

**FOR SALE/LEASE  
10,000–50,000 SF**



**VANTAGE POINTE – OFFICES FOR SALE/LEASE**  
2181 East Aurora Rd., Twinsburg, OH 44087

**CONTACT:  
Mac Biggar**

MacBiggar@HannaCRE.com  
(216) 839-2020

# ±10,000–50,000 SF FOR SALE/LEASE

2181 East Aurora Rd., Twinsburg, OH 44087

## PROPERTY OVERVIEW

### PROPERTY SUMMARY

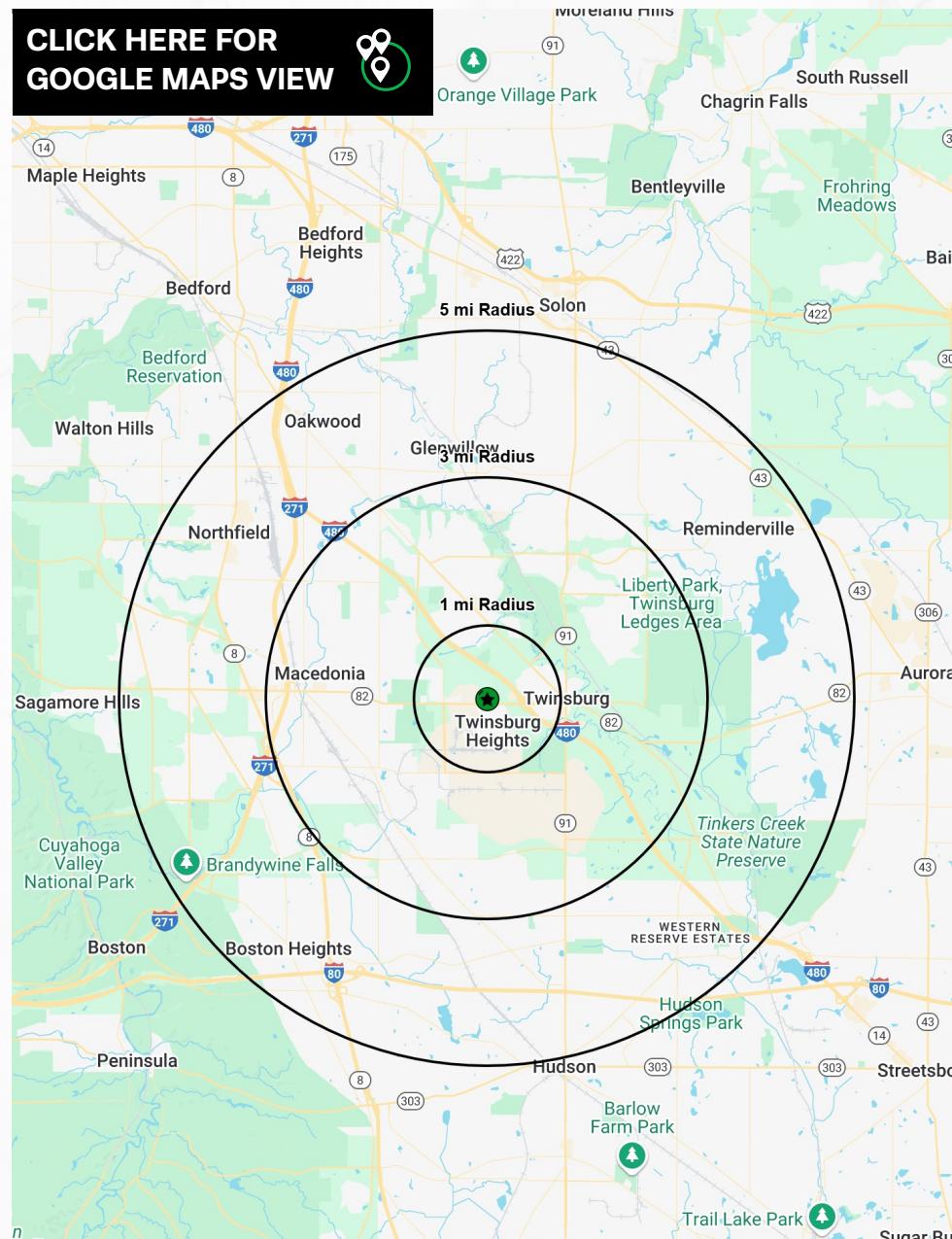
- 10,000 to 50,500 SF available
- Well maintained buildings
- Could be subdivided
- Classy office setting
- Zoned: Industrial
- Entire property available for sale \$3,995,000
- Lease rate \$9.95 PSF, triple net
- Multiple buildings available for sale and lease, together or individually
- Great highway access to I-480 with 41,778 vpd!

