

Freestanding 3,048 SF Former Drive-Thru Restaurant on 1.36 Acres

2363 E AURORA RD | TWINSBURG | OHIO

FOR LEASE | FOR SALE



BLUE ANYON
COTTAGES • TOWNES



AVAILABLE



19,471 VPD

247.35'

144.58'

Wilcox Dr

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CBRE

THE OPPORTUNITY

- Freestanding 3,048 SF former Wendy's with drive-thru on 1.36 Acres for lease or sale!
- The space is fully built-out with equipment in place!
- Excellent Traffic Counts of 19,471 VPD on Aurora Road (Source: ODOT)
- Located off of I-480 with over 42,032 VPD (Source: ODOT)
- Join Area Retailers and Restaurants Cracker Barrel, GetGo, Sheetz, SushiEn, Burgers2Beer, McDonald's, Circle K, Burger King, Key Bank and many more!
- Dense Population of 34,882 people within a 3-mile radius and an average household income of \$136,477



QUICK STATS 5 MILE RADIUS



DAYTIME
POPULATION
99,769



POPULATION
88,746



HOUSEHOLDS
35,173

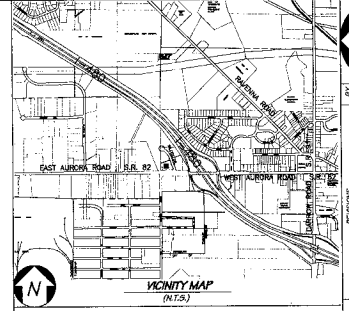
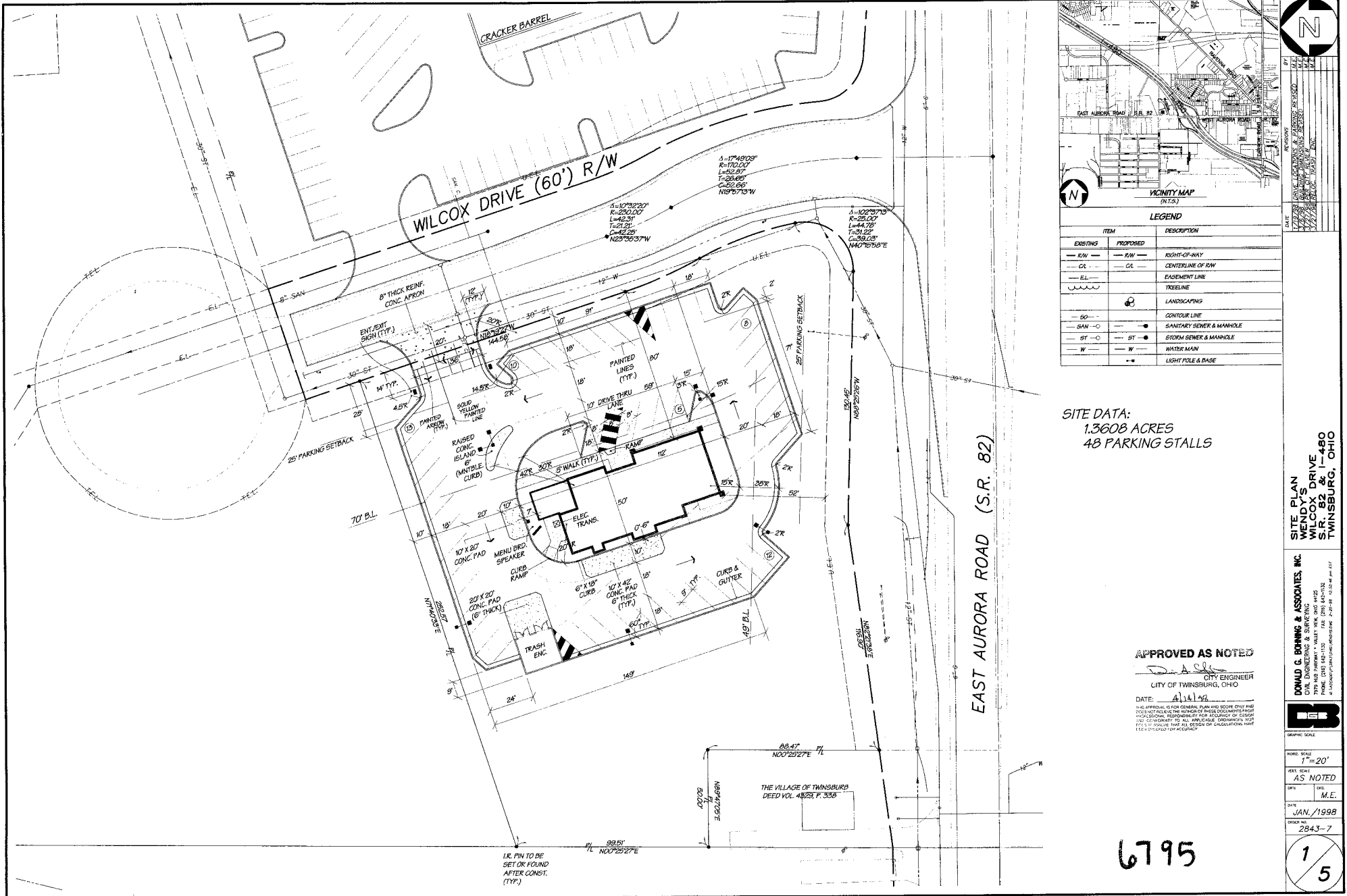


