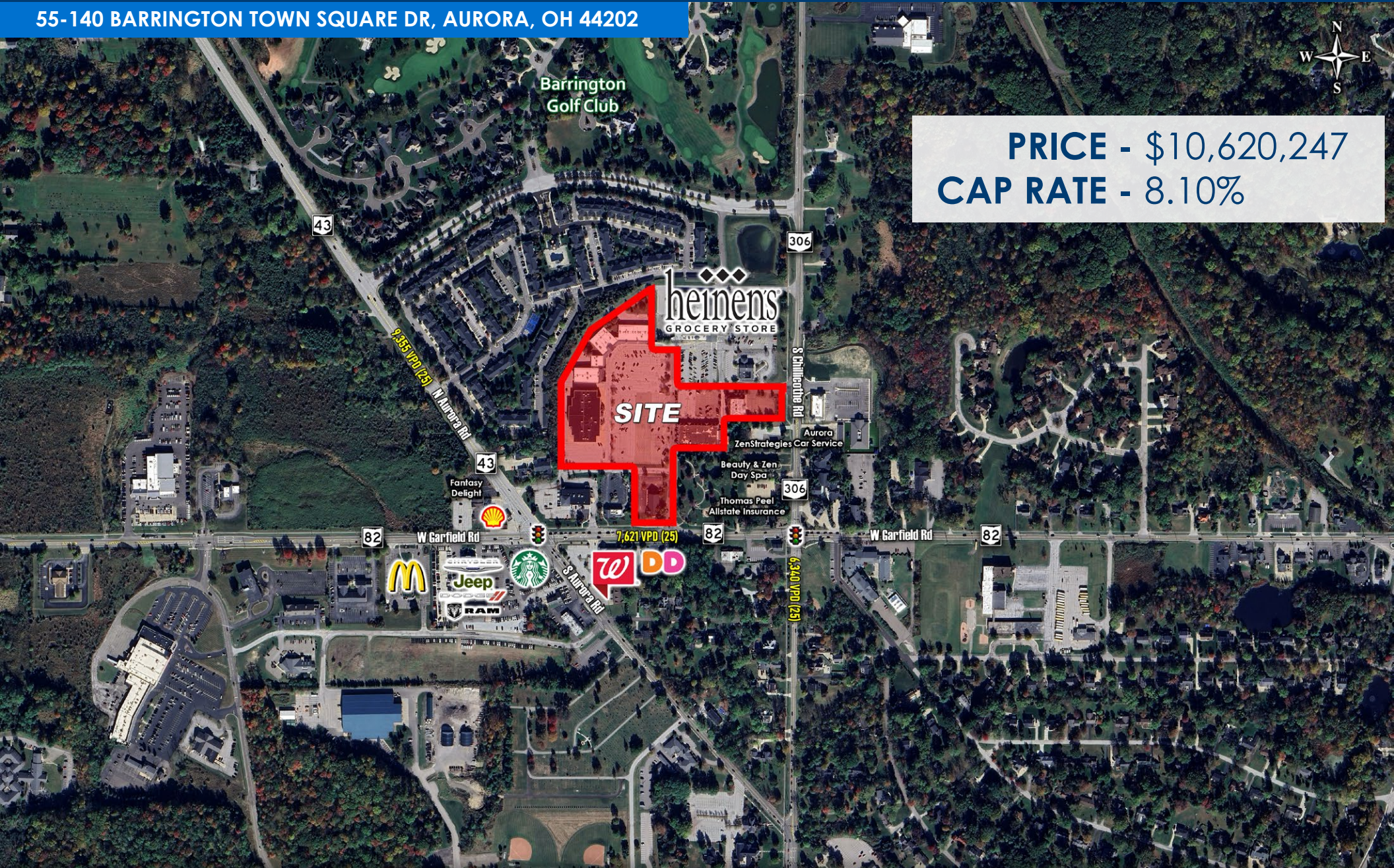


BARRINGTON TOWN CENTER

55-140 BARRINGTON TOWN SQUARE DR, AURORA, OH 44202



PRICE - \$10,620,247
CAP RATE - 8.10%

CONFIDENTIALITY DISCLAIMER

55-140 BARRINGTON TOWN SQUARE DR, AURORA, OH 44202



Guggenheim Commercial Real Estate Group ("Guggenheim, Inc.") has been retained as exclusive agents for the sale of the property located at **55-140 Barrington Town Square Dr, Aurora, OH 44202**. The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the purchase of the property described herein. By accepting this Offering Memorandum, you agree to hold and treat this information in strict confidence and it is not to be disclosed to any other party (except to any advisors retained by you who acknowledge and protect the proprietary and confidential nature of the information) or copied and/or used for any purpose, or made available to any other person without the express written consent of Guggenheim, Inc. or the Owner. This Offering Memorandum has been prepared by Guggenheim, Inc. for a selected number of parties and does not purport to be all inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Guggenheim, Inc., other authorized sources and the Owner. These projections are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, and therefore are subject to variation. No representation is made by Guggenheim, Inc. or the Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner disclaims any responsibility for inaccuracies and expects prospective Buyers to exercise independent due diligence in verifying all such information. Further, Guggenheim, Inc. and Owner disclaim any and all liability for representations and warranties, expressed and implied, and contained herein, or for omissions in the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective Buyers. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective Buyers. Contact with any of the Property's Tenant(s) without prior written approval of the Owner is strictly prohibited. The Owner and Guggenheim, Inc. each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or proposals to invest in the property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making