

Offering Memorandum

2112 E Aurora Road
Twinsburg, Ohio 44087

NAIPleasant Valley



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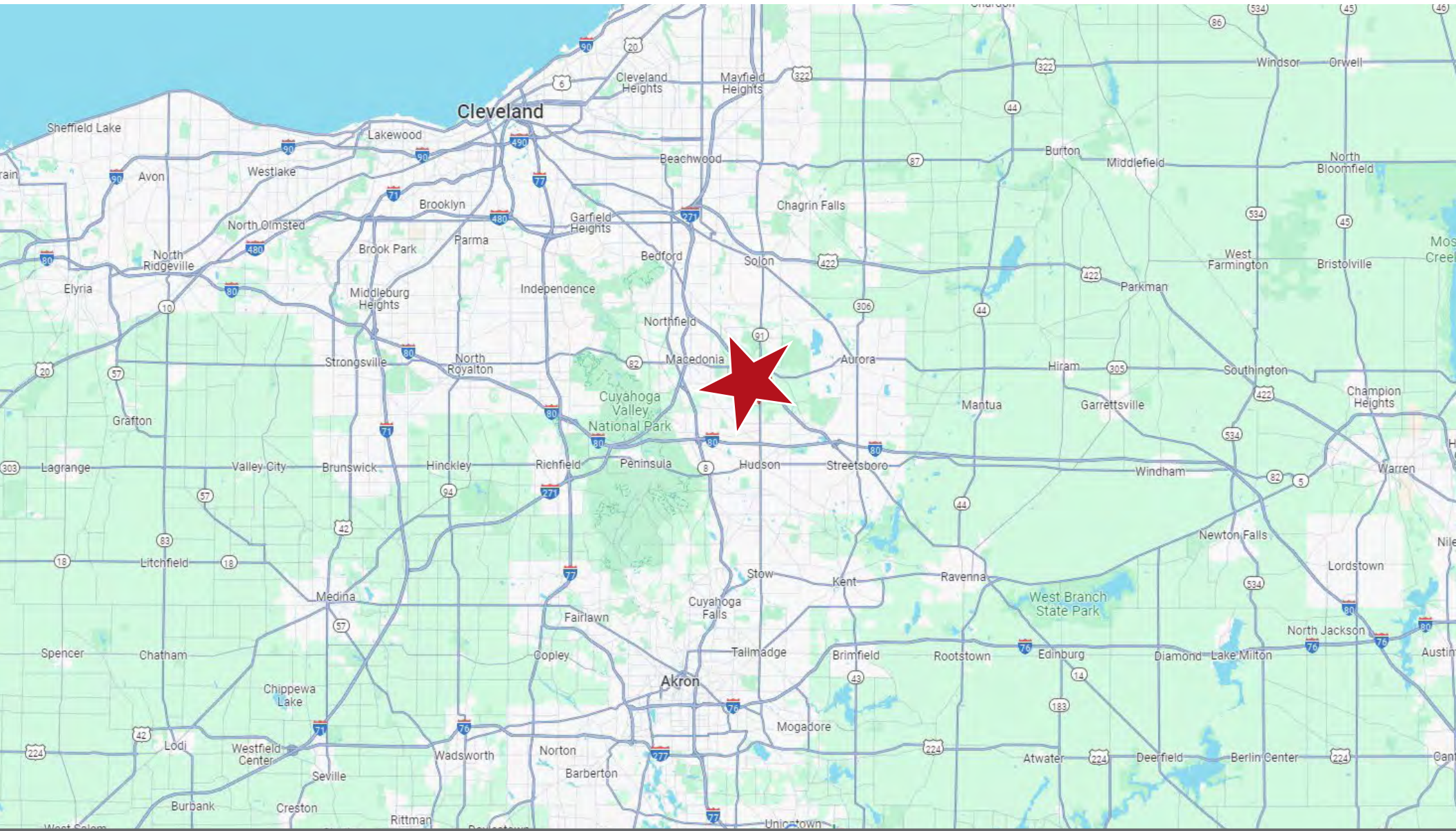
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SECTION 1

About the Investment



Building Location





SECTION 2



Building
2112 E Aurora Road
Twinsburg, OH

Property Overview

2112 E.Aurora Road, Twinsburg, OH

Property Summary

Total Size	53,358 SF Condo
Year built	1973
Current Use	Office/Warehouse



Financial Summary

Asking Price	\$1,995,000
Asking Price PSF	\$37.39/SF
Actual Cap Rate	8.7%
Current Occupancy	100%



Property Overview

Property Features

Total Size:	53,358 SF
Year Built:	1973
Roof Age:	2024
Roof Type:	EPDM - Flat Roof
Construction Type:	Masonry
HVAC:	Roof-Top Units
Lighting:	T-8
Docks:	1 - 8' x 10'
Drive-Ins:	2

Zoning Summary

County:	Summit County
Zoning:	C-2: Community Commerical District
Parcels:	64-06415
	64-00456
	64-00458
	64-00455
	64-00459
	64-00461
	64-00454



E Aurora Rd.

