



## OFFERING MEMORANDUM



## INDUSTRIAL INVESTMENT

2146 Enterprise Pkwy, Twinsburg, OH 44087



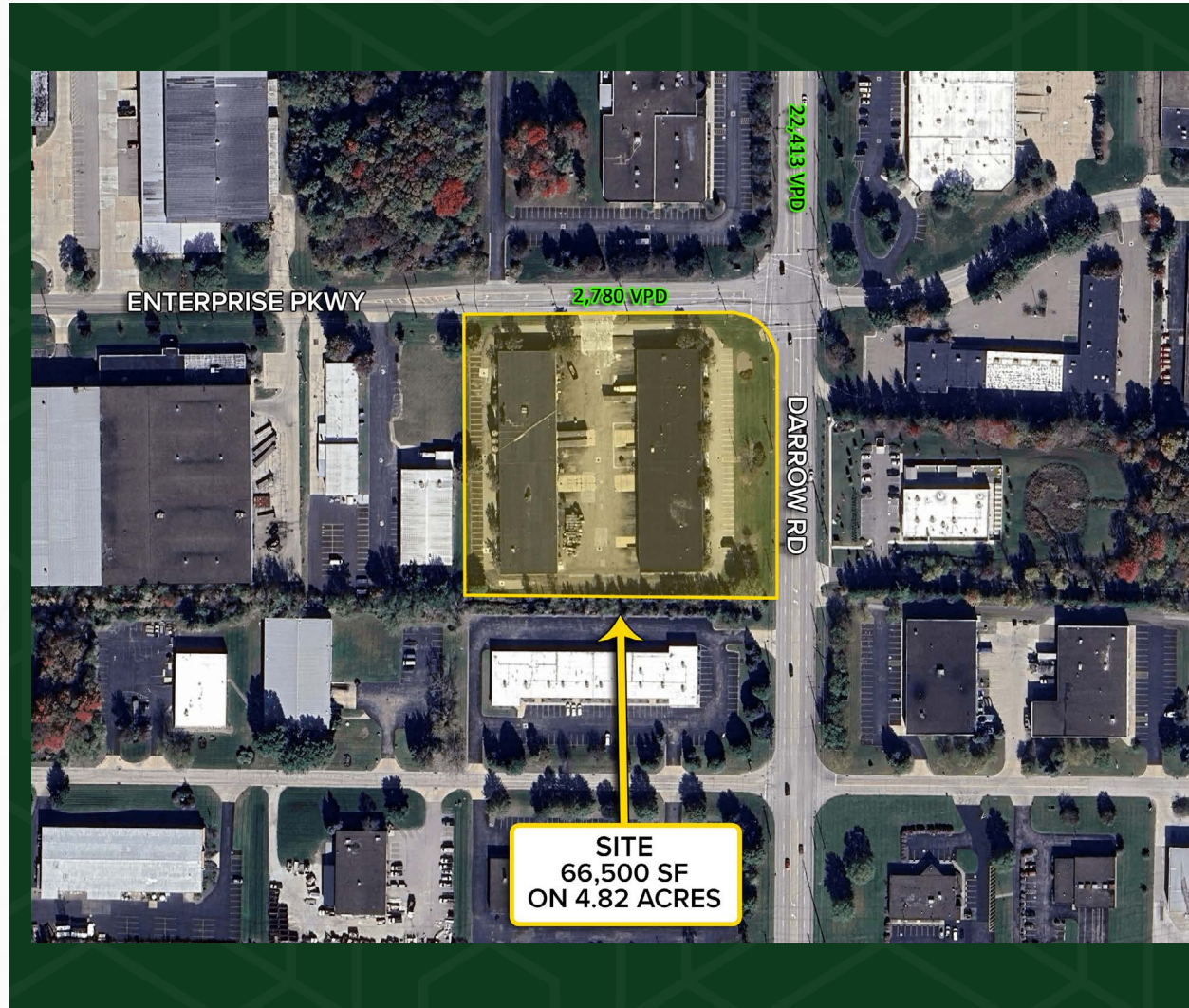
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# EXECUTIVE SUMMARY

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# INDUSTRIAL INVESTMENT

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## EXECUTIVE SUMMARY

Hanna Commercial is pleased to exclusively present the opportunity to acquire the assets of Darrow Leasing Company. The property is located at 2146 Enterprise Parkway in Twinsburg, Ohio. It is situated in a prominent Cleveland suburb with strong demographics, good business neighbors and very good proximity to the major highways of I-480 and I-80.