a proposal to invest in the Property unless and until a written agreement of the investment in the Property has been fully executed, delivered, and approved by the Owner and its legal counsel, and any conditions to the Owner's obligations thereunder have been satisfied or waived. Guggenheim, Inc. is not authorized to make any representations or agreements on behalf of the Owner. Property is being offered on an "as-is", "where-as" basis.



Guggenheim Commercial Real Estate is pleased to present the opportunity to acquire Barrington Town Center, a 112,663 square-foot, multi-building retail property situated on 15.8 acres in the growing, affluent suburb of Aurora, Ohio (20 miles east of Downtown Cleveland and 20 miles north of Downtown Akron). The property consists of five buildings and is currently 87.2% occupied, offering stable cash flow with meaningful upside through lease-up and rent growth.

The center is anchored by a diverse roster of national and regional tenants, including Heinen's Grocery Store (not included), Atlas Cinemas, Ace Hardware, Dollar Tree, Howard Hanna, University Hospitals, Drayer Physical Therapy, Subway, and UPS Store. Barrington Town Center hosted roughly 1.4 million visitors in 2025 (Source: Placer.ai). Nearby retailers include Marc's Grocery Store, Walmart, Kohl's, Dunkin', and Aurora Farms Premium Outlets.

The surrounding market features strong demographics and socioeconomic fundamentals. Within a 10-mile radius, the population is roughly 200,000 residents, with median household incomes above \$130,000, reflecting Aurora's affluent residential base and supporting robust consumer spending.

Accessibility and visibility are key competitive advantages for the property. Located between Aurora Road (State Route 43), W Garfield Road (State Route 82), and N Chillicothe Road (State Route 306), the center benefits from high vehicular traffic and convenient access to surrounding residential neighborhoods and major regional thoroughfares. Aurora's location between Cleveland (20 miles east) and Akron (20 miles north) further enhances the retail gravity of the area, drawing customers from a broad trade area.

