

# 21 ACRES OF MIXED USE LAND FOR DEVELOPMENT

AURORA, OH

850 N. AURORA RD.

MARKETPLACE AT  
FOUR CORNERS



330 MULTI-FAMILY UNITS  
UNDER CONSTRUCTION



AURORA PUBLIC PARK  
COMING SOON

RENAISSANCE PARK BY PULTE  
300+ NEW RESIDENTIAL  
DEVELOPMENT

11.28 ACRES

10.07 ACRES

3,148 VPD TREAT RD.

16,629 VPD  
16,738 VPD  
N. AURORA RD

SQUIRES RD

LIBERTY Ford Aurora

THE Atrium  
OF AURORA  
ASSISTED LIVING



# FACT SHEET

## AURORA, OH

**850 N. AURORA RD.**

### Property Highlights

#### **850 N. Aurora Road | Premier Development Opportunity in Aurora, OH**

This 21.35-acre high-exposure site sits at a busy, signalized intersection along Aurora Road with over 17,000 vehicles per day. Zoned M-1 Mixed-Use, it's ideal for retail, restaurant, medical office, or mixed-use development.

Located within **Aurora's Community Reinvestment Area** (CRA), the property is eligible for incentives like Tax Abatement or TIF (pending city approval).

Just steps from the major Renaissance at Geauga Lake redevelopment, featuring 300+ new homes by Pulte, Meijer and Menards, 330+ multifamily units, a 55+ community, luxury homes, retail, restaurants, and a new public park.

Minutes from the Marketplace at Four Corners, home to Target, Walmart, Home Depot, and more. The area boasts strong demographics with average household incomes of \$170,000 within a 5-mile radius.

| Area Demographics     | 3 mi.     | 5 mi.     | 10 mi.    |
|-----------------------|-----------|-----------|-----------|
| Total Population Avg. | 23,374    | 62,624    | 219,845   |
| Household Income      | \$182,180 | \$176,425 | \$161,213 |
| Daytime Employees     | 7,556     | 27,672    | 145,058   |



# AERIAL VIEW

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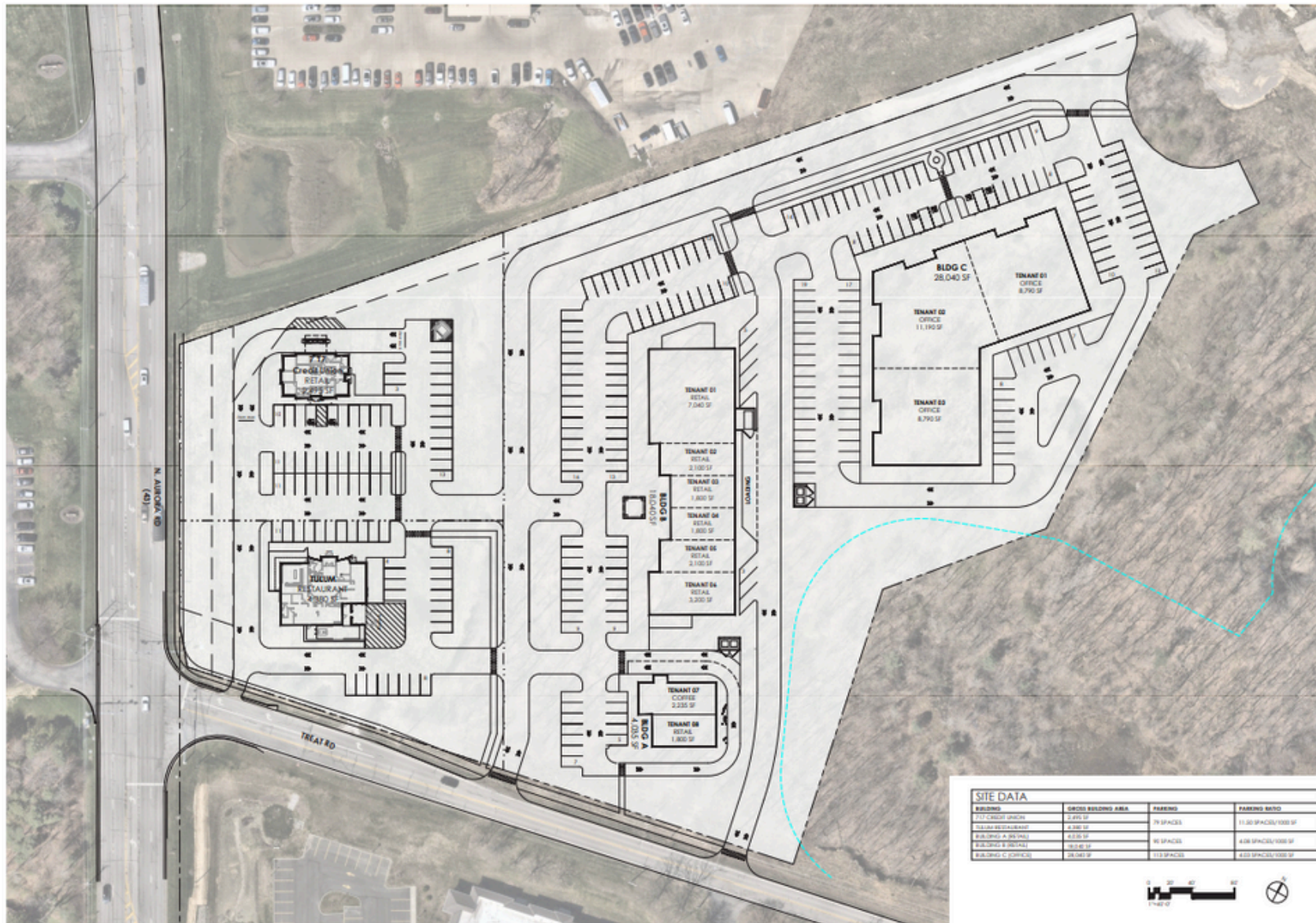


