

# 21 ACRES OF MIXED USE LAND FOR DEVELOPMENT

AURORA, OH

850 N. AURORA RD.

MARKETPLACE AT  
FOUR CORNERS



330 MULTI-FAMILY UNITS  
UNDER CONSTRUCTION

meijer  
MENARDS  
UNDER  
CONSTRUCTION



COMING SOON  
AURORA'S NEW 40 ACRE PUBLIC PARK

RENAISSANCE PARK BY PULTE  
300+ NEW RESIDENTIAL  
DEVELOPMENT

11.28 ACRES

10.07 ACRES

3,148 VPD

TREAT RD.

N. AURORA RD

16,738 VPD

16,629 VPD

SQUIRES RD

LIBERTY Ford Aurora

THE Atrium  
OF AURORA  
ASSISTED LIVING

# FACT SHEET

## AURORA, OH

**850 N. AURORA RD.**

### Property Highlights

#### **850 N. Aurora Road | Premier Development Opportunity in Aurora, OH**

This 21.35-acre high-exposure site sits at a busy, signalized intersection along Aurora Road with over 17,000 vehicles per day. Zoned M-1 Mixed-Use, it's ideal for retail, restaurant, medical office, or mixed-use development.

Located within Aurora's **Community Reinvestment Area** (CRA), the property is eligible for incentives like Tax Abatement or TIF (pending city approval).

Just steps from the major Renaissance at Geauga Lake redevelopment, featuring 300+ new homes by Pulte, Meijer and Menards, 330+ multifamily units, a 55+ community, luxury homes, retail, restaurants, and a new public park.

Minutes from the Marketplace at Four Corners, home to Target, Walmart, Home Depot, and more. The area boasts strong demographics with average household incomes of \$170,000 within a 5-mile radius.

**COMING SOON** ... Aurora Parks & Recreation Redevelopment Project.

Phase 1 & 2 under construction NOW (opening in the Fall of '26).

The City of Aurora has acquired 40 + Acres of the former SeaWorld and Geauga Lake Park.

This redevelopment project will become a destination Park and Recreation center for the residents of Aurora and the neighboring communities. This exciting project will connect to the 21 acres listed here.

To Learn more about this project visit the link below.

<https://engagemksk.mysocialpinpoint.com/aurora-park-at-geauga-lake>

# AERIAL VIEW

AURORA, OH

850 N. AURORA RD.

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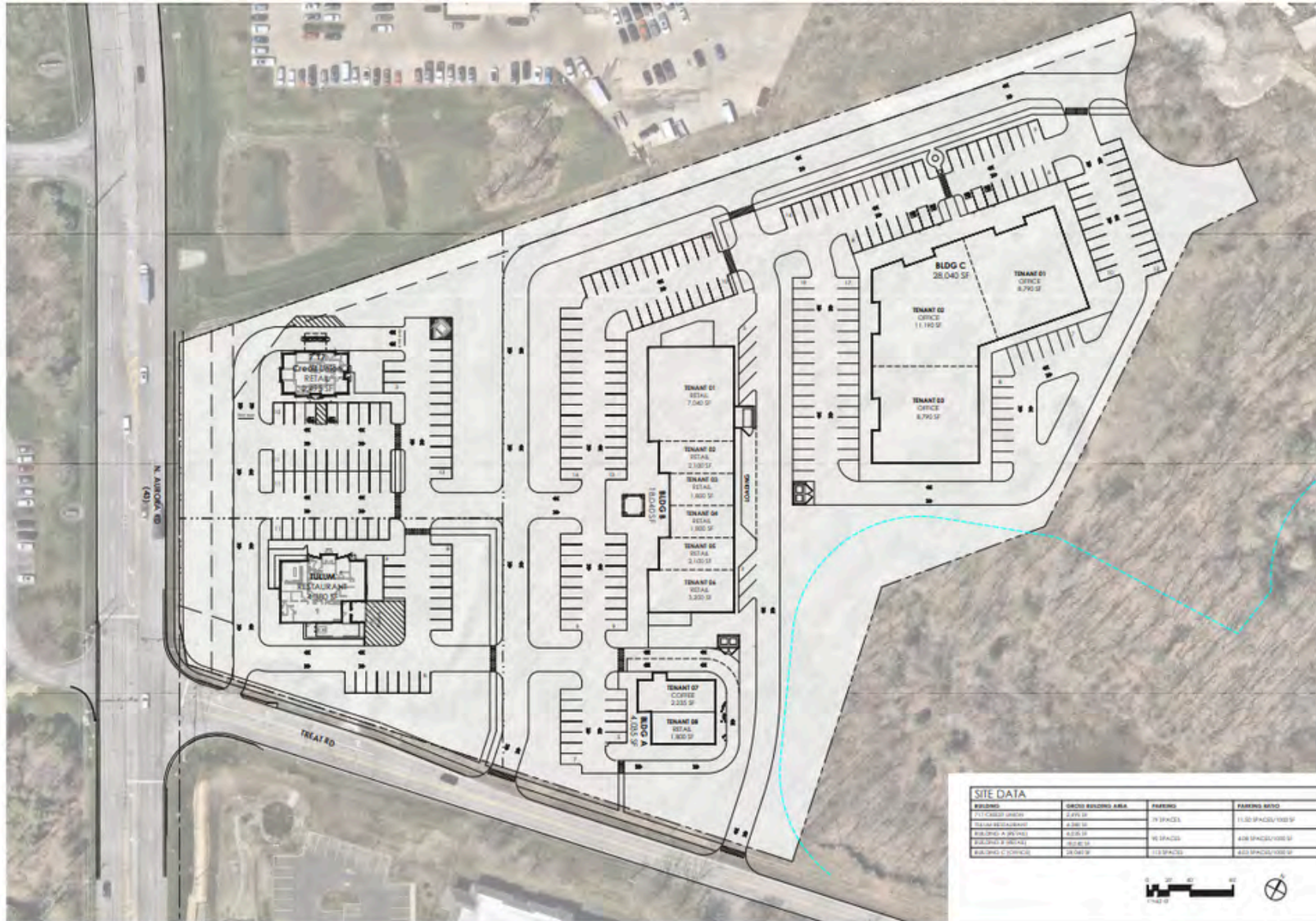
16.738 VPD

