

The Greens of Aurora

60 N Chillicothe Rd Aurora, OH 44202

Retail | Medical

Build-to-Suit

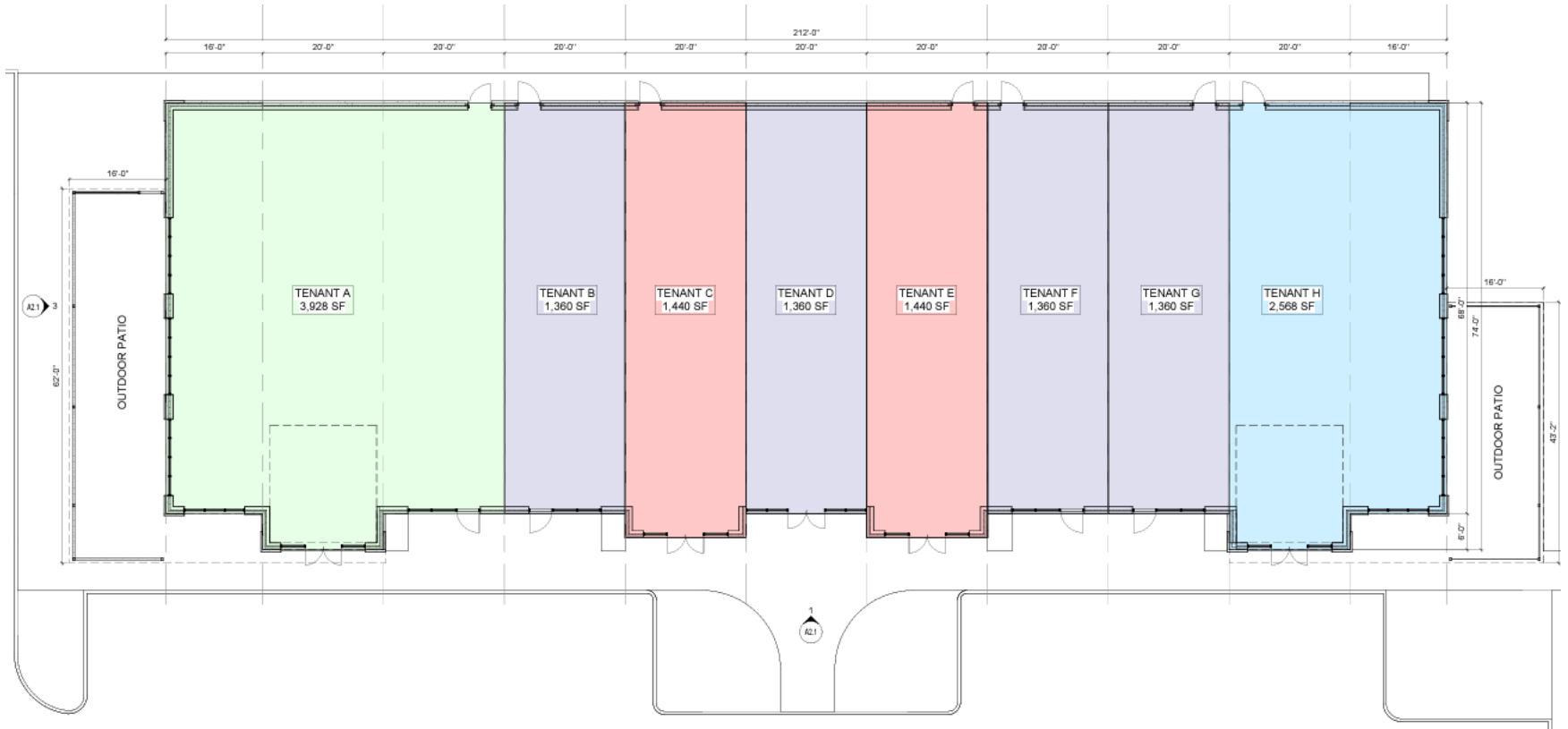


CITIROC
REAL ESTATE COMPANY

Presented by: Eric Purcell | Director | 216-702-4066

Flexible floor plan options ranging from 1,360 to 14,816 SF

Seeking Retail, Restaurant, and Medical Uses



