

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

33315 AURORA ROAD, SOLON, OHIO 44139

FOR LEASE



SITE
SOLON SQUARE

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*
 - Unit 33625: 8,576 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

ANCHOR OPPORTUNITY OPTION 1

30,600 SF - 55,660 SF



ANCHOR OPPORTUNITY OPTION 2

30,600 SF
37,390 SF COMBINED



INLINE OPPORTUNITY

12,360 SF



INLINE OPPORTUNITY

6,064 SF



ENDCAP OPPORTUNITY

8,576 SF
OPTIONAL PATIO
AVAILABLE



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

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

HOTELS
5 Hotels/426 Rooms

1. Springhill Suites - 120
2. Hampton Inn - 103
3. TownePlace Suites - 97
4. Homewood Suites - 96
5. Solon Motel - 20

MAJOR EMPLOYERS

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

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Updated: January 26 2024



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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