

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

2363 E AURORA RD | TWINSBURG | OHIO

PRICE REDUCED! FOR SALE & FOR LEASE



AVAILABLE



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**CBRE**

# 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**

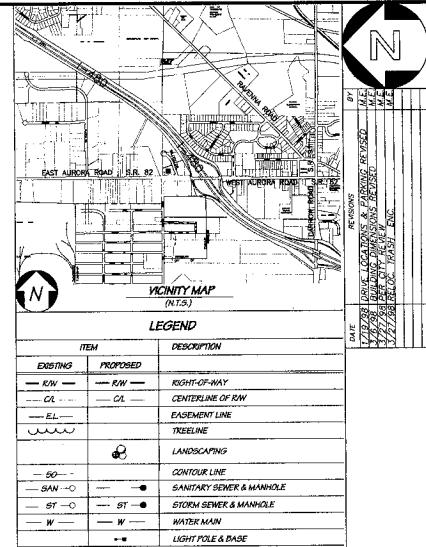
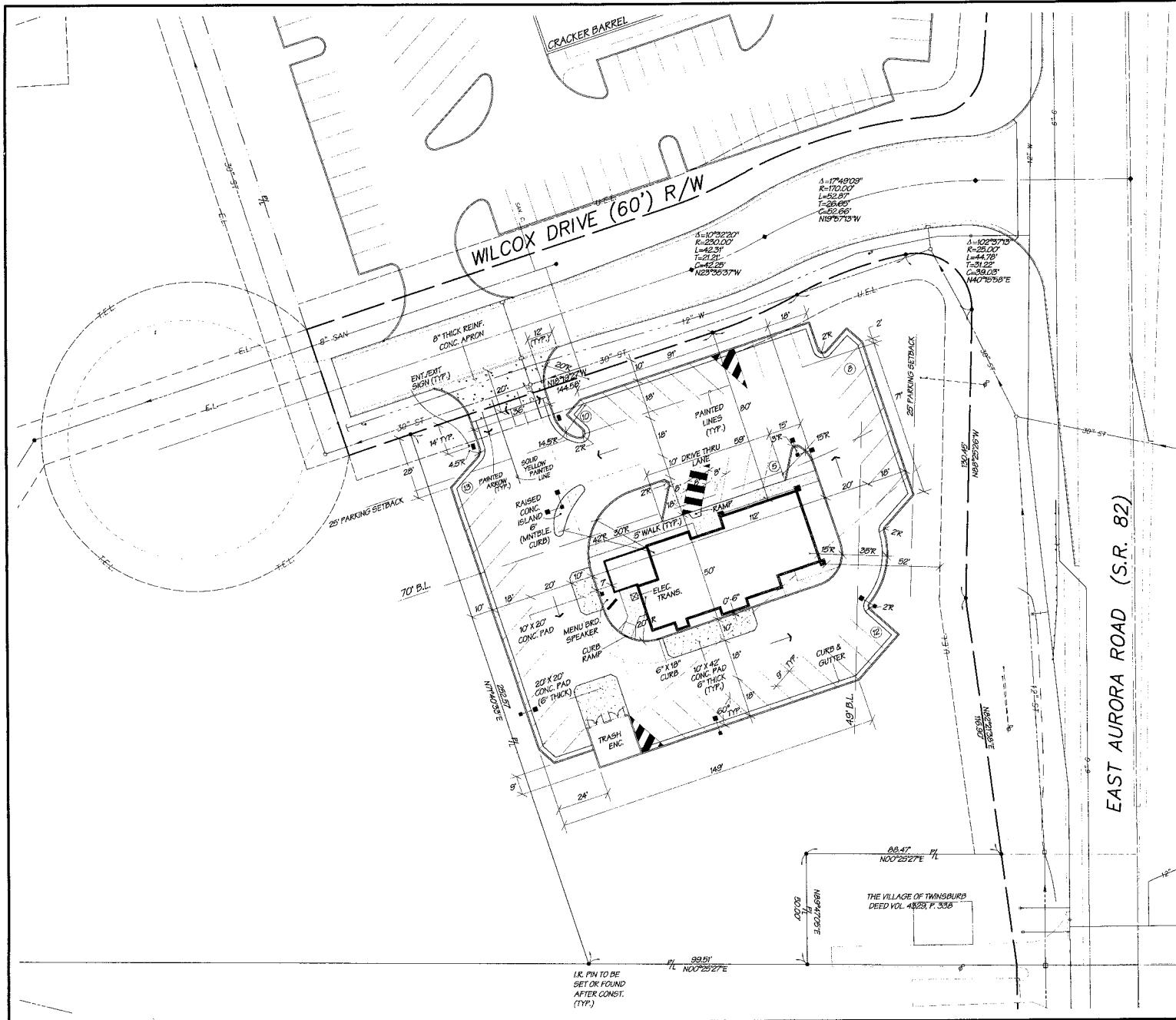


