

Freestanding 3,048 SF Former Drive-Thru Restaurant on 1.36 Acres

2363 E AURORA RD | TWINSBURG | OHIO

PRICE REDUCED! FOR SALE & FOR LEASE



AVAILABLE



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CBRE

THE OPPORTUNITY

- For Sale: \$800,000 \$750,000
- Freestanding 3,048 SF former Wendy's with drive-thru on 1.36 Acres for lease or sale!
- The space is fully built-out with equipment in place!
- Excellent Traffic Counts of 19,471 VPD on Aurora Road (Source: ODOT)
- Located off of I-480 with over 42,032 VPD (Source: ODOT)
- Join Area Retailers and Restaurants Cracker Barrel, GetGo, Sheetz, SushiEn, Burgers2Beer, McDonald's, Circle K, Burger King, Key Bank and many more!
- Dense Population of 34,882 people within a 3-mile radius and an average household income of \$136,477



QUICK STATS 5 MILE RADIUS



DAYTIME
POPULATION
99,769



POPULATION
88,746



HOUSEHOLDS
35,173

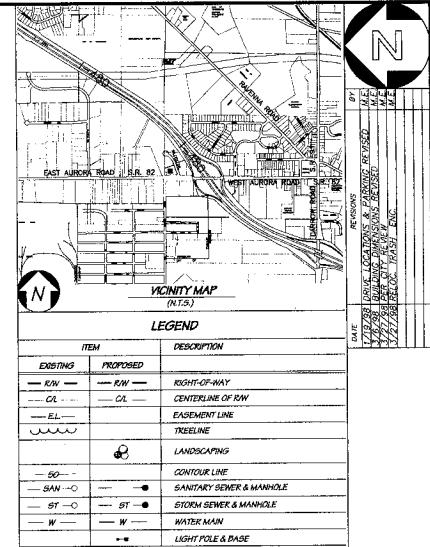
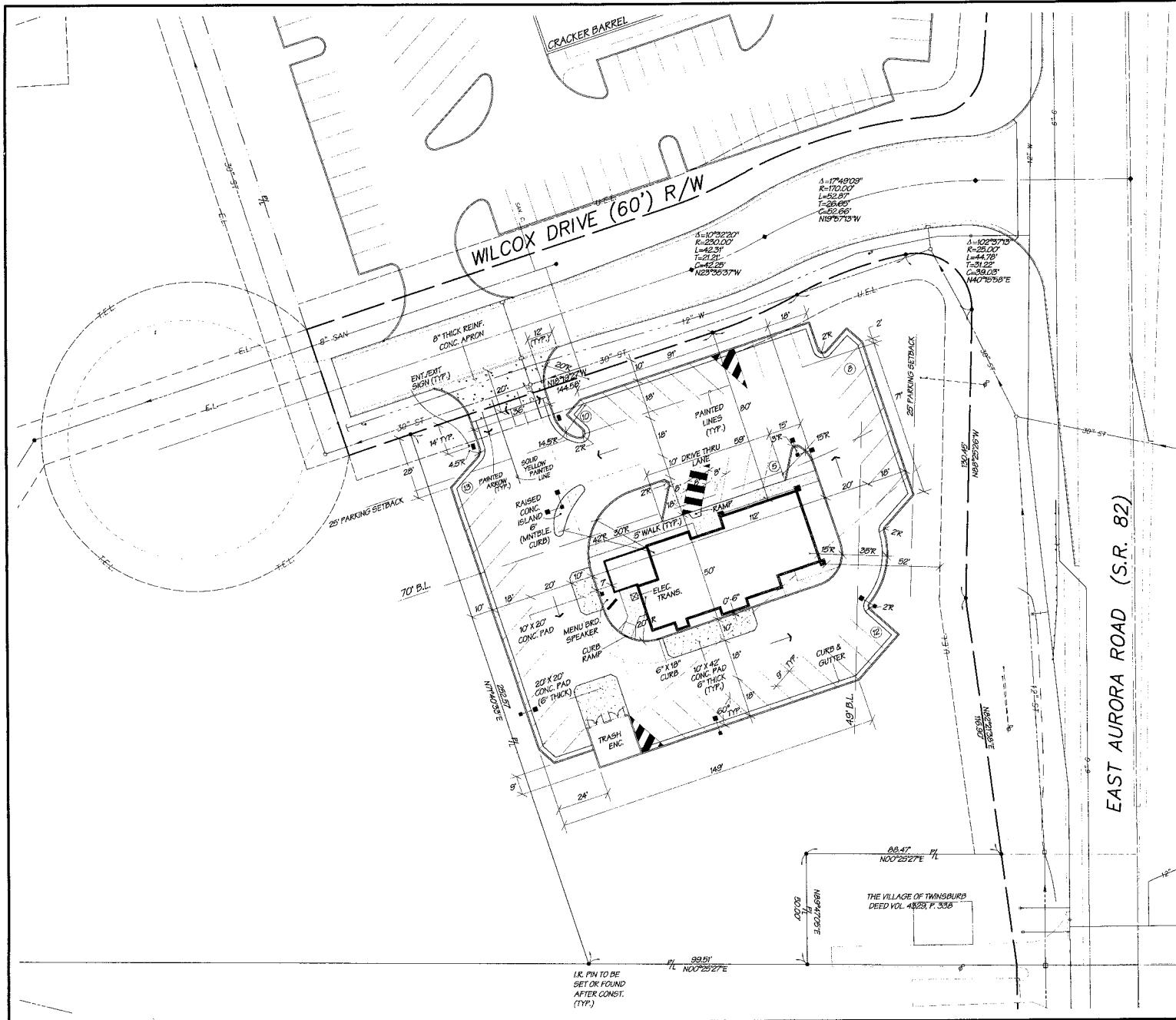