# PRELIMINARY SITE PLAN

AURORA, OH

850 N. AURORA RD.

## PRELIMINARY SITE PLAN





**850 N. AURORA RD.**

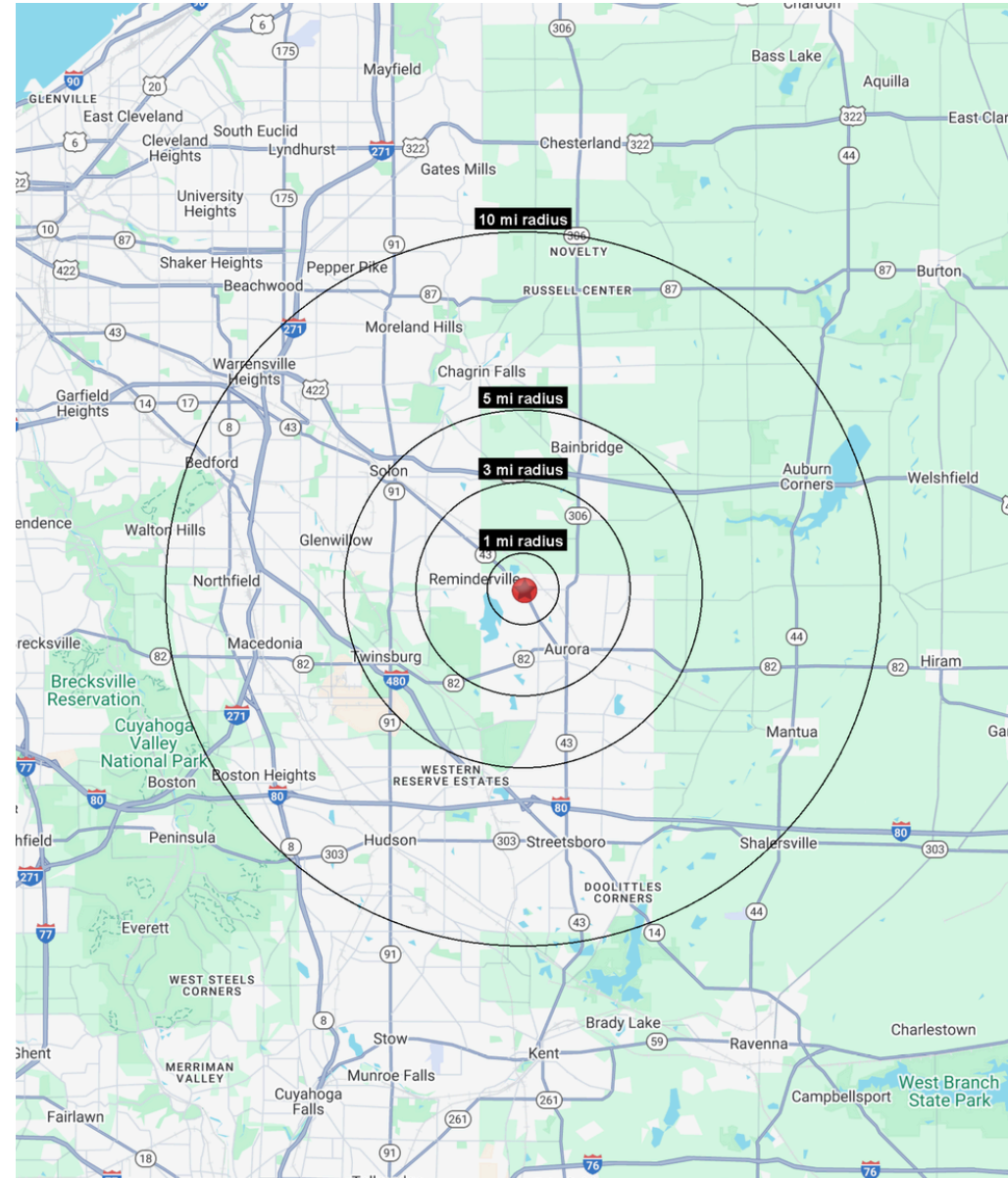


# RADIUS MAP

## AURORA, OH

**850 N. AURORA RD.**

| 850 N Aurora Rd<br>Aurora, OH 44202                   | 3 mi<br>radius | 5 mi<br>radius | 7 mi<br>radius |
|---|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2025 Estimated Population                             | 23,585         | 63,122         | 120,738        |
| 2030 Projected Population                             | 23,449         | 62,063         | 118,198        |
| 2020 Census Population                                | 23,942         | 63,893         | 123,282        |
| 2010 Census Population                                | 20,492         | 57,003         | 114,647        |
| Projected Annual Growth 2025 to 2030                  | -0.1%          | -0.3%          | -0.4%          |
| Historical Annual Growth 2010 to 2025                 | 1.0%           | 0.7%           | 0.4%           |
| 2025 Median Age                                       | 44.3           | 44.2           | 44.0           |
| <b>Households</b>                                     |                |                |                |
| 2025 Estimated Households                             | 9,370          | 24,493         | 47,098         |
| 2030 Projected Households                             | 9,531          | 24,463         | 46,760         |
| 2020 Census Households                                | 9,195          | 24,280         | 47,250         |
| 2010 Census Households                                | 7,928          | 21,819         | 43,674         |
| Projected Annual Growth 2025 to 2030                  | 0.3%           | -              | -0.1%          |
| Historical Annual Growth 2010 to 2025                 | 1.2%           | 0.8%           | 0.5%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2025 Estimated White                                  | 81.6%          | 76.9%          | 79.0%          |
| 2025 Estimated Black or African American              | 7.3%           | 10.3%          | 10.7%          |
| 2025 Estimated Asian or Pacific Islander              | 7.4%           | 9.1%           | 6.7%           |
