

55,660 SF ANCHOR OPPORTUNITY + INLINE RETAIL AVAILABLE AT SOLON SQUARE!

33315 AURORA ROAD, SOLON, OHIO 44139

FOR LEASE



30,600 - 55,660 SF ANCHOR OPPORTUNITY



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THE OPPORTUNITY

- Availability:
 - * - Spaces can combine to 55,660 SF
 - Unit 33321: 30,600 SF Anchor Space*
 - Unit 33331: 6,636 SF*
 - Unit 33345: 12,360 SF*
 - Unit 33351: 6,064 SF*
 - GL opportunity between KeyBank & Chipotle
- Outstanding household incomes of \$184,134 within a 3 mile radius
- Zoning: C-3 Commercial
- Strong traffic counts of 12,076 VPD (Source: ODOT TIMES) along Aurora Rd
- Join Planet Fitness, X-Golf, KeyBank, Chipotle, Advance Auto Parts, Dollar Tree, 56 Kitchen, Hand & Stone Massage and more!



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QUICK STATS - 3 MILE RADIUS



DAYTIME
POPULATION

40,619



2024
POPULATION

30,340



2024
HOUSEHOLDS

11,222



2024
POPULATION
25 & OVER

20,993



2024
AVG. HOUSEHOLD
INCOME

\$182,653

SITE PLAN



ANCHOR OPPORTUNITY OPTION 1

30,600 SF - 55,660 SF



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ANCHOR OPPORTUNITY OPTION 2

30,600 SF
37,390 SF COMBINED



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INLINE OPPORTUNITY

12,360 SF



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INLINE OPPORTUNITY

6,064 SF



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AERIAL VIEW



RETAIL TRADE AREA



SOLON RETAIL TRADE AREA

TRADE AREA INFO

Bainbridge Road & OH-91
(3 Miles)

- Population:
- Daytime Population:
- Total Households:
- Median HH Income:
- Total Businesses:
- Total Employees:

MAJOR OFFICE BUILDINGS

537,349 Total SF

- Nestle - 141,208 SF
- Swagelok Global HQ - 130,000 SF
- Industrial Commercial Prop. - 102,500 SF
- Fountain Parkway III - 100,000 SF
- Arbor Court II - 63,641 SF

HOTELS

5 Hotels/426 Rooms

- Springhill Suites - 120
- Hampton Inn - 103
- TownePlace Suites - 97
- Homewood Suites - 96
- Solon Motel - 20

MAJOR EMPLOYERS

- Swagelok - 3,800
- TTI Floor Care - 2,900
- Nestle - 2,500
- Kennametal - 400
- Venture Lighting - 300

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Updated: January 26 2024

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	4,890	30,340	96,787
2024 Daytime Population	9,765	40,619	109,680
2024 Households - Current Year Estimate	1,960	11,222	40,206
2024 Average Household Income	\$127,662	\$182,653	\$136,917
2029 Average Household Income Projection	\$154,455	\$210,540	\$158,912
2024 Median Household Income	\$86,325	\$128,008	\$91,956
2024 Per Capita Income	\$50,641	\$67,328	\$56,652
2024 Population 25 and Over	3,389	20,993	69,205

EXCLUSIVE CONTACTS:

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