



**0.91 Acres
For Sale**

AURORA ROAD -15,778 VPD

For sale

0.91 Acres of Land
Aurora Road, Solon
Asking Price - \$700,000
Zoned C-3 Commercial

34501 Aurora Road Land / Solon

Land For Sale

Asking Price - \$700,000

Property Overview

- 0.91 Acres of land
- Parcel #: 954-29-056
- Zoned C-3 Commercial
- Curb cut on parcel in-place
- 1,200 - 60,000 Potential Building Size, Max 35 feet
- Permitted uses: retail store, daycare, food services, medical, office and more



34501 Aurora Road Land / Solon



Over 500

Solon is home to more than 500 industrial, commercial, retail and professional businesses.



23 Miles

Cleveland Hopkins International Airport is located east of Solon via I-480.



360 Acres

Cleveland Metroparks (the South Chagrin Reservation) and three golf courses within the border.

Sources: www.solonohio.org; wikipedia/solon; Google



Demographics



Population

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
5,404	92,096	384,366



Daytime Population

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
8,536	103,648	425,594



Daytime Workers

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
6,170	59,990	235,884



Number of Households

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
2,205	39,863	174,324



Average Household Income

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
\$129,683	\$143,807	\$123,953



Median Household Age

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
43.7	45.1	44.0

JLL

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