The buyer of this industrial investment will receive two multi-tenant buildings totaling 66,500 SF on 4.82 acres. The steel, brick and block construction offers 18' clear heights, three phase power, 15 dock doors and 8 drive-in doors. A new roof was installed on the back building in 2022 with the front building having its replacement done in 2005. There have been many other recent capital improvements as well. The front building has three tenants with one available unit of 8,000 SF being offered for lease at \$6.75/SF NNN. The back building was constructed as multi-tenant building but currently has been leased to a single tenant with a new lease extension of 5 years. The complex is 88% occupied and all current leases are at or below market rent and offer annual increases.



## EXECUTIVE SUMMARY

## INVESTMENT HIGHLIGHTS



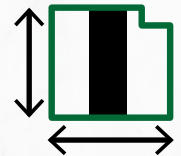
**OFFERING PRICE:**  
\$4,750,000



**PRICE PER SF:**  
\$71.43



**FULL COMPLEX  
PROJECTED NOI:**  
\$330,000



**GLA:**  
66,500 SF



**OCCUPANCY:**  
88%



**YEAR BUILT:**  
1985





# SITE OVERVIEW

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INDUSTRIAL INVESTMENT



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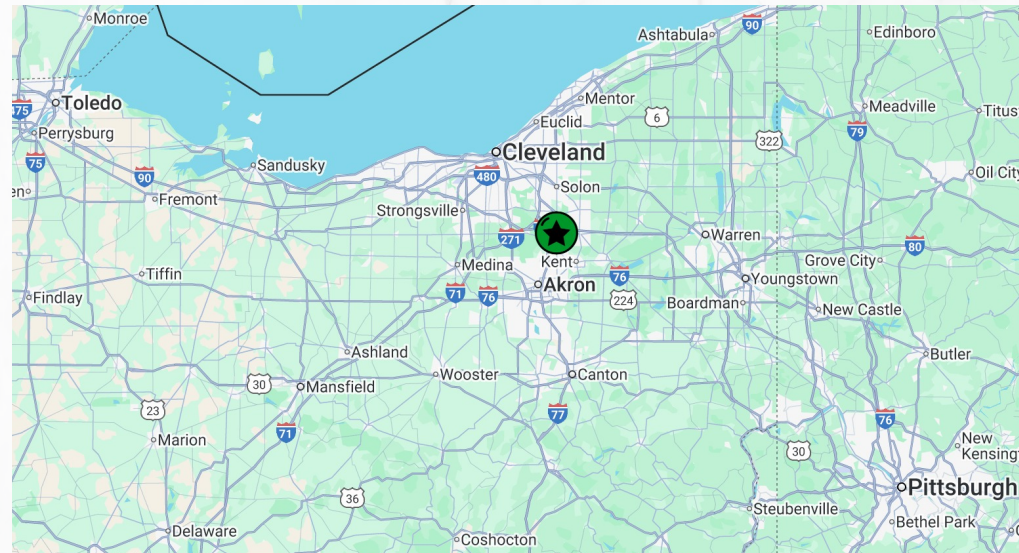
## SITE OVERVIEW



### About Twinsburg, OH

Twinsburg, Ohio, is a charming city located in Summit County, about halfway between Cleveland and Akron. Known for its rich history and vibrant community, Twinsburg boasts a unique blend of small-town charm and modern amenities. The city is renowned for hosting the annual Twins Days Festival, the world's largest gathering of twins and multiples, attracting visitors from around the globe. With its beautiful parks, excellent schools, and thriving local businesses, Twinsburg offers a welcoming and family-friendly environment, making it an ideal place to live and visit.