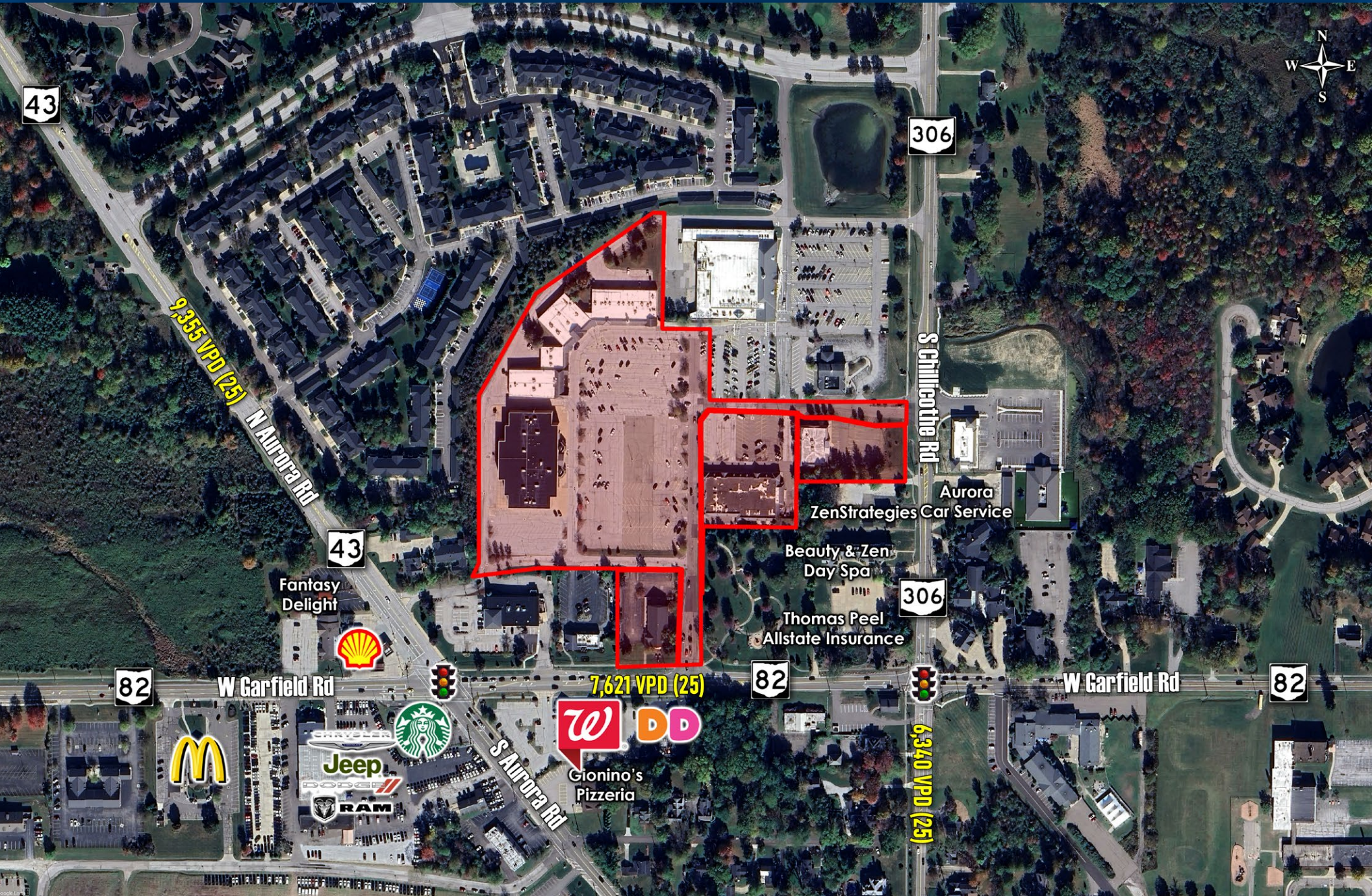
The Barrington Town Center retail corridor continues to see investment and redevelopment activity, reinforcing the property's position as a dominant community and lifestyle retail destination. Located just minutes away, the major redevelopment of the former Geauga Lake Amusement Park (over 650 acres) is currently underway. When completed, the mixed-use redevelopment will be comprised of a 175,000 square foot Menards, and 157,000 SF Meijer Supermarket, over 700 new residential units of apartments and single-family homes, office, senior housing, medical opportunities and parks.

Overall, Barrington Town Center offers investors a stabilized income stream, a high-quality tenant mix, excellent visibility, and strong demographic support, with potential upside through lease-up, rent growth, and enhanced positioning within a well-established and growing retail trade area.