POPULATION
25 & OVER
63,589



AVG. HOUSEHOLD
INCOME
\$143,861

SITE PLAN



SITE DATA:
1.3608 ACRES
48 PARKING STALLS

EAST AURORA ROAD (S.R. 82)

APPROVED AS NOTED	
	
CITY ENGINEER	
CITY OF TWINSBURG, OHIO	
DATE:	4/14/98
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SITE PLAN
WENDY'S
WILCOX DRIVE
S.R. 82 & I-480
TWINSBURG, OHIO

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CIVIL ENGINEERING & SURVEYING
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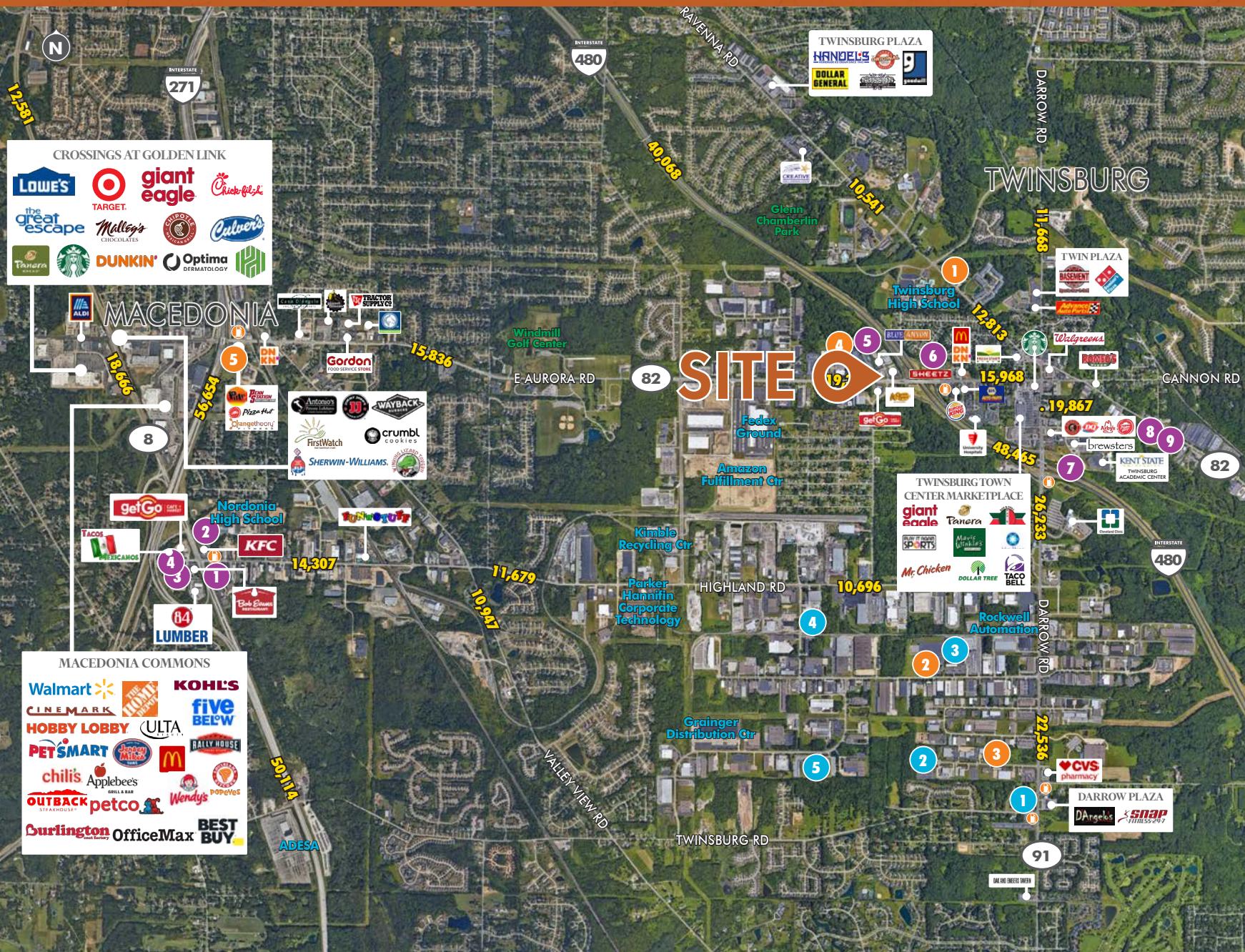
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HORZ. SCALE
1'=20'
VERT. SCALE
AS NOTED
ORIN. OR.
M.E.
DATE JAN./1998
ORDER NO. 2243-7

1
5



RETAIL TRADE MAP



TWINSBURG- MACEDONIA

TRADE AREA INFO

E Aurora Rd & Darrow Rd
(3 Miles)

- Population: 35,141
- Daytime Population: 36,416
- Average HH Income: \$137,440
- Total Businesses: 1,348
- Total Employees: 22,572

MAJOR OFFICE BLDGS

243,755 Total SF

1. 10075 Ravenna Rd - 64,485 SF
2. Twinsburg Business Park - 64,077 SF
3. Summit Commerce Park - 40,377 SF
4. Canyon Falls Corporate Center - 39,816 SF
5. 1 Girlscout Way - 35,000 SF

HOTELS

9 Hotels / 618 Rooms

1. Country Inn - 54
2. Key Inn - 121
3. Knights Inn - 60
4. La Quinta Inn - 86
5. Hilton Garden Inn - 142
6. Super 8 - 60
7. Comfort Suites - 70
8. Twinsburg Inn Motel - 15
9. Blue Top Motel - 10

MAJOR EMPLOYERS

1. Hattie Larlham - 501
2. Edgepark Medical Supply - 300
3. Pepsi-Cola Co - 300
4. Contractors Steel Co - 270
5. US Foods - 230

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	3,797	34,882	88,746
2024 Daytime Population	9,908	39,572	99,769
2024 Households - Current Year Estimate	1,675	13,594	35,173
2024 Average Household Income	\$87,203	\$136,477	\$143,861
2029 Average Household Income Projection	\$102,216	\$158,548	\$166,640
2024 Median Household Income	\$57,344	\$108,019	\$108,030
2024 Population 25 and Over	2,683	24,733	63,589

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