POPULATION
25 & OVER
63,589



AVG. HOUSEHOLD
INCOME
\$143,861

SITE PLAN



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	RIGHT-OF-WAY
---	---	CENTERLINE OF R/W
---	---	EASEMENT LINE
---	---	TREELINE
---	---	LANDSCAPING
---	---	CONTOUR LINE
---	---	SANITARY SEWER & MANHOLE
---	---	STORM SEWER & MANHOLE
---	---	WATER MAIN
---	---	LIGHT POLE & BASE

SITE DATA:
 1.3608 ACRES
 48 PARKING STALLS

APPROVED AS NOTED
 [Signature]
 CITY ENGINEER
 CITY OF TWINSBURG, OHIO

DATE: 4/11/98
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DATE: 1/19/98
BY: [Signature]
SCALE: 1" = 20'
PROJECT: AS NOTED
DRAWN: M.E.
DATE: JAN, 1998
ORDER NO.: 2843-7

SITE PLAN
48' WILCOX DRIVE
S.R. 82 & 1-480
TWINSBURG, OHIO

DONALD G. BORING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 10000 WILCOX DRIVE, SUITE 100
 TWINSBURG, OHIO 44098
 PHONE: (419) 338-1200 FAX: (419) 338-1201
 A LICENSED PROFESSIONAL ENGINEER - 27258 - 12-20-88

GRAPHIC SCALE
 1" = 20'

6795

1/5



Walgreens

CHASE

Starbucks
Mr. Chicken
University Hospitals
Urgent Care
PNC

Davita

DUNKIN'

McDonald's

KeyBank

BURGER KING

SHEETZ

Cracker Barrel
OLD COUNTRY STORE

480

TULUM
MEXICAN RESTAURANTS

SUSHI EN

getGo
CAFE + MARKET

42,032 VPD

B2B
Hungry 24 Hour

Wilcox Dr

144.58'

247.35'

E Aurora Rd - 19,471 VPD

AVAILABLE

CBRE

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 Girlscout 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

