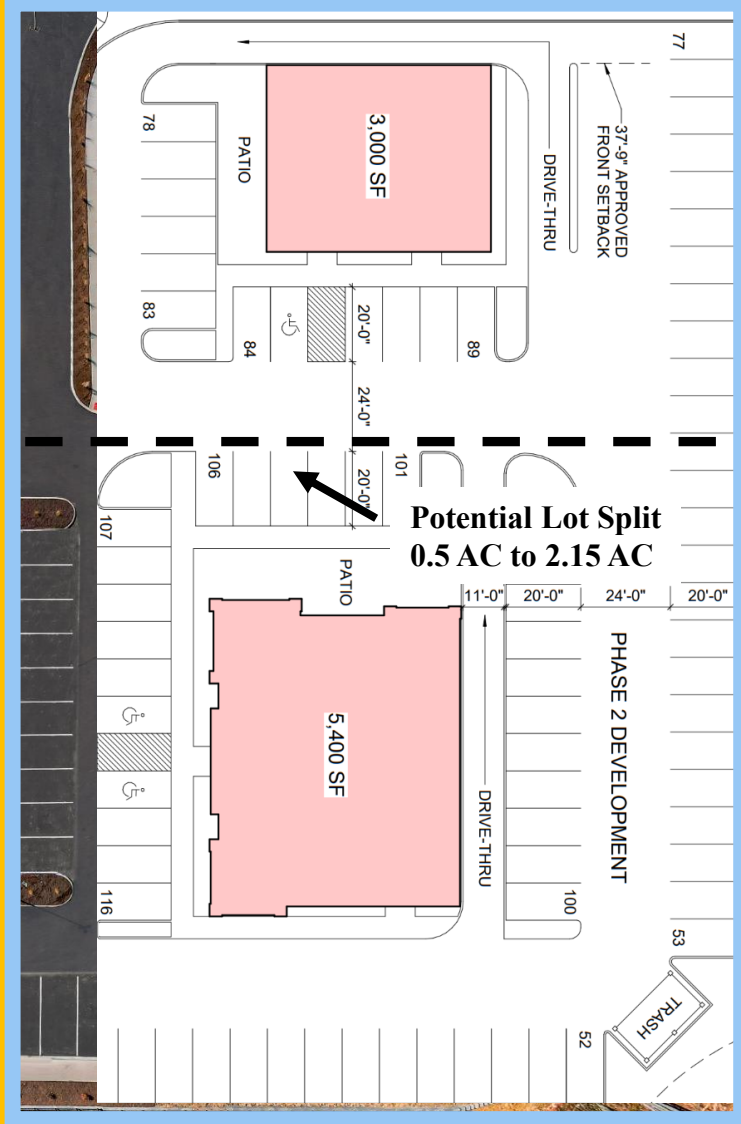


Proposed Site Plan – Free Standing Pads w/Drive Thrus

Route 306 – 9,500 VPD

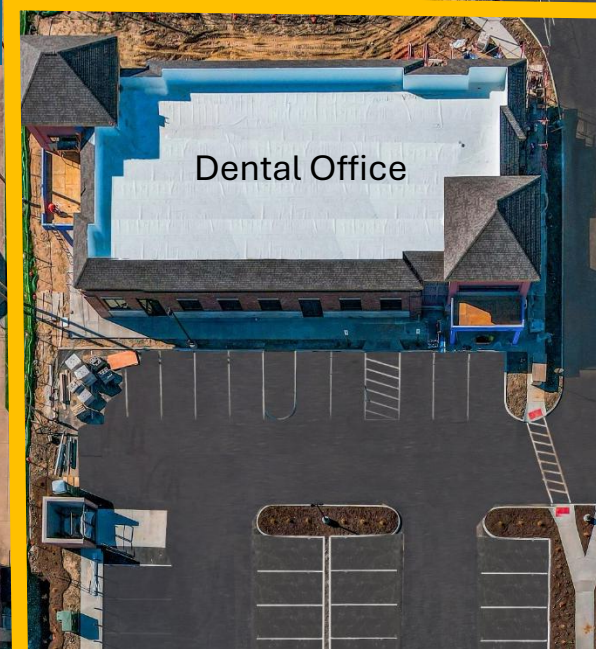


Excluded from
Opportunity

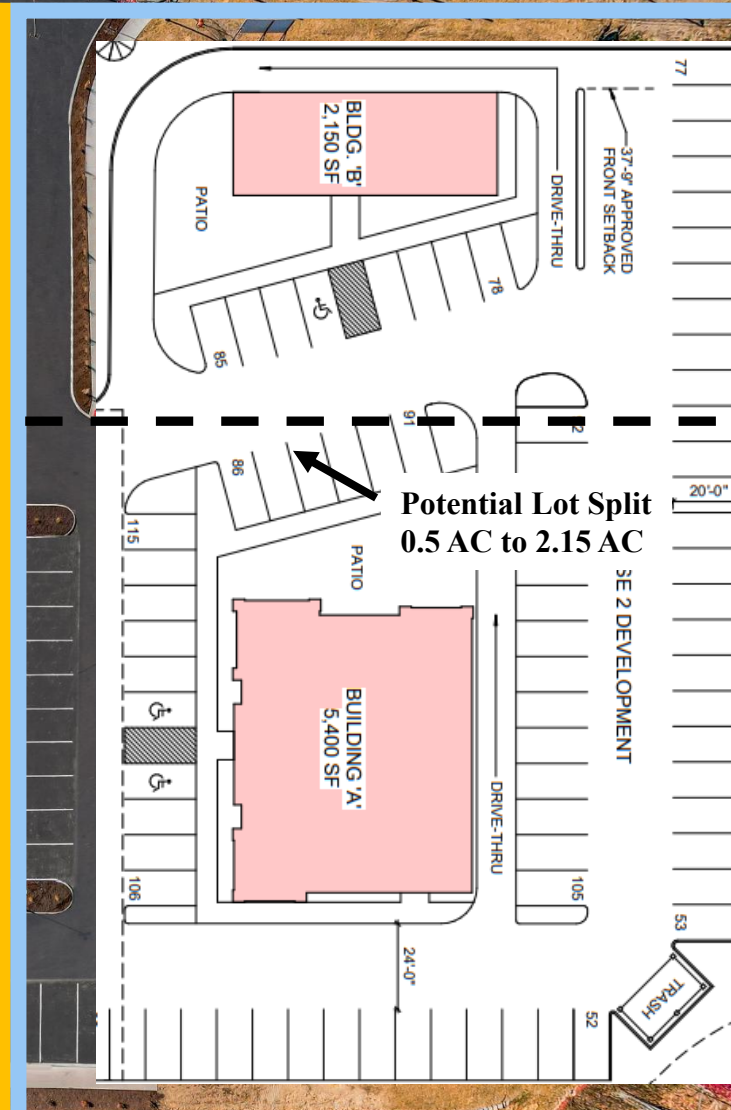


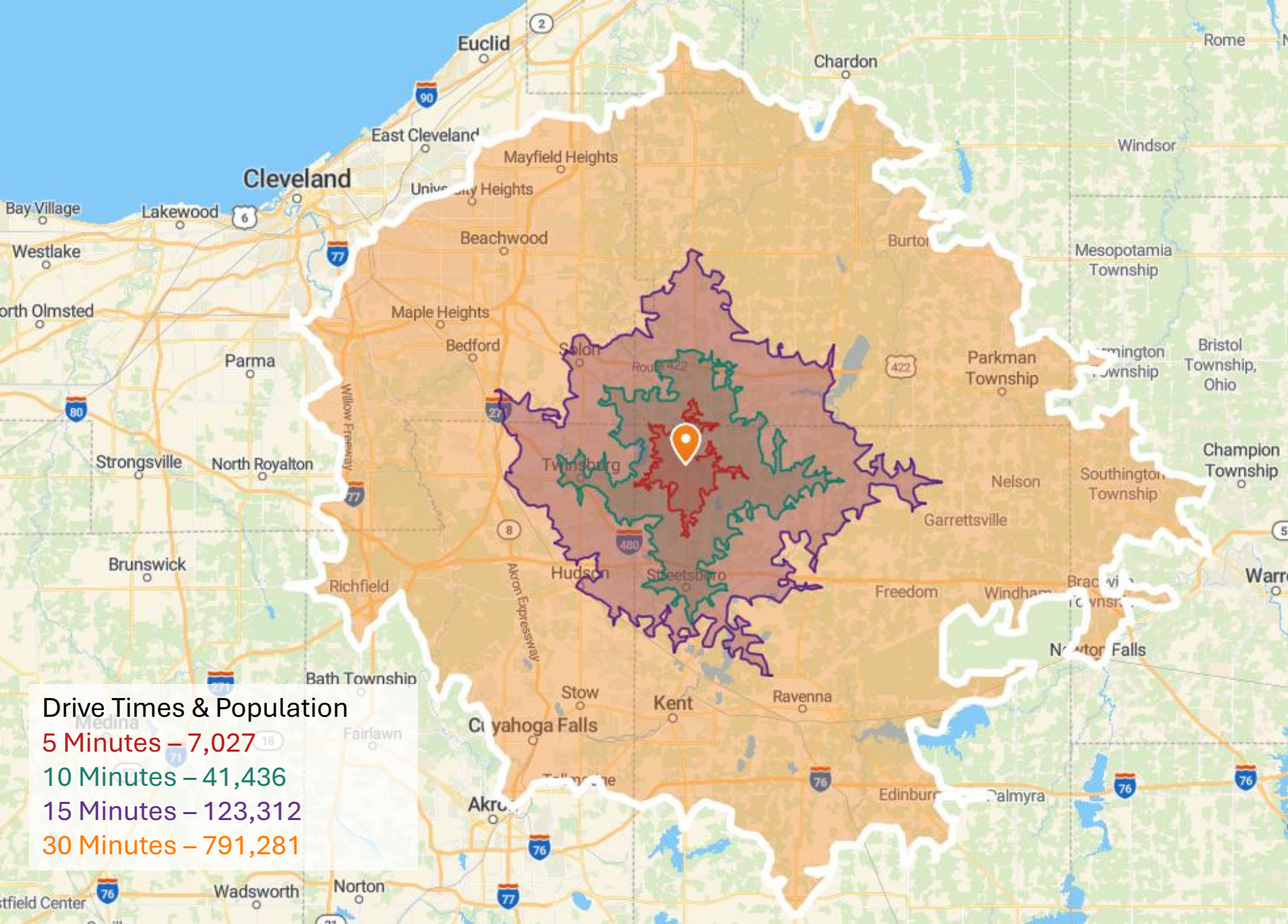
Proposed Site Plan –
Free Standing Pads
w/Drive Thrus

Route 306 – 9,500 VPD



Excluded from
Opportunity





Area Demographics

Population	1 mile	3 mile	5 mile
2020 Population	2,962	19,306	50,442
2024 Population	3,064	19,373	50,137
2029 Population Projection	3,121	19,584	50,292
Annual Growth 2020-2024	0.90%	0.10%	-0.20%
Annual Growth 2024-2029	0.40%	0.20%	0.10%
Median Age	46.2	46.6	44.6
Bachelor's Degree or Higher	66%	56%	48%

Income	1 mile	3 mile	5 mile
Avg Household Income	\$160,879	\$155,353	\$133,573
Median Household Income	\$144,328	\$129,966	\$104,611

Households	1 mile	3 mile	5 mile
Median Home Value	\$391,044	\$356,142	\$311,823
2024 Households	1,199	7,481	19,465
Owner Occupied Households	944	6,255	16,128
Renter Occupied Households	276	1,294	3,382
Avg Household Size	2.5	2.5	2.5
Avg Household Vehicles	2	2	2
Total Consumer Spending (\$)	\$51.7M	\$319.9M	\$764.7M