# PRELIMINARY SITE PLAN

AURORA, OH

850 N. AURORA RD.

## PRELIMINARY SITE PLAN



SITE DATA			
BUILDING	GROSS BUILDING AREA	PARKING	PARKING RATIO
OFFICE	2,471 SF	19 SPACES	11.32 SPACES/1000 SF
RETAIL	2,200 SF	14 SPACES	6.36 SPACES/1000 SF
RESTAURANT	4,500 SF	14 SPACES	3.11 SPACES/1000 SF
RETAIL	1,800 SF	11 SPACES	6.11 SPACES/1000 SF
RETAIL	1,800 SF	11 SPACES	6.11 SPACES/1000 SF



# PROPOSED PROJECT RENDERING

850 N. AURORA RD.

AURORA, OH



# SITE SURVEY

## AURORA, OH

850 N. AURORA RD.

### NOTES:

- 1) STORMWATER EASEMENTS, STORM SEWER EASEMENTS (LINE) ADJACENT TO THE RIGHT OF WAY ARE TRANSFERRED TO THE CITY OF AURORA.
- 2) STORM SEWER EASEMENTS (LINE) AND STORM WATER MANAGEMENT EASEMENTS ARE GRANTED TO THE RENAISSANCE PARK AT GEOLA LAKE HOMEOWNERS ASSOCIATION.
- 3) 12" UTILITY EASEMENTS ARE GRANTED TO ERW (ERW), THE RAINIER CREEK, WINDSTREAM, COMMUNICATIONS AND EASTMAN EAST (AND GAS) TO BE SET AT ALL CORNERS AND CHANGES IN ALIGNMENT.
- 4) SANITARY SEWER EASEMENT SHALL BE GRANTED TO THE CITY OF AURORA.
- 5) EASEMENTS ARE DIVIDED EQUALLY ALONG LOT LINES UNLESS OTHERWISE SPECIFIED.
- 6) MINIMUM BUILDING SETBACKS: SINGLE FAMILY (SUBLOTS 1 THROUGH 36): FRONT YARD SETBACK = 35.00' SIDE YARD SETBACK = 10.00' REAR YARD SETBACK = 25.00' TOWNHOME (SUBLOTS 37-41 THROUGH 50-54): FRONT YARD SETBACK = 35.00' SIDE YARD SETBACK = 10.00' REAR YARD SETBACK = 10.00'



