



Now Leasing Neighborhood Shopping Center

DOWNTOWN CLEVELAND

*Several Spaces available for
Retail, Office, Medical practice*

TWINSBURG PLAZA

10735 Ravenna Rd, Twinsburg OH 44087

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Twinsburg Plaza

Twinsburg Plaza is a highly visible neighborhood shopping center along the Ravenna Road, located in the center of Twinsburg, OH. The property is surrounded by dense population of 38,000 residents within 3 miles and 89,000 residents within 5 miles with projected continuous population growth. The city hall, fire department, police department and schools are all within 2 miles from the shopping center. Twinsburg has a strong education system and is a hub for many manufacturing companies of all sizes. Major employers in this area are Swagelok, Nestle, MGM Northfield Park, MRI Software and Amazon.

Currently at Twinsburg Plaza, various restaurants, bar and grille, fitness, retail stores, doctor office, salons, etc are in business providing the everyday services for the community. Especially, Paul Mitchell Beauty School, Goodwill, Bins2Bargain, Dollar General, Power appliance and Onyx Health Club are among the biggest businesses of their respective fields in the Northern Ohio area.



Property Information

Location	10735 Ravenna Rd Twinsburg, OH 44087
Gross building Area	119,792 sqft
Lot Size	13.6 Acres
Parking	630 spaces
Parking Ratio	5.27:1000 sqft
Parking lot Entrance	Two

Construction	
Foundation	Concrete Slab
Exterior	Bricks
Roof	Main Strip-TPO(2015) Fitness - TPO(2018) Asphalt Singles
HVAC	Roof top

AVAILABLE Unit Information

Suite 300	12,000 sqft	Equipped with loading dock, locker room, 2nd floor Storage, small offices, restrooms etc Center piece of this property National brand retail or grocery stores welcome.
Suite 205	1,800 sqft	Cleaner is in business now and can be available anytime. Suitable for Pet Grooming, Gift shop, retail, professional office etc
Suite 201	5500 sqft	Mexian restaurant was in business for a long time and some facilities/equipment are still there. It is recommended for restaurant or related business.
Storage Space	1,500 sqft	Storage space

OPERATING EXPENSE

CAM : About \$2.8 ~ 3.0/sqft-yr including property tax, Insurance, building management, landscape, water etc
(HVAC maintenance, electricity, gas and sewer charge not included)

Base Rent : \$6 to ~\$10 /sqft-yr NNN, Office - \$15 to \$20 including CAM and utilities

Please contact for detailed information

SURROUNDINGS OF TWINSBURG PLAZA



LAYOUT



Available suites are marked red.

Suite 201: 550sqft, Suite 205: 1800 sqft, Suite 300 :12,000 sqft

TWINSBURG PLAZA PHOTOS



Building I

Building II











Suite 300 Loading Area, Loading height is adjustable.



Suite 201, Restaurant space, 5500 sqft is available. Includes exclusively usable garden area of about 3000 sqft.

STATISTICS

POPULATION	1 MILE	3 MILES	5 MILES
2022 Estimate	6,607	38,609	89,143
2025 Projection	7,067	40,737	94,502
Projected Growth	6.96%	5.51%	6.01%
Female Population	3,489	20,017	46,021
Male Population	3,118	18,592	43,122

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2018 Estimate	2,683	14,775	34,291
2023 Projection	2,887	15,711	36,585
Projected Growth 2018-2023	7.60%	6.33%	6.69%
Owner Occupied	2,070	11,747	27,797
Renter Occupied	613	3,028	6,495

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2018 Estimate			
\$150,000 or More	8.40%	15.50%	17.10%
\$125,000 - \$149,999	5.60%	8.10%	7.50%
\$100,000 - \$124,999	10.90%	12.00%	11.30%
\$75,000 - \$99,999	17.00%	15.90%	15.50%
\$50,000 - \$74,999	21.70%	18.70%	18.70%
\$35,000 - \$49,999	13.70%	10.10%	10.00%
\$25,000 - \$34,999	9.40%	6.90%	7.20%
Under - \$25,000	13.40%	12.70%	12.80%
Average Household Income	\$78,143	\$101,218	\$104,749
Median Household Income	\$65,110	\$77,311	\$76,985

HOUSEHOLDS BY INCOME			
Population By Age	1 MILE	3 MILES	5 MILES
2018 Est. Total Population	6,607	38,609	89,143
Under 20 Years	21.50%	24.80%	24.00%
20 - 24 Years	5.00%	4.90%	4.80%
25 - 34 Years	11.80%	10.30%	9.70%
35 - 44 Years	12.00%	12.50%	12.10%
45 - 54 Years	15.60%	16.00%	15.70%
55 - 64 Years	14.70%	15.40%	15.70%
65+ Years	19.40%	16.30%	18.10%
Median Age	44.8	43.3	44.6

Population 25+ by Education Level			
	1 MILE	3 MILES	5 MILES
2018 Est. Population Age 25+	4,858	27,165	63,542
Elementary (0-8)	0.70%	0.80%	0.80%
Some High School (9-11)	5.30%	4.10%	4.70%
High School Graduate (12)	32.80%	25.80%	26.30%
Associates Degree Only	7.10%	7.70%	7.90%
Bachelors Degree Only	23.10%	26.30%	25.20%
Graduate Degree	10.40%	16.70%	16.70%
Some College, No Degree	20.40%	18.40%	18.20%

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CONTACT INFORMATION

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DISCLAIMER NOTICE

The information of this Brochure is believed to be accurate: however, no warranties or representations are made in regards to the information, the property or financial performance.