### DEMOGRAPHICS

1-MILE    3-MILE    5-MILE

	1-MILE	3-MILE	5-MILE
POPULATION	4,165	34,139	86,869
HOUSEHOLDS	1,805	13,481	34,746
AVERAGE HH INCOME	\$120,453	\$148,724	\$150,406
MEDIAN HH INCOME	\$75,539	\$111,062	\$114,993
DAYTIME POPULATION	5,926	32,113	76,359

CLICK HERE FOR  
GOOGLE MAPS VIEW



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PICTURES



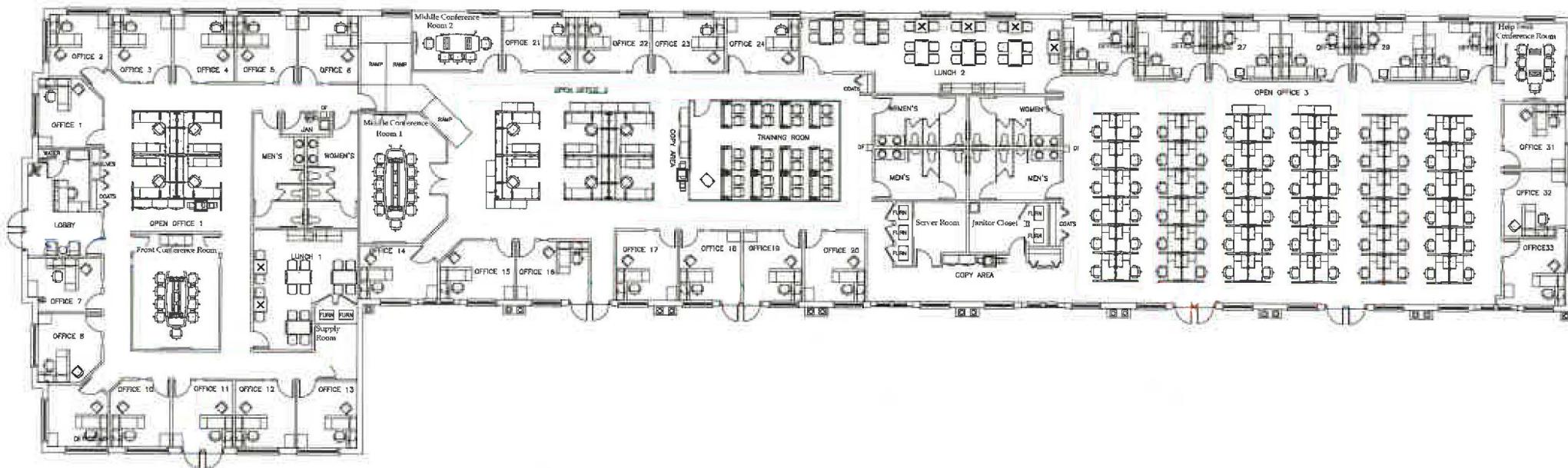
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**SITE PLAN – BUILDING A**

## BUILDING A

- 63 Parking Spaces



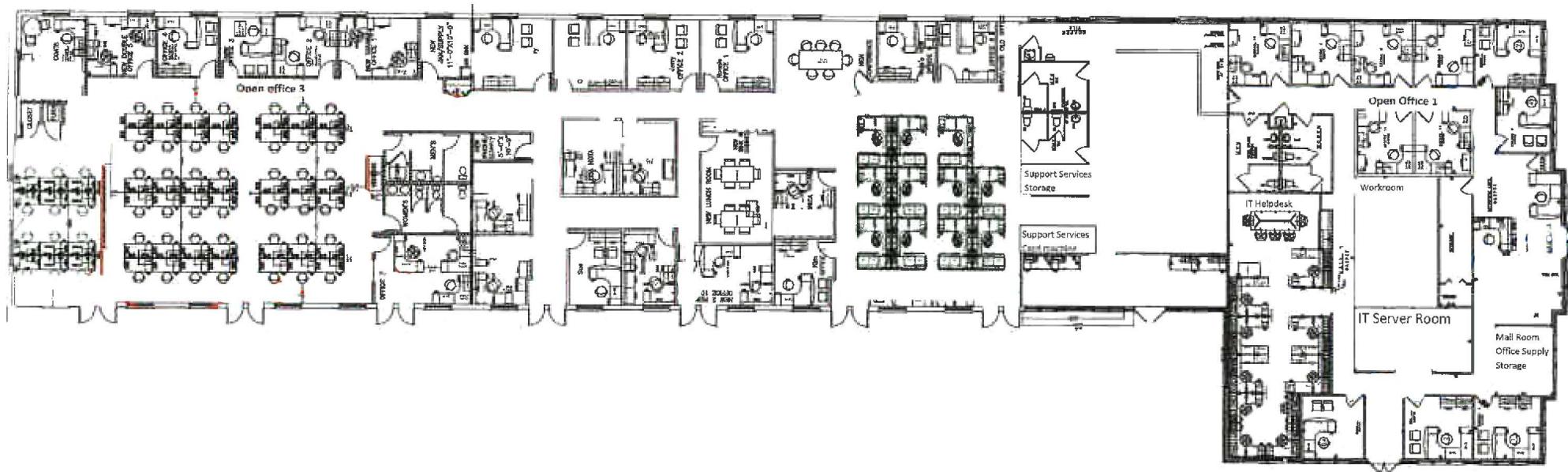
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## SITE PLAN – BUILDING B