### CURVE TABLE

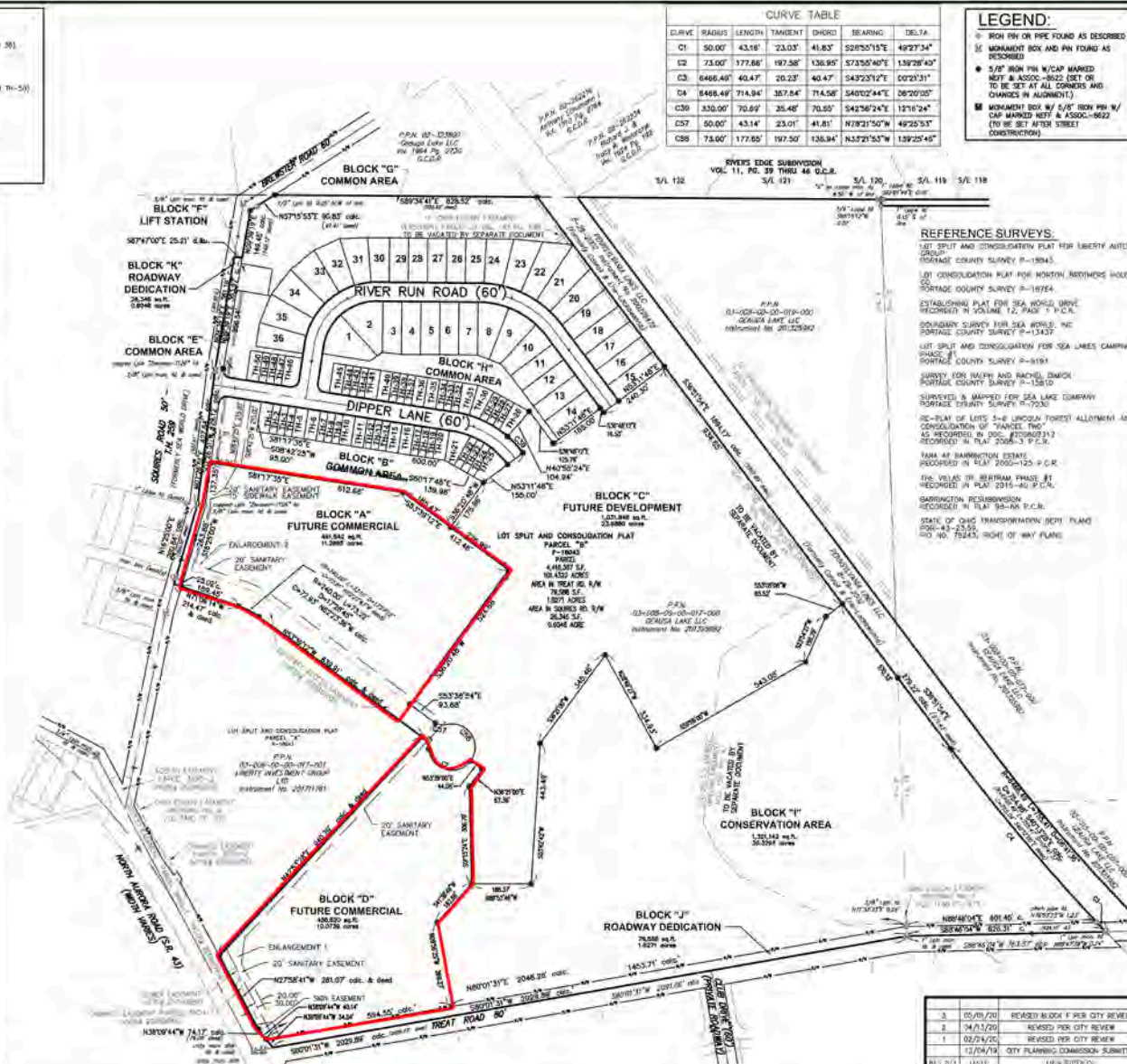
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	43.16'	23.03'	41.83'	S27°31'15"E	49°27'34"
C2	73.00'	177.66'	197.58'	136.95'	S73°55'40"E	136°28'43"
C3	6466.40'	404.47'	20.23'	40.47'	S42°23'12"E	0°23'31"
C4	8466.49'	714.94'	357.84'	714.98'	S40°02'44"E	26°20'05"
C50	830.00'	70.89'	35.48'	70.95'	S42°56'24"E	1°16'24"
C57	50.00'	43.14'	23.01'	41.81'	N78°21'50"W	49°25'53"
C58	73.00'	177.65'	197.50'	136.94'	N35°21'53"W	139°25'45"