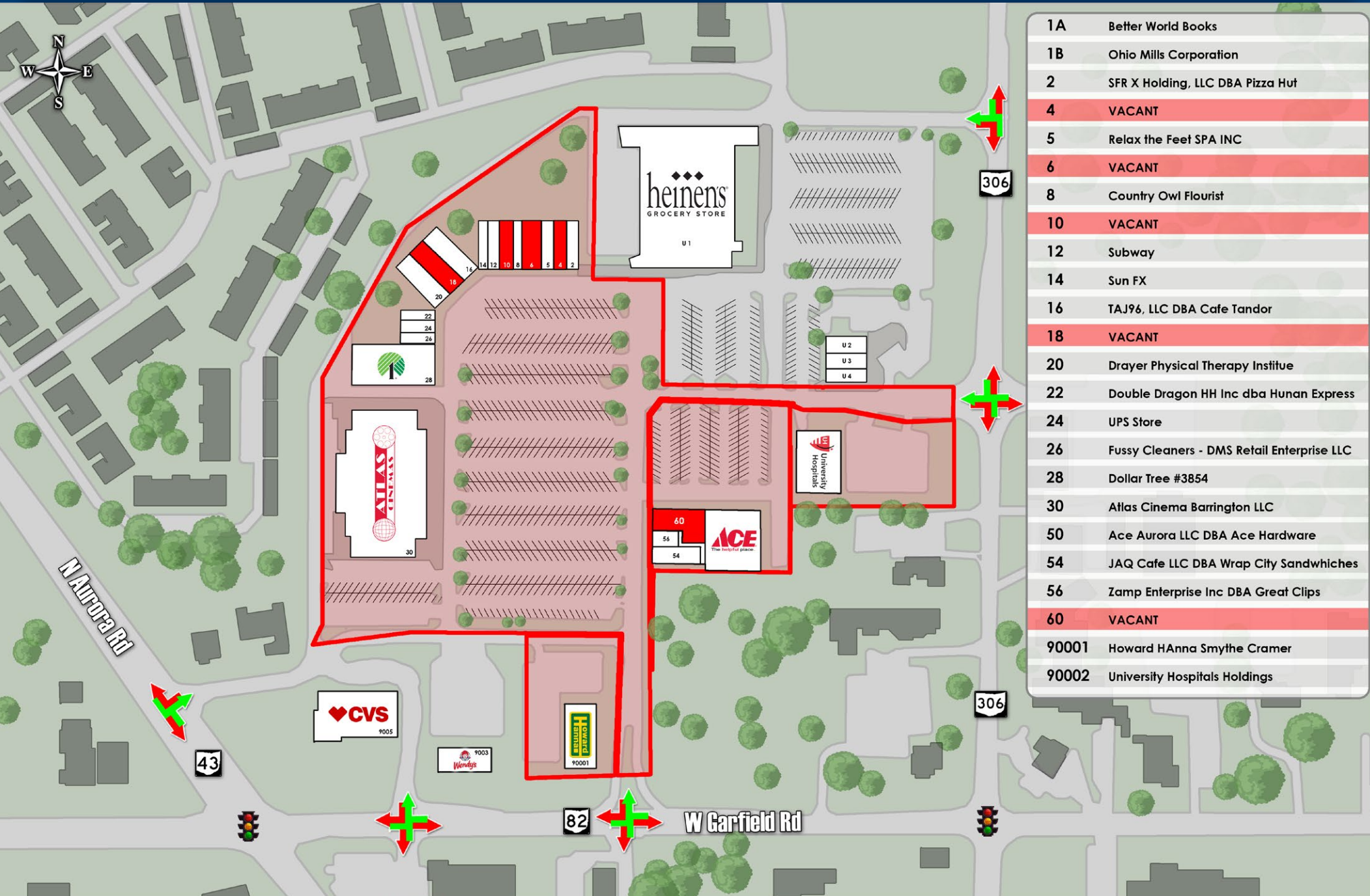




PARCEL MAP



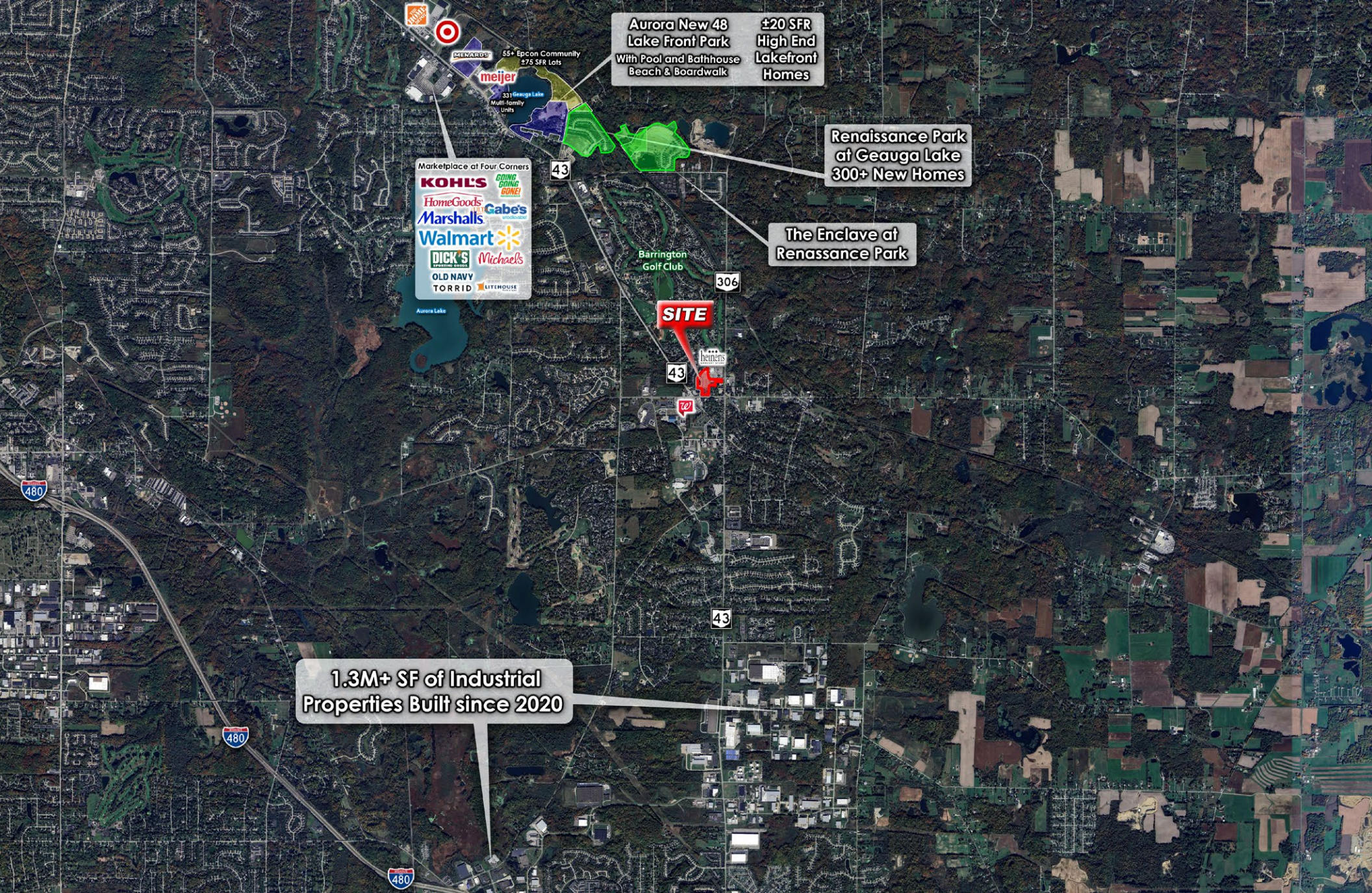
SITE MAP



SURROUNDING RETAIL AERIAL



HOUSING & DEVELOPMENT AERIAL



Aurora New 48 Lake Front Park
With Pool and Bathhouse
Beach & Boardwalk
±20 SFR
High End
Lakefront
Homes

**Renaissance Park
at Geauga Lake**
300+ New Homes

**The Enclave at
Renaissance Park**

**1.3M+ SF of Industrial
Properties Built since 2020**

LOCATION OVERVIEW

CLEVELAND

Cleveland, Ohio, founded in 1796, nestled along the southern shore of Lake Erie, boasts a rich tapestry of culture, history, and industry. Cleveland is renowned for its pivotal role in the industrial revolution due to its location on both the river and the lake shore, along with numerous canals. Considered a port city, Cleveland is connected to the Atlantic Ocean via the Saint Lawrence Seaway. Cleveland anchors the Greater Cleveland Metropolitan Statistical Area (MSA) and the Cleveland-Akron-Canton-Combined Statistical Area (CSA). The CSA is the 17th most populous in the United States with an estimated population of 3,732,803 in 2024. The city proper ranks 54th in the nation with an estimated 367,991. Ten headquartered Northeast Ohio companies made Fortune’s 500 list. Cleveland is often dubbed “The Rock and Roll Capital of the World” for its influence on the music scene, highlighted by the iconic Rock and Roll Hall of Fame.

