

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

2363 E AURORA RD | TWINSBURG | OHIO

PRICE REDUCED! FOR SALE & FOR LEASE



BLUE CANYON
KITCHEN + TAVERN



AVAILABLE



19,471 VPD

247.35'

144.58'

Wilcox Dr

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THE OPPORTUNITY

- For Sale: ~~\$750,000~~ \$710,000
- 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
100,638



POPULATION
88,359



HOUSEHOLDS
35,389

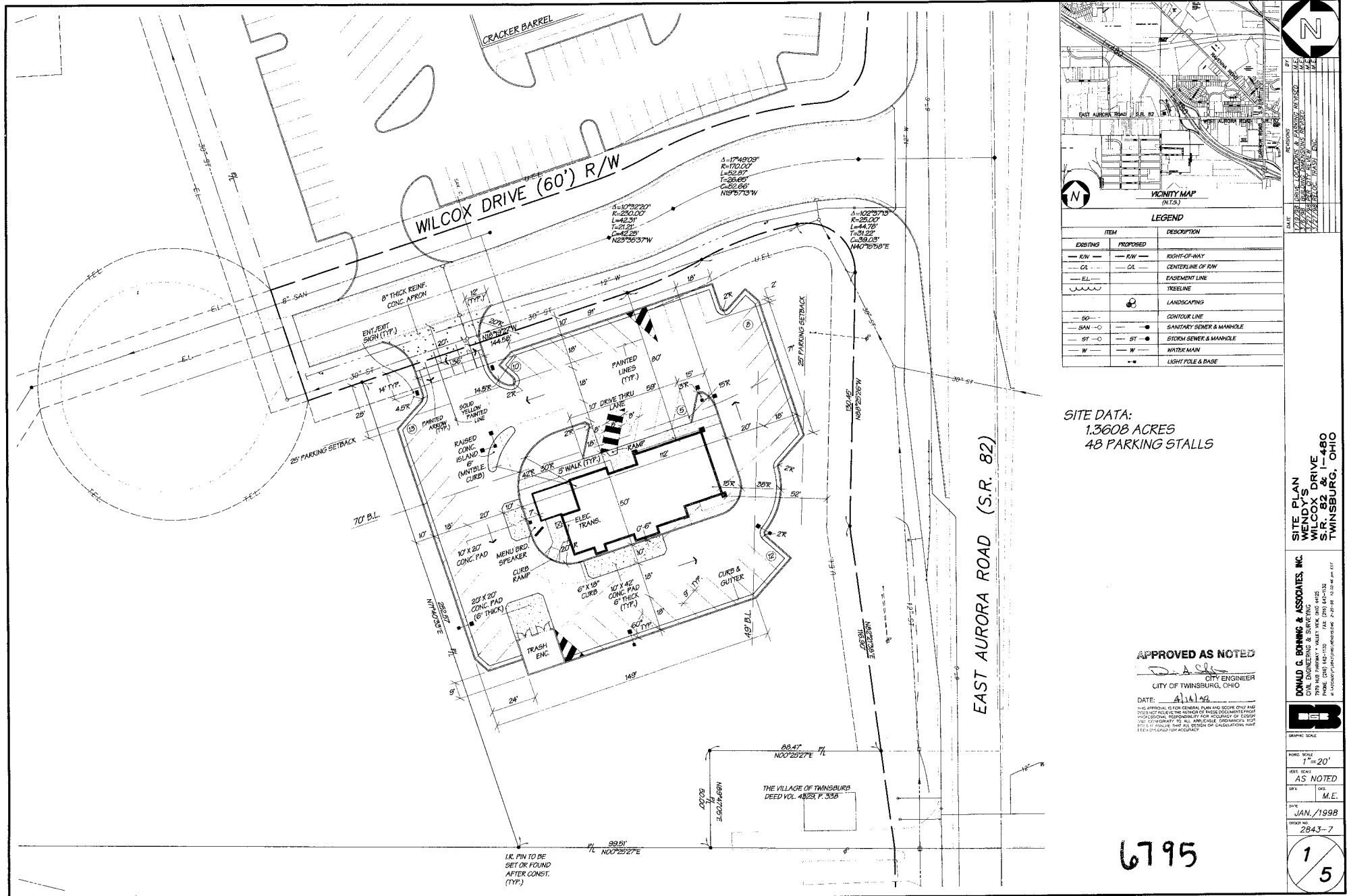


POPULATION
25 & OVER
63,839



AVG. HOUSEHOLD
INCOME
\$159,373

SITE PLAN





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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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	3,823	34,681	88,359
2025 Daytime Population	10,248	40,985	100,638
2025 Households - Current Year Estimate	1,702	13,688	35,389
2025 Average Household Income	\$97,355	\$157,720	\$159,373
2030 Average Household Income Projection	\$112,006	\$181,635	\$183,451
2025 Median Household Income	\$61,957	\$116,593	\$117,038
2025 Population 25 and Over	2,682	24,746	63,839

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