



8900 DARROW ROAD, TWINSBURG OH 44087



**FOR MORE INFO: 216.831.8100**

**Steve Passov** | [spassov@passovgroup.com](mailto:spassov@passovgroup.com)

**Hanna Trolli** | [htrolli@passovgroup.com](mailto:htrolli@passovgroup.com)





# TWINSBURG TOWN CENTER

## PROPERTY HIGHLIGHTS

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- Office spaces available
- Join Giant Eagle
- Right off the Highway
- Located in the Heart of Twinsburg
- Great Spaces Available
- Plentiful Parking

### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	2,365	32,399	86,637
2028 Projection	2,652	32,987	87,407
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	280	1,402	3,941
2023 Estimated Total Employees	3,785	19,205	55,153
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$94,281	\$162,831	\$159,502
2023 Estimated Median Household Income	\$64,382	\$111,291	\$114,823





# TWINSBURG TOWN CENTER

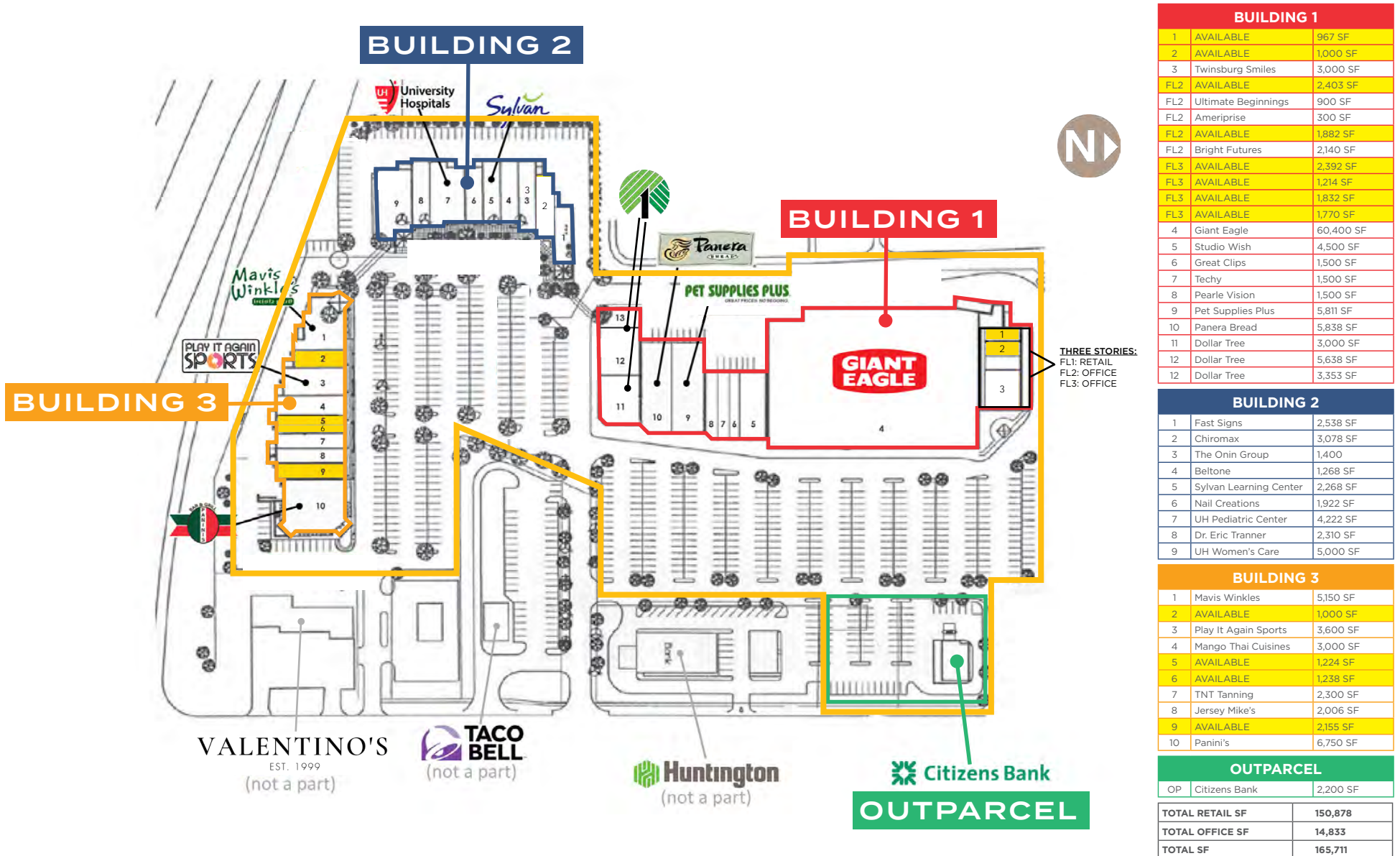
PROPERTY AERIAL





# TWINSBURG TOWN CENTER

## SITE PLAN



BUILDING 1		
1	AVAILABLE	967 SF
2	AVAILABLE	1,000 SF
3	Twinsburg Smiles	3,000 SF
FL2	AVAILABLE	2,403 SF
FL2	Ultimate Beginnings	900 SF
FL2	Ameriprise	300 SF
FL2	AVAILABLE	1,882 SF
FL2	Bright Futures	2,140 SF
FL3	AVAILABLE	2,392 SF
FL3	AVAILABLE	1,214 SF
FL3	AVAILABLE	1,832 SF
FL3	AVAILABLE	1,770 SF
4	Giant Eagle	60,400 SF
5	Studio Wish	4,500 SF
6	Great Clips	1,500 SF
7	Techy	1,500 SF
8	Pearle Vision	1,500 SF
9	Pet Supplies Plus	5,811 SF
10	Panera Bread	5,838 SF
11	Dollar Tree	3,000 SF
12	Dollar Tree	5,638 SF
12	Dollar Tree	3,353 SF

