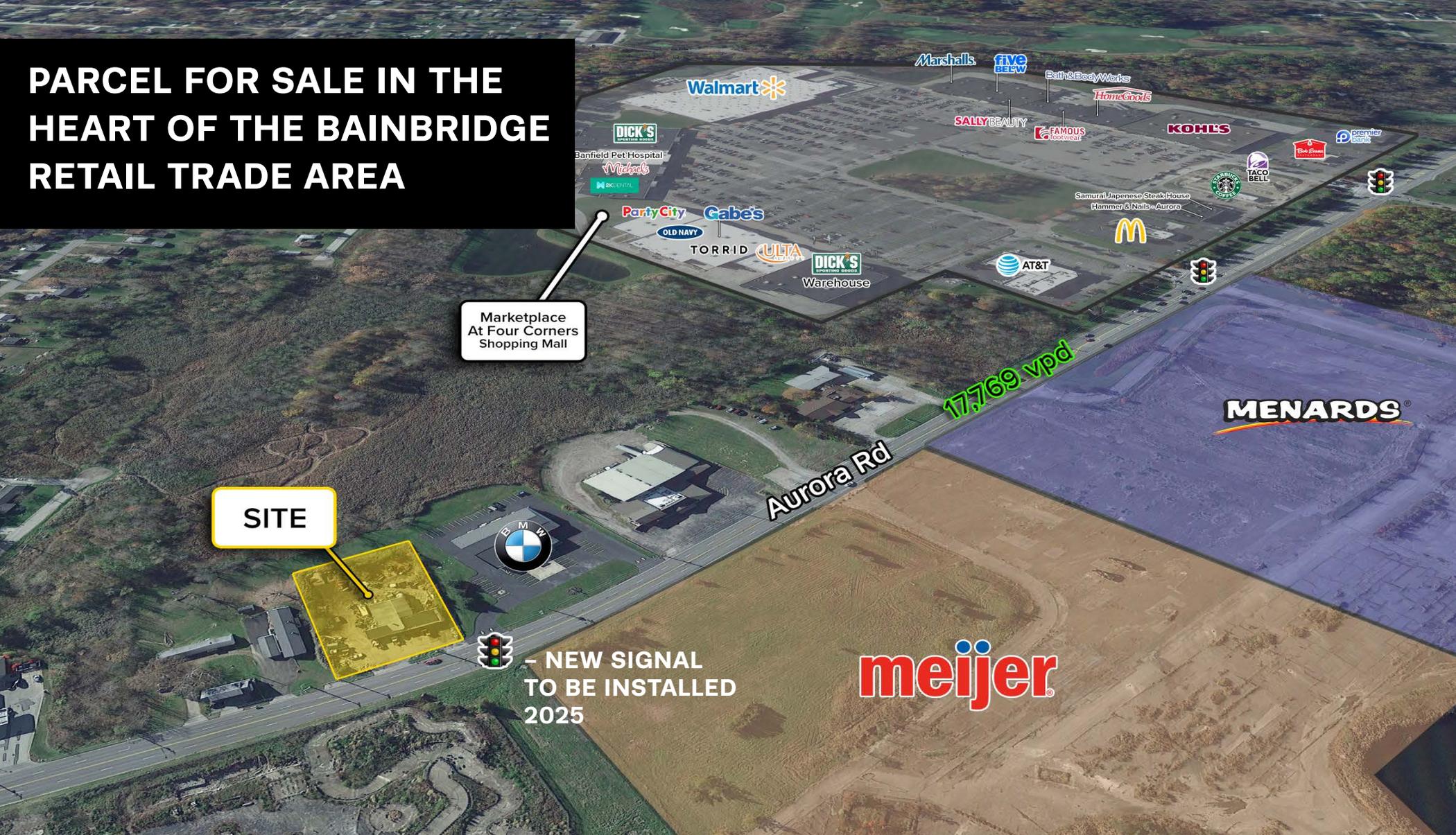


PARCEL FOR SALE IN THE HEART OF THE BAINBRIDGE RETAIL TRADE AREA



0.86 AC REDEVELOPMENT OPPORTUNITY
7331 AURORA RD, BAINBRIDGE, OH 44202

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PARCEL FOR SALE IN BAINBRIDGE RETAIL TRADE AREA

7331 AURORA RD, BAINBRIDGE, OH 44202

PROPERTY OVERVIEW

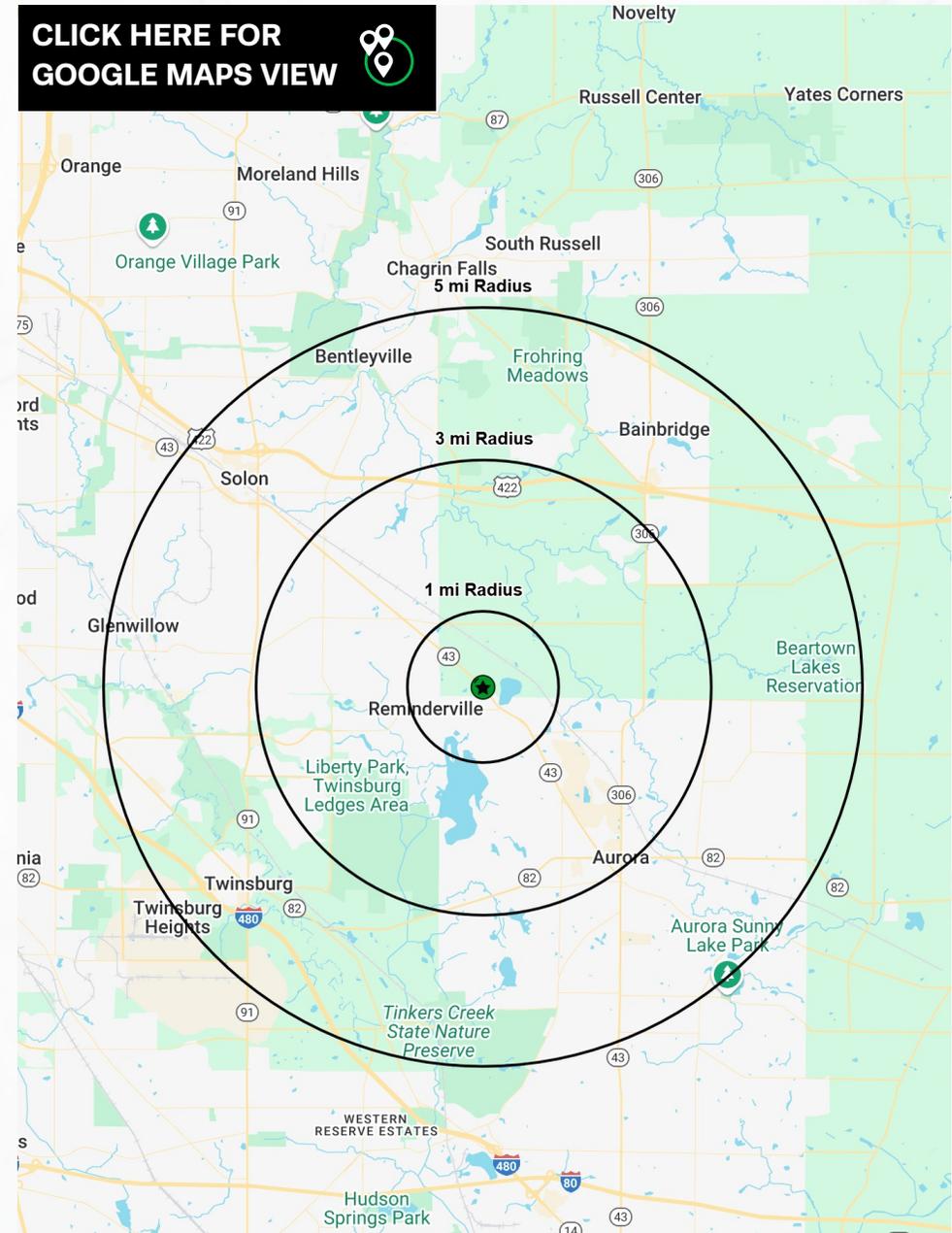
PROPERTY SUMMARY

- 0.86 AC parcel for sale in the heart of the Bainbridge retail trade area
- New traffic signal at SR 43 and Big Dipper Road coming 2025, improving site access
- Property is positioned across the street from brand new Meijer (opening early 2026) and Menards box stores
- Former Geauga lake amusement park redevelopment underway with 330 Multi-Family units, a 47 AC park, and over 400 homes under construction
- Over 17,769 VPD on SR 43 at the site
- Excellent redevelopment opportunity in a rapidly developing trade area
- Surrounding market boasts strong HH incomes and increasing population

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	2,631	26,238	70,740
HOUSEHOLDS	1,057	10,317	27,573
AVERAGE HH INCOME	\$139,290	\$186,096	\$173,627
MEDIAN HH INCOME	\$96,106	\$132,498	\$126,688
DAYTIME POPULATION	4,677	15,443	59,374

CLICK HERE FOR
GOOGLE MAPS VIEW



PARCEL FOR SALE IN BAINBRIDGE RETAIL TRADE AREA

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SITE PLAN

Bainbridge Township
- Aurora, OH

The Shops at Marketplace



HANNA
COMMERCIAL REAL ESTATE

- The Geauga Lake District
- Preserved Green Space
- Available
- Under Contract
- Parking for Recreational Trail

SITE

Marketplace at Four Corners

Walmart * Michaels KOHL'S

PET SMART HomeGoods SALLY BEAUTY

DICK'S Sporting Goods Marshalls Party City

ULTA five BEL'W McDonald's Game Stop

FAMOUS footwear Bob Evans

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MICRO AERIAL



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MACRO AERIAL