Visitors can immerse themselves in history at the world class Cleveland Museum of Art or take in a show at Playhouse Square, the nation’s largest performing arts center outside of New York which boasts over 1,000,000 visitors a year. Sports enthusiasts can catch a game at Cleveland Browns Stadium, Progressive Field, home of the Cleveland Guardians, or cheer on the 2016 NBA champion Cleveland Cavaliers at Rocket Mortgage FieldHouse. Cleveland continues to host big national events, most recently the NCAA Women’s Final Four, The NBA All Star Game, The MLB All Star Game, The NFL Draft, and The Republican National Convention. It’s also home to a burgeoning tech scene, fueled by institutions like Case Western Reserve University and the Cleveland Clinic, which consistently ranks as one of the top 5 hospitals in the United States. Cleveland continues its commitment to revitalization and sustainability with dozens of projects throughout the city. In essence, Cleveland is not just a city of landmarks, but a dynamic community shaped by its people, past, and progressive vision for the future.



**17 Projects, \$1.25B
in Investment
Underway**



**#1 Downtown
Recovery in Ohio**



**91% Apartment
Occupancy
1700+ Units
Construction**



**#1 Nationally
for Office Space
Conversions**

TOP EMPLOYERS

Cleveland Clinic	45,673
University Hospitals	25,030
Amazon	20,000
US Federal Government	15,740
PRogressive Insurance	13,150
Walmart	12,650
Giant Eagle	9,599
The MetroHealth System	7,491
Cuyohoga County	7,341
KeyCorp	5,767
Swagelok Co. (Solon, OH)	5,070
The Sherwin Williams Co.	4,614
Case Western Reserve University	4,226
Nestle USA (Solon, OH)	3,131

LOCATION OVERVIEW

AURORA

Aurora, OH: Aurora, Ohio is a suburban community located in northeastern Ohio, positioned between the Cleveland and Akron metropolitan areas. Known for its balance of residential comfort and natural surroundings, Aurora offers a small-town atmosphere while remaining well connected to major employment and cultural centers. The city has steadily grown over the years, attracting families and professionals drawn to its quality of life and accessible location.

A defining feature of Aurora is its emphasis on green space and outdoor recreation. The city is home to extensive parkland, including a well-known nature preserve that provides hiking trails, lakes, and educational programming. These amenities contribute to a strong sense of community and encourage an active lifestyle, making Aurora especially appealing to residents who value proximity to nature without sacrificing suburban convenience.







Aurora's local economy is diverse, with a mix of professional services, healthcare, light industrial uses, and neighborhood-serving retail. Its commercial areas are thoughtfully integrated with residential neighborhoods, helping maintain a cohesive and orderly development pattern. The city is also recognized for its strong public services and schools, which consistently rank well within the region.

Civic engagement and community identity play an important role in Aurora's character. Seasonal events, local organizations, and a preserved historic core help reinforce a sense of continuity and pride among residents. Overall, Aurora stands out as a stable, well-planned community that blends natural beauty, economic opportunity, and suburban livability.



DEMOGRAPHICS

55-140 BARRINGTON TOWN SQUARE DR, AURORA, OH 44202

	ESRI (BUSINESS ANALYST)			ESRI (BUSINESS ANALYST)		
	10 MIN	20 MIN	30 MIN	3 MILE	5 MILE	10 MILE
 2024 TOTAL POPULATION -	24,932	166,235	528,767	20,215	53,171	199,018
 2024 DAYTIME EMPLOYEES -	12,683	110,120	329,483	9,117	24,217	124,966
 AVERAGE HH INCOME -	\$156,227	\$158,364	\$124,243	\$160,106	\$150,514	\$161,890
 MEDIAN HH INCOME -	\$116,116	\$111,343	\$92,833	\$124,221	\$125,629	\$133,443
 2024 HOUSEHOLDS -	9,845	66,015	222,042	7,942	21,366	79,239
 2024 MEDIAN AGE -	46.3	46.2	44.1	46.5	44.9	45.8

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