

1.16 AC DEVELOPMENT SITE

2600 E AURORA ROAD, TWINSBURG, OHIO 44087

CBRE

GROUND LEASE



SITE
1.16 AC

EXCLUSIVE CONTACT:

Kevin Moss
Senior Vice President
216 363 6453
kevin.moss@cbre.com

CBRE, Inc.
950 Main Ave, Suite 800
Cleveland, Ohio 44113
www.cbre.us

THE OPPORTUNITY

- 1.16 AC downtown Twinsburg development site for ground lease
- High traffic counts over 16k VPD (source ODOT TIMS)
- Zoned: Downtown District (retail, service, medical permitted)
- Dimensions: 210' x 242'
- Affluent market of \$162,380 in 5 mile radius
- Located in downtown Twinsburg, neighboring Tenants include Giant Eagle, Starbucks, Panera, Chipotle, Sheetz, Dunkin and many more



Quick Stats - 5 Mile Radius



DAYTIME
POPULATION
101,088



POPULATION
85,869



HOUSEHOLDS
34,204



POPULATION
25 & OVER
61,732



AVG. HOUSEHOLD
INCOME
\$162,380

AERIAL VIEW



RETAIL TRADE MAP

TWINSBURG- MACEDONIA RETAIL TRADE AREA

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 Girlsout 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
2025 Population - Current Year Estimate	2,913	33,810	85,869
2025 Daytime Population	7,262	38,925	101,088
2025 Households - Current Year Estimate	1,315	38,935	101,088
2025 Average Household Income	\$89,409	\$159,218	\$162,380
2030 Average Household Income Projection	\$101,806	\$183,328	\$186,356
2025 Median Household Income	\$62,311	\$116,422	\$119,532
2025 Population Over 25	2,024	24,023	61,732

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