BUILDING 2		
1	Fast Signs	2,538 SF
2	Chromax	3,078 SF
3	The Onin Group	1,400
4	Beltone	1,268 SF
5	Sylvan Learning Center	2,268 SF
6	Nail Creations	1,922 SF
7	UH Pediatric Center	4,222 SF
8	Dr. Eric Tranner	2,310 SF
9	UH Women's Care	5,000 SF

BUILDING 3		
1	Mavis Winkles	5,150 SF
2	AVAILABLE	1,000 SF
3	Play It Again Sports	3,600 SF
4	Mango Thai Cuisines	3,000 SF
5	AVAILABLE	1,224 SF
6	AVAILABLE	1,238 SF
7	TNT Tanning	2,300 SF
8	Jersey Mike's	2,006 SF
9	AVAILABLE	2,155 SF
10	Panini's	6,750 SF

OUTPARCEL		
OP	Citizens Bank	2,200 SF

TOTAL RETAIL SF	150,878
TOTAL OFFICE SF	14,833
TOTAL SF	165,711



# TWINSBURG TOWN CENTER

OFFICE SPACE

**OFFICE SPACE AVAILABLE**



A201	AVAILABLE	2,403 SF
A203	AVAILABLE	1,882 SF

A301	AVAILABLE	2,392 SF
A302	AVAILABLE	1,214 SF

A303	AVAILABLE	1,832 SF
A304	AVAILABLE	1,770 SF



# TWINSBURG TOWN CENTER

PHOTOS





# TWINSBURG TOWN CENTER

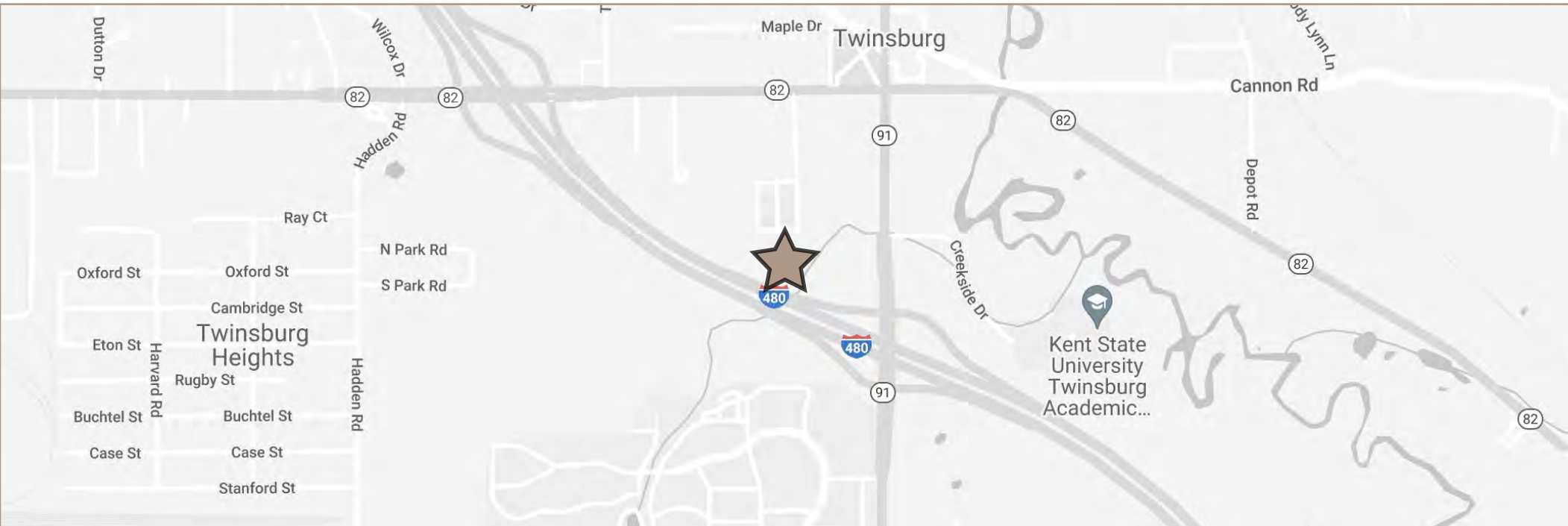
TRADE AERIAL





# TWINSBURG TOWN CENTER

## LOCATION OVERVIEW



Twinsburg, Ohio, strategically located between Akron and Cleveland, offers an array of promising opportunities for commercial real estate investors. Its convenient access to major highways like I-480 and I-271 makes it an attractive hub for logistics, warehousing, and distribution centers. Given its location within the Cleveland Plus region, which is known for its thriving healthcare, technology, and manufacturing sectors, Twinsburg provides ample potential for industrial and commercial real estate development to support these growing industries.

The city's thriving business community and a burgeoning population create a demand for diverse retail and service-related establishments. This presents an excellent opportunity for investors to develop commercial properties such as shopping centers, restaurants,

and entertainment venues. Additionally, the city's commitment to community development and sustainability opens doors for eco-friendly commercial real estate projects, including LEED-certified buildings and energy-efficient properties that cater to modern businesses seeking sustainable workspace solutions.

Furthermore, Twinsburg is making strides in fostering innovation and technology-driven ventures. Investors can explore opportunities in developing tech-oriented office spaces, research facilities, and business parks to support the growing demand for innovation hubs. The city's proactive approach to nurturing a tech-friendly ecosystem positions it as an ideal location for businesses in the IT and innovation sectors, offering substantial potential for commercial real estate ventures.





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