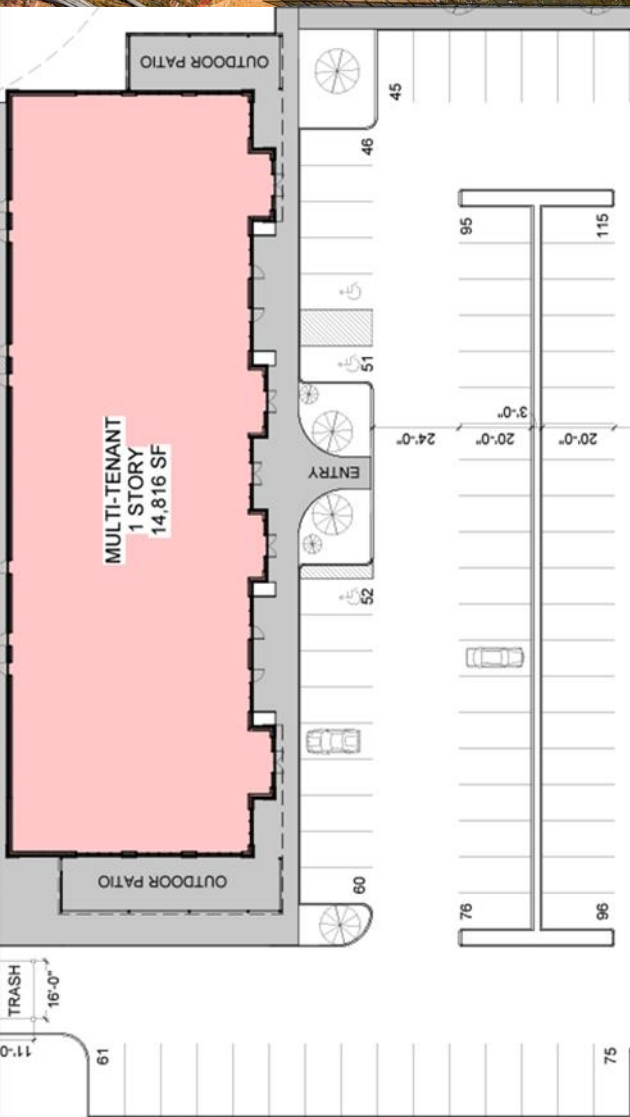
Build-to-Suit Options

<u>Suite #</u>	<u>Position</u>	<u>Size</u>
A	Anchored w/patio on RT 306	3,928 SF
B	In-Line	1,360 SF
C	In-Line	1,440 SF
D	In-Line	1,360 SF
E	In-Line	1,440 SF
F	In-Line	1,360 SF
G	In-Line	1,360 SF
H	Anchored w/patio on nature preserve	2,568 SF

* Each space can be combined to suit the tenant's space needs.