The Twinsburg industrial market contains 33.5 million square feet of space with a current vacancy rate of 4.5%. The current population is 19,248.







# MARKET DEMOGRAPHICS

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# INDUSTRIAL INVESTMENT

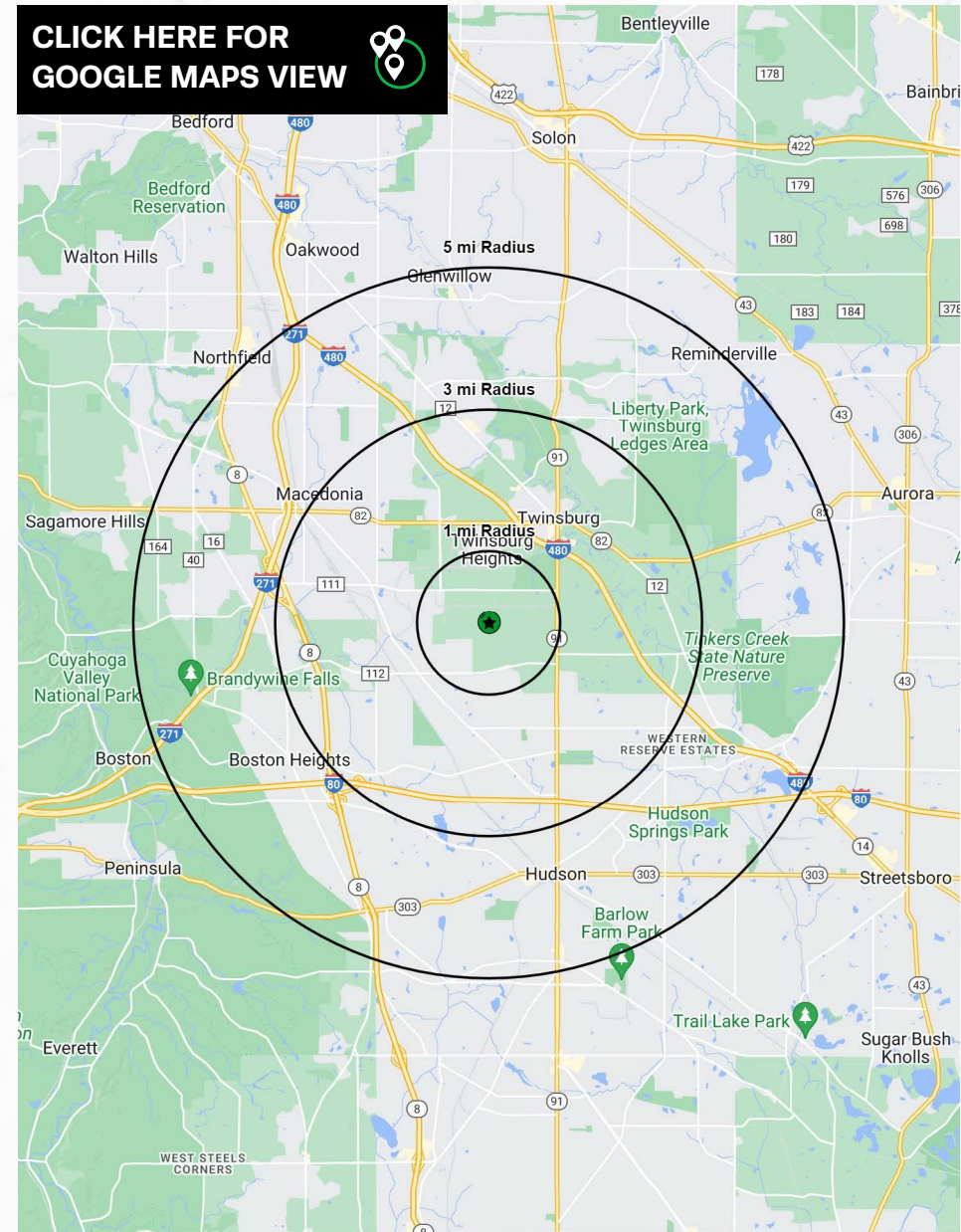
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## DEMOGRAPHICS

