

ANCHOR OPPORTUNITY + INLINE RETAIL AVAILABLE AT SOLON SQUARE!

33315 AURORA ROAD, SOLON, OHIO 44139

FOR LEASE



**JOIN PLANET FITNESS,
X-GOLF, CHIPOTLE,
AND OTHERS!**

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CBRE

THE OPPORTUNITY

- Availability:
 - Unit 33321: 30,600 SF Anchor Space*
 - Unit 33331: 6,636 SF*
 - Unit 33351: 6,064 SF
 - Unit 33569: 1,897 SF
 - Unit 33625: 8,576 SF
 - GL opportunity between KeyBank & Chipotle
 - * - Spaces can combine to 37,390 SF
- Outstanding household incomes of \$184,134 within a 3 mile radius
- Zoning: C-3 Commercial
- Strong traffic counts of 12,076 VPD (Source: ODOT TIMES) along Aurora Rd
- Join Planet Fitness, X-Golf, KeyBank, Chipotle, Advance Auto Parts, Dollar Tree, 56 Kitchen, Hand & Stone Massage, Champs Sports and more!



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QUICK STATS - 3 MILE RADIUS



DAYTIME
POPULATION

40,619



2024
POPULATION

30,340



2024
HOUSEHOLDS

11,222



2024
POPULATION
25 & OVER

20,993



2024
AVG. HOUSEHOLD
INCOME

\$182,653

SITE PLAN

■ Available
■ Leased



Suite	Availability	SF
33321*	Available	30,600
33331*	Available	6,636
33351	Available	6,064
33359	Available	1,897
33625	Available	8,576
Outparcel Available		
*- Suites can combine		



ANCHOR OPPORTUNITY

30,600 SF
37,390 SF COMBINED



INLINE OPPORTUNITY

6,064 SF



CBRE

INLINE OPPORTUNITY

1,897 SF



CBRE

ENDCAP OPPORTUNITY

8,576 SF
OPTIONAL PATIO
AVAILABLE



AERIAL VIEW



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	4,890	30,340	96,787
2024 Daytime Population	9,765	40,619	109,680
2024 Households - Current Year Estimate	1,960	11,222	40,206
2024 Average Household Income	\$127,662	\$182,653	\$136,917
2029 Average Household Income Projection	\$154,455	\$210,540	\$158,912
2024 Median Household Income	\$86,325	\$128,008	\$91,956
2024 Per Capita Income	\$50,641	\$67,328	\$56,652
2024 Population 25 and Over	3,389	20,993	69,205

EXCLUSIVE CONTACTS:

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