### LEGEND:

- IRON PIN OR PIPE FOUND AS DESCRIBED
- MEASUREMENT BOX AND PIN FOUND AS DESCRIBED
- 5/8" IRON PIN W/ CAP MARKED WITH 1/2" ASSOC. #002 (SET OR TO BE SET AT ALL CORNERS AND CHANGES IN ALIGNMENT)
- MEASUREMENT BOX W/ 5/8" IRON PIN W/ CAP MARKED WITH 1/2" ASSOC. #002 (TO BE SET AFTER STREET CONSTRUCTION)

### REFERENCE SURVEYS:

- 1) LOT SPLIT AND CONSOLIDATION PLAT FOR LIBERTY AUTO GROUP PORTAGE COUNTY SURVEY P-18943.
- 2) LOT CONSOLIDATION PLAT FOR HORTON BEDFORDS HOUSING PORTAGE COUNTY SURVEY P-18764.
- 3) ESTABLISHING PLAT FOR SEA WORLD DRIVE RECORDED IN VOLUME 12, PAGE 1 P.C.A.
- 4) BOUNDARY SURVEY FOR SEA WORLD, INC. PORTAGE COUNTY SURVEY P-13437.
- 5) LOT SPLIT AND CONSOLIDATION FOR SEA LAKES CAMPING PHASE 2 PORTAGE COUNTY SURVEY P-8184.
- 6) SURVEY FOR RAVER AND RAYCH, DIVISION PORTAGE COUNTY SURVEY P-15810.
- 7) SURVEYED & MAPPED FOR SEA LAKE COMMONS PORTAGE COUNTY SURVEY P-10335.
- 8) RE-PLAY OF LOTS 5-6 LINCOLN FOREST ALIGNMENT AND CONSOLIDATION OF "FENCE" LOT AS RECORDED IN VOL. #70802-112 RECORDED IN PLAT 2008-3 P.C.A.
- 9) TAMA AT HARRINGTON ESTATE RECORDED IN PLAT 2000-128 P.C.A.
- 10) THE VILLAS OF BEETHAM PHASE #1 RECORDED IN PLAT 2015-40 P.C.A.
- 11) STATE OF OHIO TRANSPORTATION DEPT PLANS (DSC-43-2355) (D-NO. 75843) RIGHT OF WAY PLANS.



NO.	DATE	REVISION
3	05/09/20	RECORD BLOCK F PER CITY REVIEW
2	04/13/20	REVISED PER CITY REVIEW
1	02/14/20	REVISED PER CITY REVIEW
	12/04/19	CITY PLANNING COMMISSION SUBMITTAL