** Pricing reflects the delivery of generous vanilla box. Please inquire with Citiroc for a work letter.

Site Overview





Route 306: 9,500 Vehicles

AURORA DENTAL

THE GODDARD SCHOOL

TENANT A

TENANT B

TENANT C

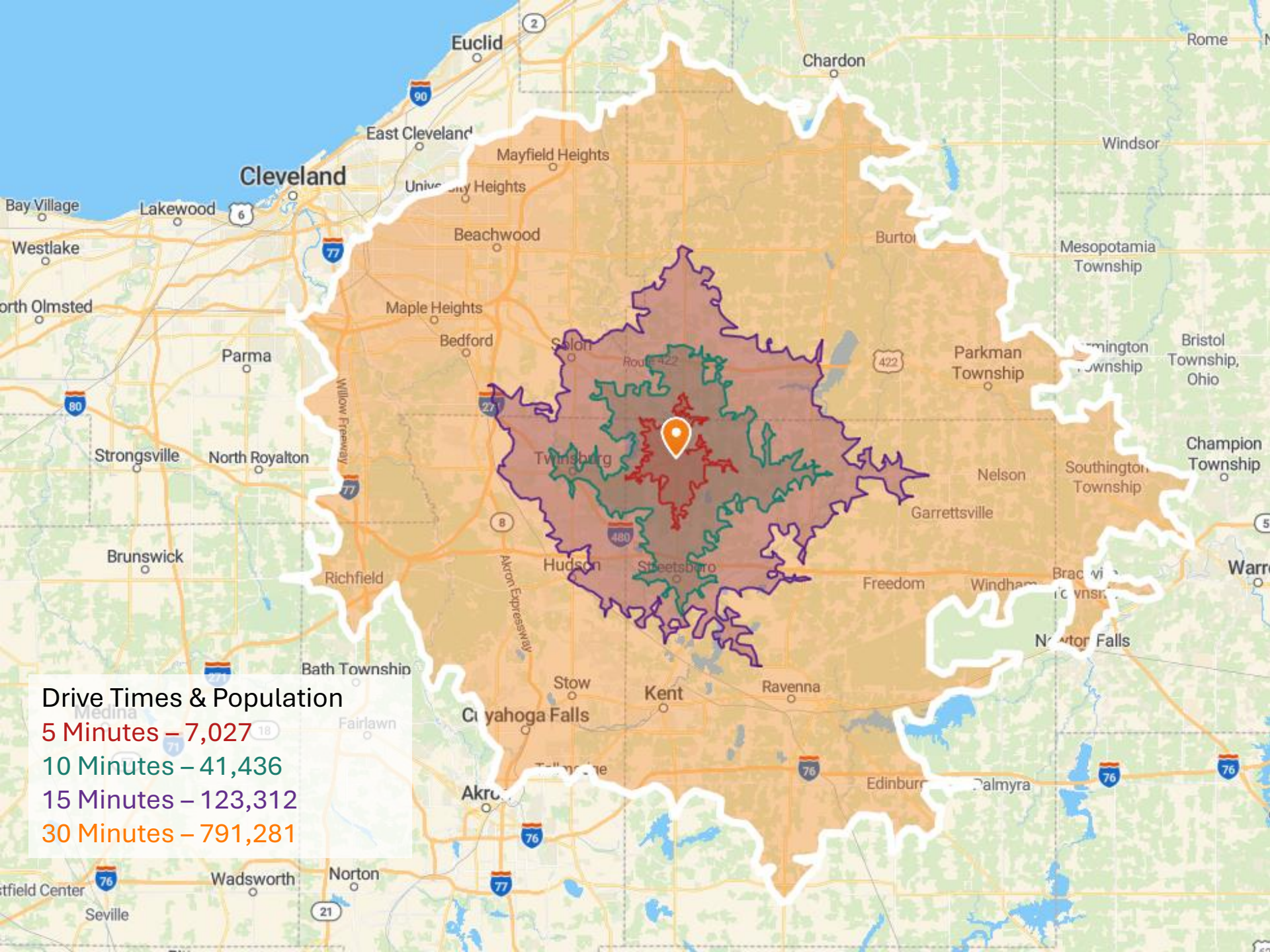
TENANT D

TENANT E

TENANT F

TENANT G

TENANT H



Drive Times & Population

- 5 Minutes – 7,027
- 10 Minutes – 41,436
- 15 Minutes – 123,312
- 30 Minutes – 791,281

Area Demographics

Population	1 mile	3 mile	5 mile
2020 Population	2,962	19,306	50,442
2024 Population	3,064	19,373	50,137
2029 Population Projection	3,121	19,584	50,292
Annual Growth 2020-2024	0.90%	0.10%	-0.20%
Annual Growth 2024-2029	0.40%	0.20%	0.10%
Median Age	46.2	46.6	44.6
Bachelor's Degree or Higher	66%	56%	48%

Income	1 mile	3 mile	5 mile
Avg Household Income	\$160,879	\$155,353	\$133,573
Median Household Income	\$144,328	\$129,966	\$104,611

Households	1 mile	3 mile	5 mile
Median Home Value	\$391,044	\$356,142	\$311,823
2024 Households	1,199	7,481	19,465
Owner Occupied Households	944	6,255	16,128
Renter Occupied Households	276	1,294	3,382
Avg Household Size	2.5	2.5	2.5
Avg Household Vehicles	2	2	2
Total Consumer Spending (\$)	\$51.7M	\$319.9M	\$764.7M



Presented by



Eric Purcell

Director

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