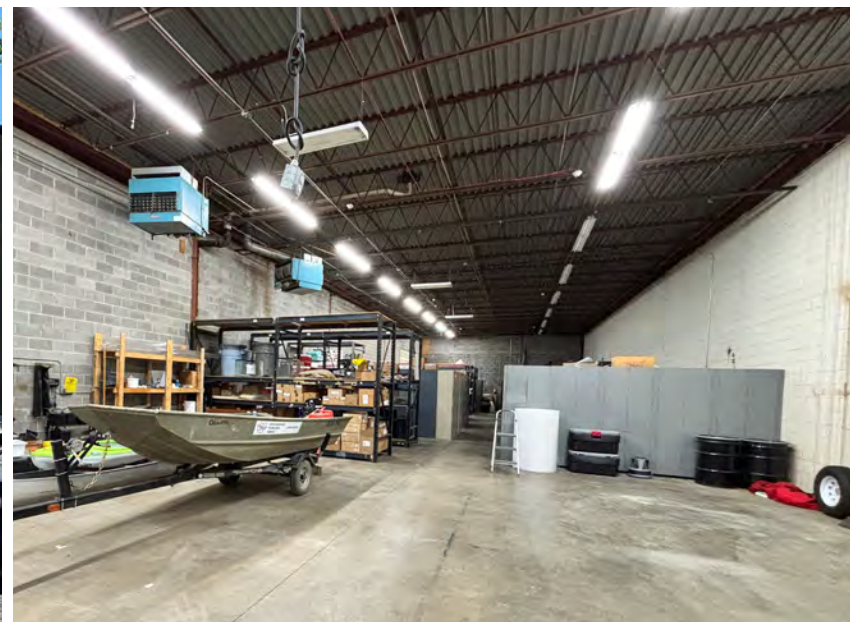
2112 E Aurora Road



Rent Roll / Financials

Call brokers for more information

Photos



SECTION 3

Market Overview

Twinsburg



Twinsburg, Ohio

Market Overview

Twinsburg, Ohio, located in northern Summit County, is a dynamic market showcasing a blend of suburban charm and economic vitality. With its strategic location between Cleveland and Akron, Twinsburg serves as a hub for both residential living and business activity. The real estate market in Twinsburg is characterized by a mix of single-family homes, townhouses, and apartments, catering to diverse housing needs. The area boasts a strong sense of community, supported by excellent schools, recreational facilities, and a range of amenities, making it an attractive destination for families and professionals alike.



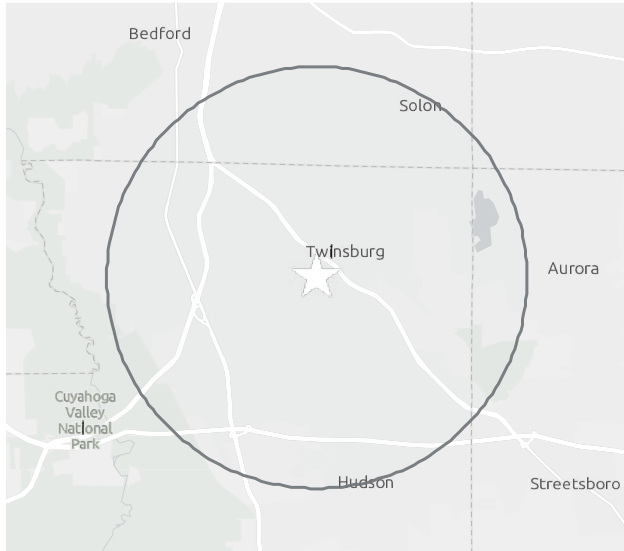
Economically, Twinsburg thrives on a diverse industrial base, with sectors ranging from manufacturing and technology to healthcare and retail. The presence of major corporations and small businesses fosters a robust job market, contributing to the area's overall stability and prosperity. Additionally, Twinsburg benefits from its proximity to major transportation arteries, including I-480, I-271, and the Ohio Turnpike (I-80). As a result, the local economy remains resilient, attracting investors and entrepreneurs seeking growth opportunities.

Furthermore, Twinsburg's vibrant cultural scene and recreational offerings add to its allure. Residents enjoy access to numerous parks, trails, and green spaces, fostering an active outdoor lifestyle. The city also hosts various events and festivals throughout the year, promoting community engagement and enriching the quality of life. Overall, Twinsburg stands out as a thriving market, blending economic opportunity with a welcoming atmosphere, making it a desirable place to live, work, and play in Northeast Ohio.