REVISED PER CITY REVIEW  
CITY PLANNING COMMISSION SUBMITTAL



RENAISSANCE PARK AT GEOLA LAKE (WEST)  
PHASE 1 - OVERALL PLAT  
CITY OF AURORA, COUNTY OF PORTAGE, STATE OF OHIO

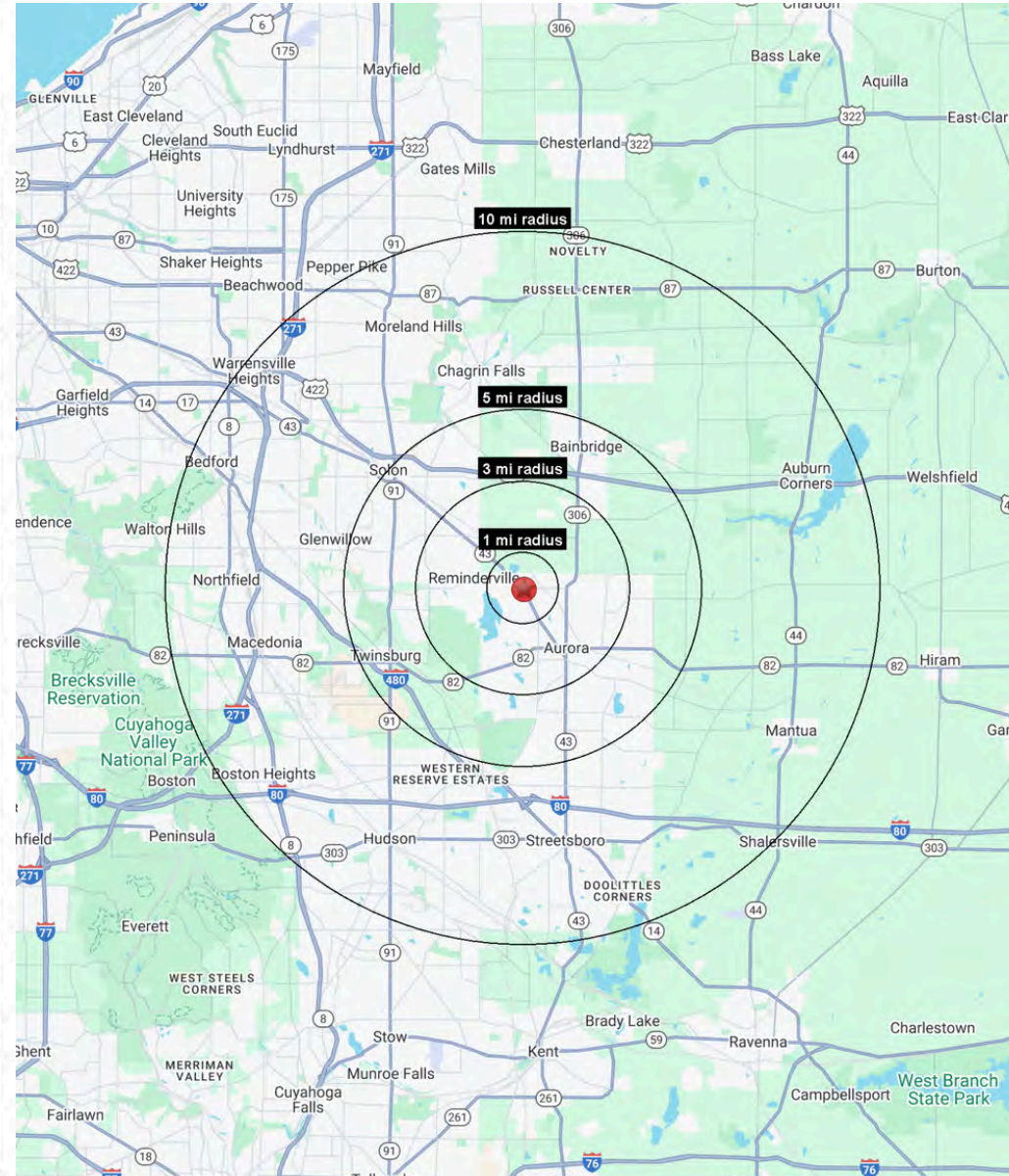
NEFF & ASSOCIATES  
SHEET NO. 2 OF 3

# RADIUS MAP

## AURORA, OH

**850 N. AURORA RD.**

850 N Aurora Rd Aurora, OH 44202	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2025 Estimated Population	23,585	63,122	120,738
2030 Projected Population	23,449	62,063	118,198
2020 Census Population	23,942	63,893	123,282
2010 Census Population	20,492	57,003	114,647
Projected Annual Growth 2025 to 2030	-0.1%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2025	1.0%	0.7%	0.4%
2025 Median Age	44.3	44.2	44.0
<b>Households</b>			
2025 Estimated Households	9,370	24,493	47,098
2030 Projected Households	9,531	24,463	46,760
2020 Census Households	9,195	24,280	47,250
2010 Census Households	7,928	21,819	43,674
Projected Annual Growth 2025 to 2030	0.3%	-	-0.1%
Historical Annual Growth 2010 to 2025	1.2%	0.8%	0.5%
<b>Race and Ethnicity</b>			
2025 Estimated White	81.6%	76.9%	79.0%
2025 Estimated Black or African American	7.3%	10.3%	10.7%
2025 Estimated Asian or Pacific Islander	7.4%	9.1%	6.7%
2025 Estimated American Indian or Native Alaskan	-	-	-
2025 Estimated Other Races	3.6%	3.6%	3.6%
2025 Estimated Hispanic	2.5%	2.6%	2.5%
<b>Income</b>			
2025 Estimated Average Household Income	\$178,288	\$176,417	\$173,572
2025 Estimated Median Household Income	\$130,762	\$127,785	\$126,108
2025 Estimated Per Capita Income	\$70,901	\$68,550	\$67,792
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.0%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	2.0%	2.6%	2.9%
2025 Estimated High School Graduate	17.7%	18.1%	19.9%
2025 Estimated Some College	15.8%	14.7%	15.2%
2025 Estimated Associates Degree Only	7.6%	6.6%	7.0%
2025 Estimated Bachelors Degree Only	30.2%	30.9%	30.4%
2025 Estimated Graduate Degree	26.1%	26.1%	23.3%
<b>Business</b>			
2025 Estimated Total Businesses	645	2,497	5,836
2025 Estimated Total Employees	7,667	28,595	85,050
2025 Estimated Employee Population per Business	11.9	11.5	14.6
2025 Estimated Residential Population per Business	36.6	25.3	20.7



# CONTACT INFORMATION

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