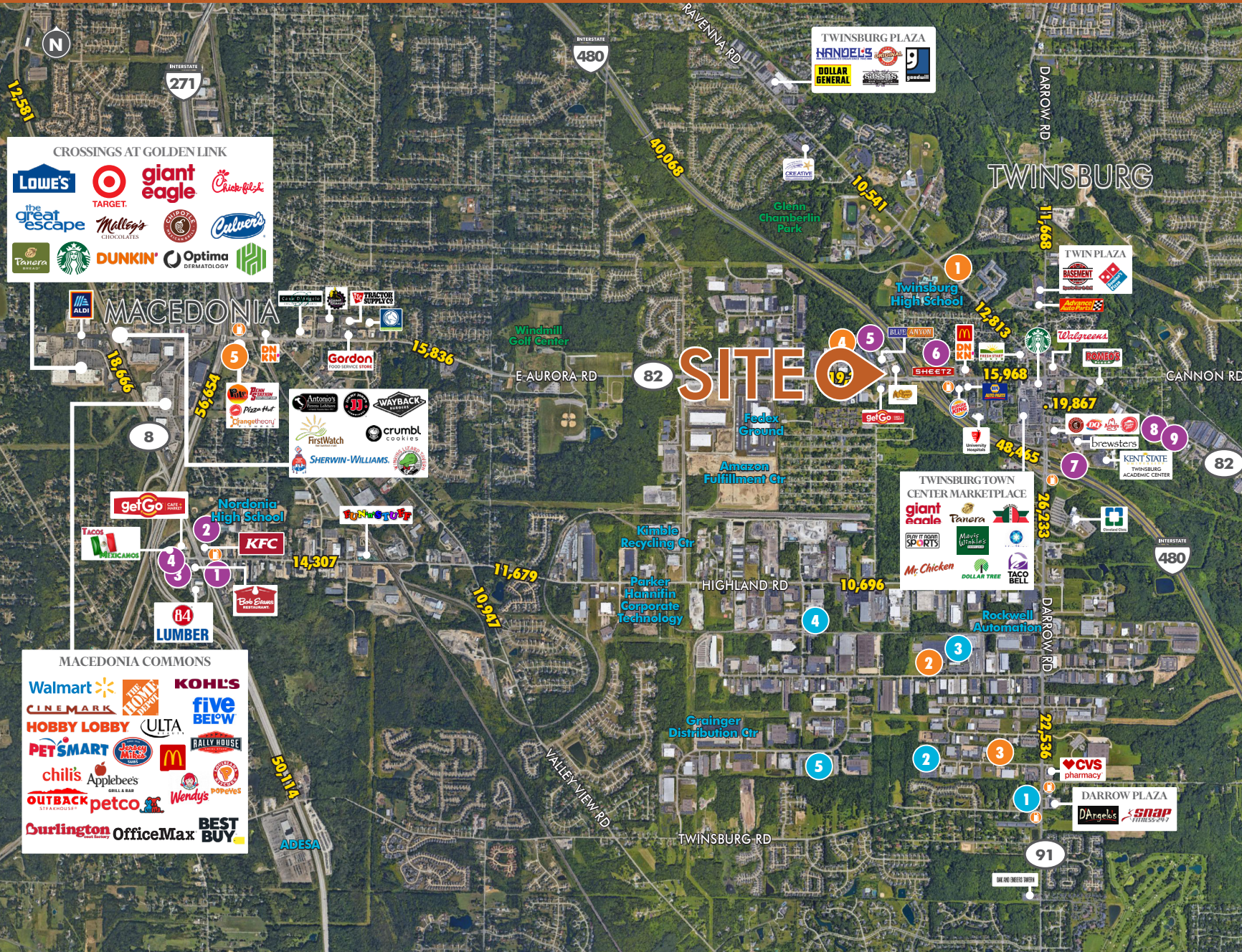
MAJOR EMPLOYERS

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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Licensed Real Estate Broker

Last Updated: November 26, 2024



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	3,797	34,882	88,746
2024 Daytime Population	9,908	39,572	99,769
2024 Households - Current Year Estimate	1,675	13,594	35,173
2024 Average Household Income	\$87,203	\$136,477	\$143,861
2029 Average Household Income Projection	\$102,216	\$158,548	\$166,640
2024 Median Household Income	\$57,344	\$108,019	\$108,030
2024 Population 25 and Over	2,683	24,733	63,589

CONTACT EXCLUSIVE AGENTS:

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