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	1,221	23,478	83,219
HOUSEHOLDS	451	8,767	32,639
AVERAGE HH INCOME	\$160,460	\$185,470	\$173,451
MEDIAN HH INCOME	\$122,063	\$148,883	\$130,091
DAYTIME POPULATION	2,655	24,782	66,317

The demographics surrounding 2146 Enterprise Pkwy, Twinsburg, OH present a compelling environment for professional and commercial success within a 1, 3, and 5 mile radius. Within a 1-mile radius, the area supports a population of 1,221 across 451 households, with an average household income of over \$160,000 and a median household income of over \$122,000, indicating an affluent immediate consumer base. The 3-mile radius shows significant population density growth, exceeding 23,000 residents and 8,700 households, and even stronger income metrics, including an average household income of \$185,470 and a median of \$148,883. Expanding to 5 miles, the population reaches 83,000 with 32,639 households, maintaining high income levels with an average household income of \$173,451. Daytime population counts further enhance the area's commercial appeal, rising from 2,655 within 1 mile to over 66,000 within 5 miles, reflecting strong employment activity and consistent daily traffic.

CLICK HERE FOR  
GOOGLE MAPS VIEW





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MICRO AERIAL



ENTERPRISE PKWY

22,413 VPD

2,780 VPD

DARROW RD

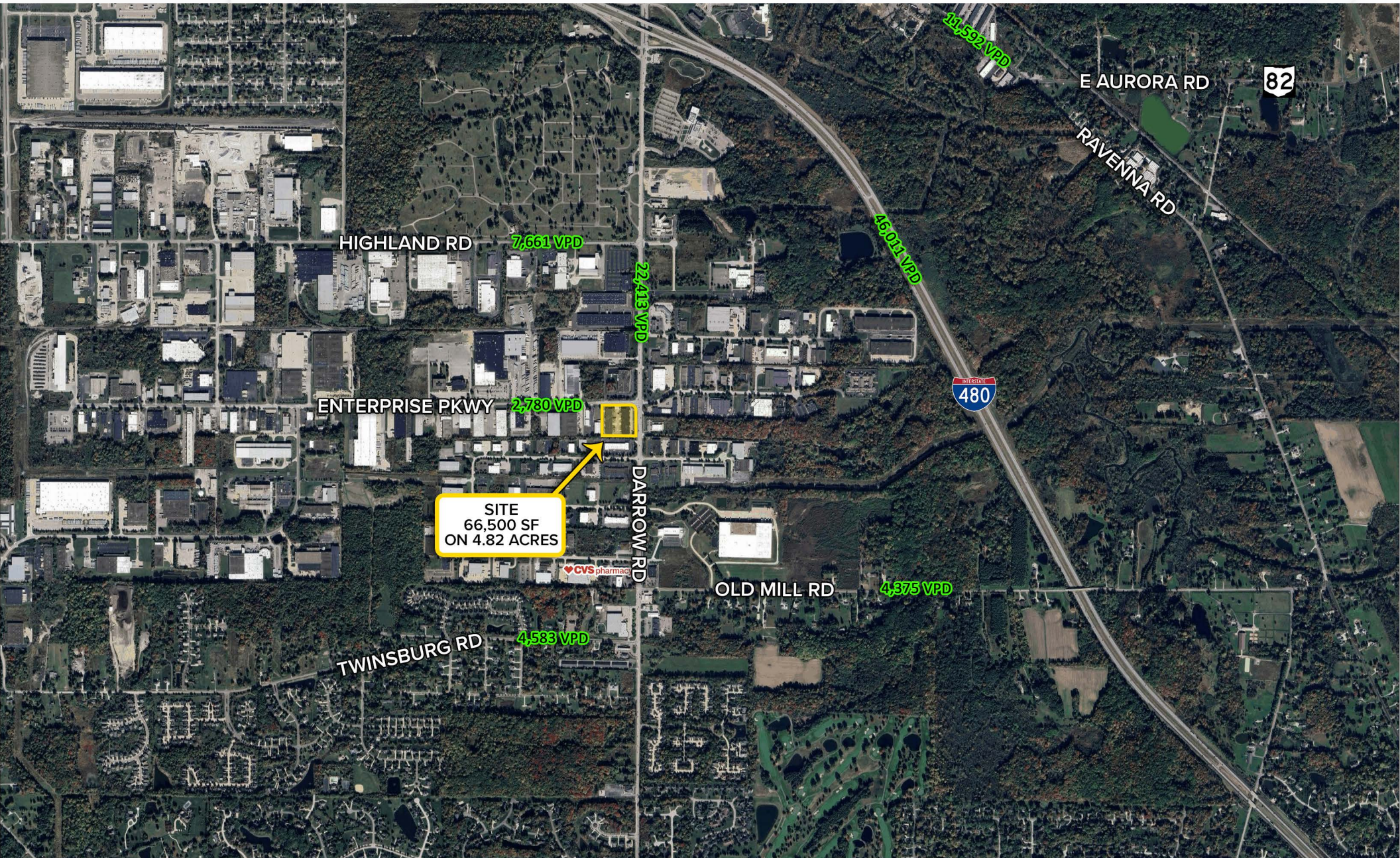
SITE  
66,500 SF  
ON 4.82 ACRES



# INDUSTRIAL INVESTMENT

2146 Enterprise Pkwy, Twinsburg, OH 44087

MACRO AERIAL





# INDUSTRIAL INVESTMENT

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PHOTOS







# CONFIDENTIALITY & DISCLAIMER

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# CONFIDENTIALITY & DISCLAIMER

The Offering Memorandum has been prepared by Hanna Commercial Real Estate and does not purport to provide an accurate summary of the property, nor does it purport to be all-inclusive or to contain all of the information which the Buyer may need or desire. The Offering Memorandum is not a substitute for Buyer's thorough due diligence investigation of this property. Verification and Analysis of the information contained in the Offering Memorandum are solely the responsibility of the Buyer. Although the information contained herein is believed to be accurate, Hanna Commercial Real Estate and its employees disclaim any responsibility for inaccuracies and expect Buyer to exercise independent due diligence in verifying all such information. Hanna Commercial Real Estate has not verified