The condition of the Akron/Cleveland area office real estate market is currently mixed. While the Class A product in both Cleveland and Akron has over 20% vacancy rates, Class B&C office buildings with less amenities, including the subject property, however, have much lower vacancy rates, in the 5-7% range. The Twinsburg industrial market has had historic low vacancy rates over the last 4 years, and that continues today. The current overall industrial vacancy rate is 2.8%, with the flex industrial vacancy rate at 6.5%

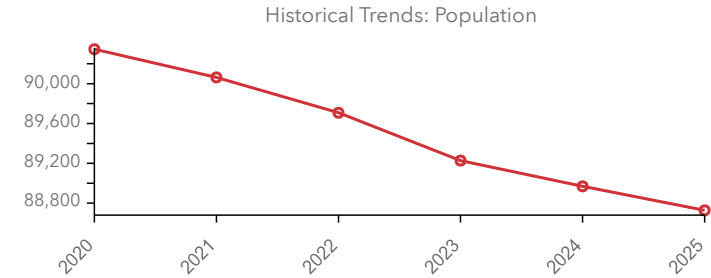


Population Trends and Key Indicators

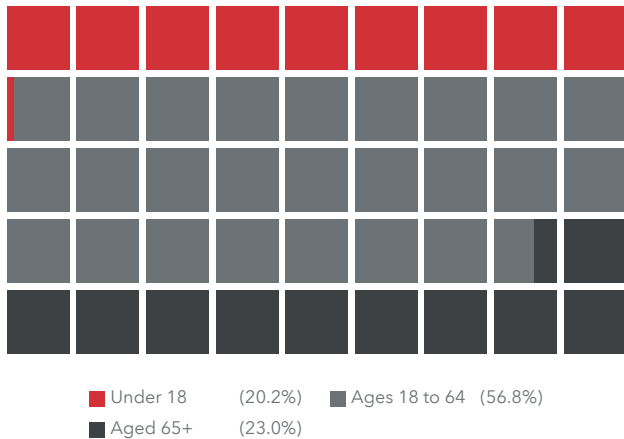


88,728	35,325	2.48	45.5	\$117,941	\$341,452	166	118	49
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

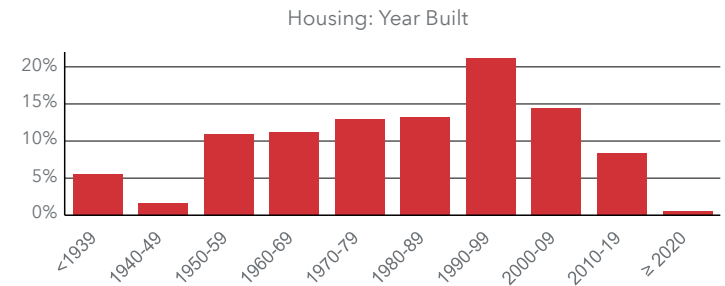
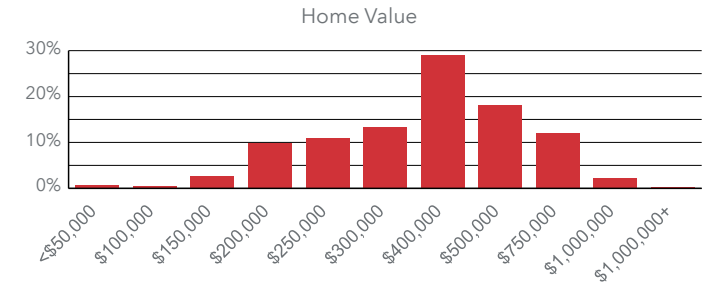
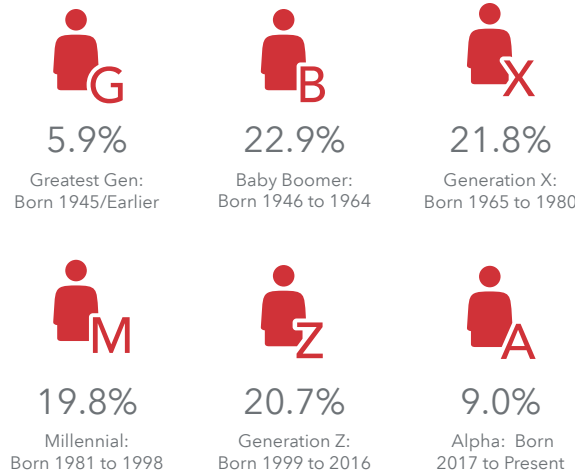
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri



Distance Map