# BUILDING B

- 85 Parking Spaces



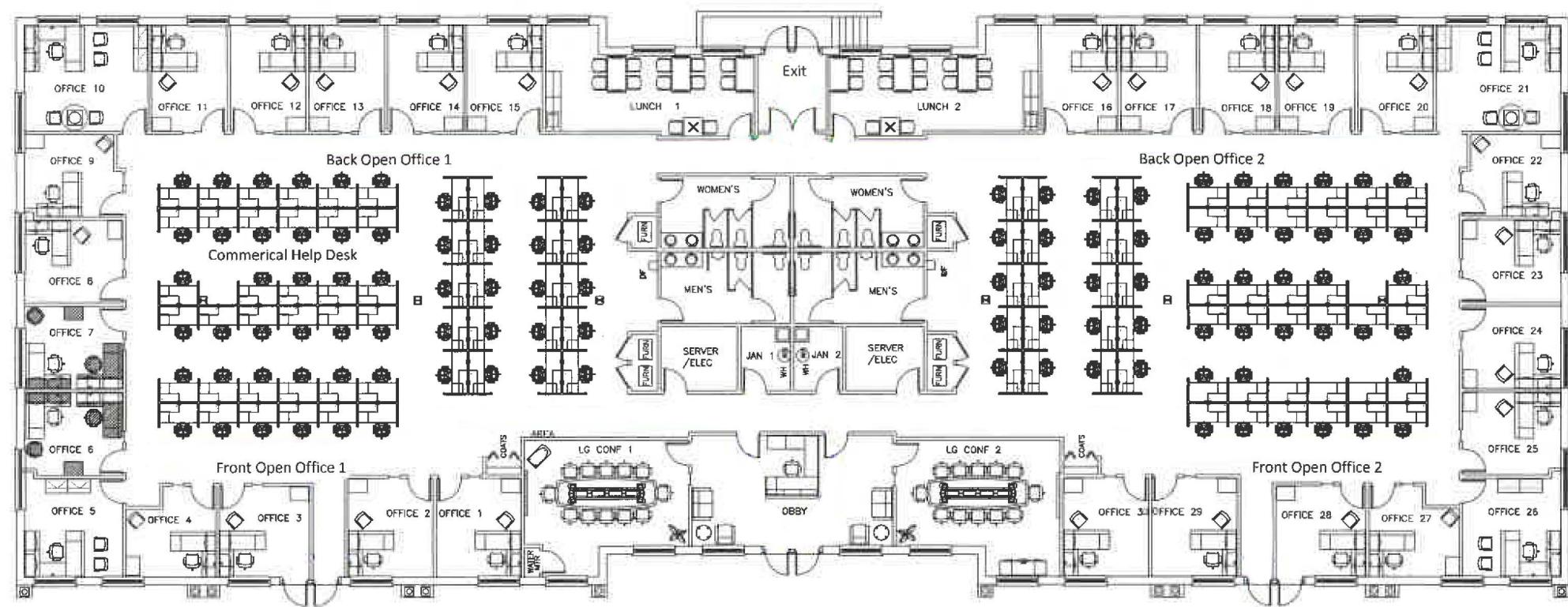
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**SITE PLAN – BUILDING C**

## BUILDING C

- 62 Parking Spaces



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AERIAL

## Twinsburg, OH