POPULATION  
25 & OVER  
**63,839**



AVG. HOUSEHOLD  
INCOME  
**\$159,373**

# SITE PLAN



SITE DATA:  
1.3608 ACRES  
48 PARKING STALLS

*EAST AURORA ROAD (S.R. 82)*

<b>APPROVED AS NOTED</b>	
<i>Don A. Slay</i>	
CITY ENGINEER	
CITY OF TWINSBURG, OHIO	
DATE:	4/14/98
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SITE PLAN  
WENDY'S  
WILCOX DRIVE  
S.R. 82 & I-480  
TWINSSBURG, OHIO

**DONALD G. BONNING & ASSOCIATES, INC.**  
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LACONIA, NH (20242) OFFICES ONE 2-25-88 12-20-88 6557

A graphic scale logo consisting of a black square with a white 'B' shape inside, and the text 'GRAPHIC SCALE' below it.

HORZ. SCALE	
1"=20'	
VERT. SCALE	
AS NOTED	
ORIN	CHG.
DATE	JAN./1998
ORDER NO.	
2843-7	

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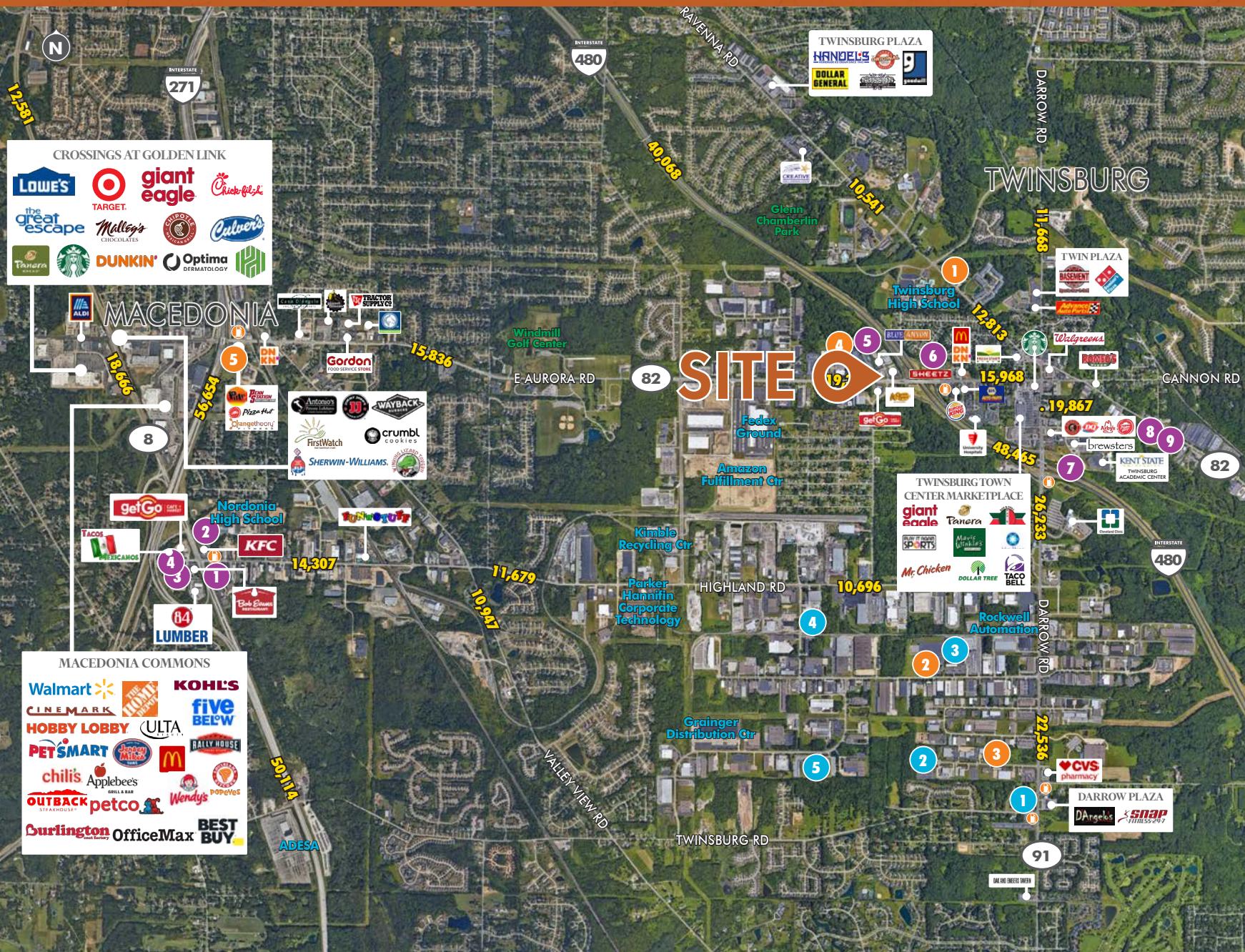
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AVAILABLE

CBRE

# RETAIL TRADE MAP



# **TWINSBURG- MACEDONIA**

TRADE ARFA 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

## CONTACT EXCLUSIVE AGENTS:

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