| 2025 Estimated American Indian or Native Alaskan      | -              | -              | -              |
| 2025 Estimated Other Races                            | 3.6%           | 3.6%           | 3.6%           |
| 2025 Estimated Hispanic                               | 2.5%           | 2.6%           | 2.5%           |
| <b>Income</b>   |                |                |                |
| 2025 Estimated Average Household Income               | \$178,288      | \$176,417      | \$173,572      |
| 2025 Estimated Median Household Income                | \$130,762      | \$127,785      | \$126,108      |
| 2025 Estimated Per Capita Income                      | \$70,901       | \$68,550       | \$67,792       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2025 Estimated Elementary (Grade Level 0 to 8)        | 0.6%           | 1.0%           | 1.3%           |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 2.0%           | 2.6%           | 2.9%           |
| 2025 Estimated High School Graduate                   | 17.7%          | 18.1%          | 19.9%          |
| 2025 Estimated Some College                           | 15.8%          | 14.7%          | 15.2%          |
| 2025 Estimated Associates Degree Only                 | 7.6%           | 6.6%           | 7.0%           |
| 2025 Estimated Bachelors Degree Only                  | 30.2%          | 30.9%          | 30.4%          |
| 2025 Estimated Graduate Degree                        | 26.1%          | 26.1%          | 23.3%          |
| <b>Business</b>                                       |                |                |                |
| 2025 Estimated Total Businesses                       | 645            | 2,497          | 5,836          |
| 2025 Estimated Total Employees                        | 7,667          | 28,595         | 85,050         |
| 2025 Estimated Employee Population per Business       | 11.9           | 11.5           | 14.6           |
| 2025 Estimated Residential Population per Business    | 36.6           | 25.3           | 20.7           |





# CONTACT INFORMATION

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