

MULTI-BUILDING INVESTMENT OPPORTUNITY

370 AURORA COMMONS CIR, AURORA, OHIO 44202

FOR SALE



- TWO-TENANT NNN GROUND LEASE INVESTMENT
- ±3.14-ACRE SITE LOCATED WITHIN AURORA COMMONS

EXCLUSIVE CONTACT

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THE OPPORTUNITY



- Two-tenant NNN ground lease investment featuring Ultimate Wash and QuickChange Oil on approximately 3.14 acres.
- Current Annual Net Operating Income: \$55,889.40
- Price: \$828,000 (6.75% Cap Rate)
- Absolute-net lease structure with tenant-owned improvements.
- Ultimate Wash has operated at the property since 2001; QuickChange Oil has operated at the property since 2003.
- Located within Aurora Commons, an established neighborhood retail center shadow-anchored by Marc's.
- Population of 143,839 residents and \$160,786 average household income within a 20-minute drive time.
- Approximately 157,000 daytime population within a 20-minute drive time.
- Positioned along Aurora Commons Circle (8,700 VPD) and adjacent to SR-82/Aurora Road (25,000+ VPD).
- Net-leased investment opportunity within an established retail corridor.

QUICK STATS - 20 MINUTE DRIVE RADIUS



DAYTIME
POPULATION

156,947



2026
POPULATION

143,839



2026
HOUSEHOLDS

57,048



2026
POPULATION
25 & OVER

104,014



2026
AVG. HOUSEHOLD
INCOME

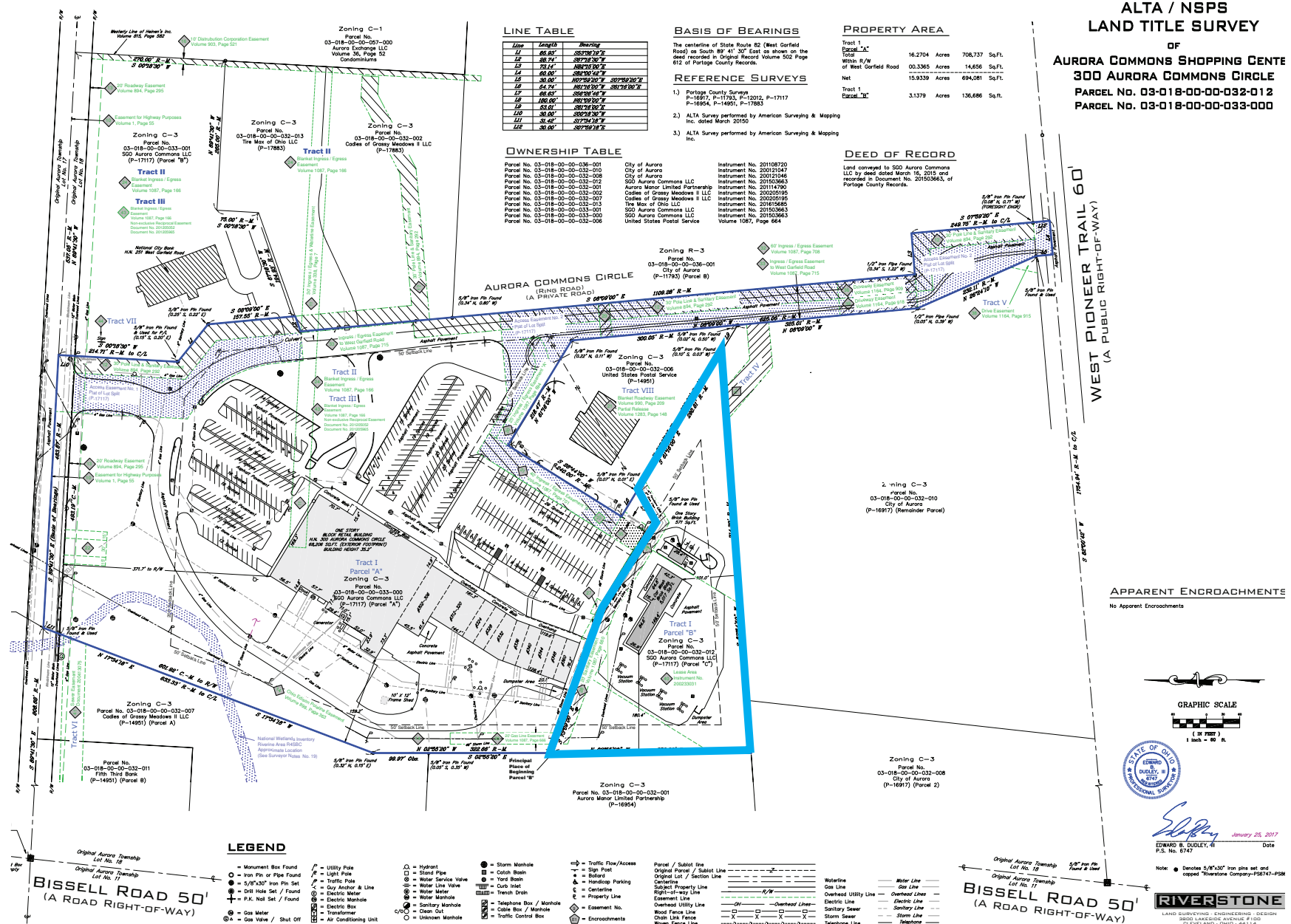
\$160,786

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EXTERIOR PHOTOS



SITE PLAN



LEASE ABSTRACT

Tenant	Ultimate Wash, Ltd.	QuickChange Operating Co., Ltd.
Property Address	370 Aurora Commons Circle Aurora, Ohio 44202	376 Aurora Commons Circle Aurora, Ohio 44202
Lease Structure	Absolute NNN Ground Lease	Absolute NNN Ground Lease
Original Lease Date	December 19, 2001	August 28, 2003
Current Lease Term	June 10, 2024 - December 31, 2032	May 1, 2024 - June 30, 2034
Renewal Options	Three 5-Year Options Remaining	None Remaining
Annual Rent	\$38,400 Annually \$43,200 1/1/2028 - 12/31/2032	\$17,194 Annually 3% Annual Increase (CPI)
Maintenance Responsibilities	Tenant Responsible	Tenant Responsible

AERIAL VIEW



AURORA COMMONS
SHOPPING CENTER

SITE

AERIAL VIEW



AERIAL VIEW



AURORA
HIGH SCHOOL

AURORA FARMS
PREMIUM OUTLETS[®]
A SHOPPING CENTER

SITE



AURORA COMMONS CIR

AURORA COMMONS
SHOPPING CENTER



DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes	20 Minutes
2026 Population - Current Year Estimate	3,804	20,279	70,358	143,839
2026 Daytime Population	4,214	22,205	72,957	156,947
2026 Households - Current Year Estimate	1,611	8,070	28,033	57,048
2026 Average Household Income	\$158,188	\$161,613	\$153,220	\$160,786
2031 Average Household Income Projection	\$175,833	\$182,979	\$175,040	\$184,095
2026 Median Household Income	\$122,543	\$129,141	\$113,204	\$117,774
2026 Population 25 and Over	2,886	14,742	50,545	104,014

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