any of this information, nor has Hanna Commercial Real Estate conducted any investigation regarding these matters. Hanna Commercial Real Estate makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein or otherwise provided to Buyer by Hanna Commercial Real Estate. Further, Hanna Commercial Real Estate and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or its Tenant(s) since the date of preparation of the Offering Memorandum.

All projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property and nothing contained herein or otherwise provided to Buyer by Hanna Commercial Real Estate shall be relied on as a promise or representation as to the future performance of the property. While tenant(s) past performance is an important consideration, it is not a guarantee of future success. Similarly, lease rates may be set based on a tenant's projected sales with little or no record of actual performance

or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant(s) history and lease guarantee(s), Buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property, including the likelihood of locating a replacement tenant(s) if the current tenant(s) should default or abandon the property, the lease terms that Buyer may be able to negotiate with a potential replacement tenant(s), and Buyer's legal ability to make alternate use of the property.

Like all real estate investments, this property investment carries significant risk and it is the sole responsibility of the Buyer to independently confirm the accuracy and completeness of all material information before completing any purchase. Hanna Commercial Real Estate expressly denies any obligation to conduct a due diligence examination of this Property for the Buyer. Buyer and Buyer's tax, financial, legal, and construction advisors must conduct a careful, independent investigation of this property to determine if the property is suitable for the Buyer's needs. Buyer agrees to indemnify, defend, protect and hold Hanna Commercial Real Estate and any affiliate of Hanna Commercial Real Estate harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney fees) arising, directly or indirectly from any actions or omissions of Hanna Commercial Real Estate, its employees, officers, directors or agents.

Buyer agrees to indemnify and hold Hanna Commercial Real Estate harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker fees or finder fees in relation to or in connection with the Property to the extent claimed.

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