

AVAILABLE FOR SALE OR GROUND LEASE

393 E. AURORA RD. MACEDONIA, OHIO 44067



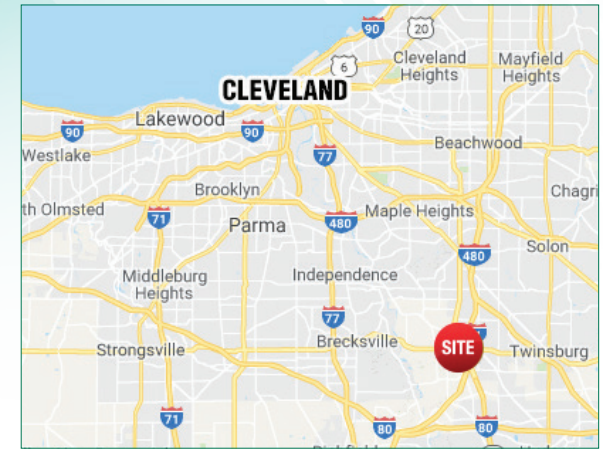
[VIEW ON ANCHORCLE.COM](https://www.anchorcle.com)

HIGHLIGHTS

- Approximately 1.8 acres for Sale or Ground Lease
- Potential to lease up to 12,800 SF
- Macedonia is an affluent, established and growing market
- Location caters to the Southeast suburbs of Cleveland and the Northeast suburbs of Akron
- Rare, available land within the confined Macedonia regional retail trade area
- Zoned B-3 General Business District
- PPN: 33-01406
- Visibility from Route 8
- Approximately 1.8 Acres

TRAFFIC COUNTS

Route 8 = 18,758 VPD



DEMOGRAPHICS

2020 ESTIMATES	1 mile	3 mile	5 mile
Population	3,947	34,072	63,411
Households	1,647	14,144	25,914
Average HH Income	\$94,621	\$100,304	\$107,179
Daytime Employees	4,640	14,242	52,873

CONTACT

CHRIS MCFARLAND
cmcfarland@anchorcleland.com
216.342.2578

Anchor
CLEVELAND

24500 CHAGRIN BLVD., SUITE 100
BEACHWOOD, OHIO 44122
[WWW.ANCHORCLE.COM](https://www.anchorcle.com)

393 E. AURORA RD. MACEDONIA, OHIO 44067

TRADE AERIAL



CHRIS MCFARLAND - 216.342.2578

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Anchor Cleveland, LLC, and its agents, associates and employees make no guarantee, warranty, or representation of the property. All images contained herein are the property of Anchor Cleveland, LLC and shall not be duplicated or reproduced without express written consent of Anchor Cleveland, LLC.

393 E. AURORA RD. MACEDONIA, OHIO 44067

LOW AERIAL

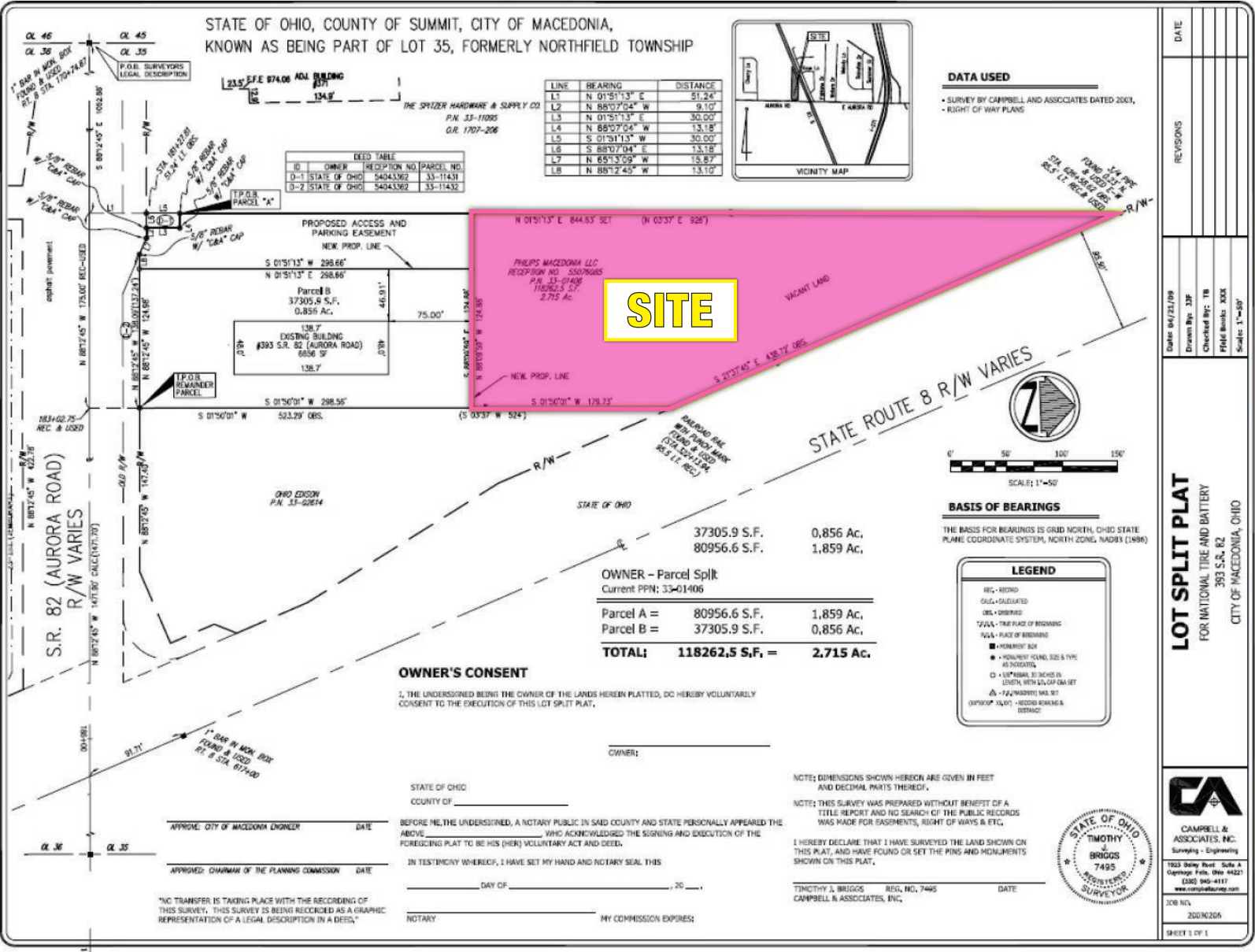


CHRIS MCFARLAND - 216.342.2578

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Anchor Cleveland, LLC, and its agents, associates and employees make no guarantee, warranty, or representation of the property. All images contained herein are the property of Anchor Cleveland, LLC and shall not be duplicated or reproduced without express written consent of Anchor Cleveland, LLC.

393 E. AURORA RD. MACEDONIA, OHIO 44067

SITE PLAN

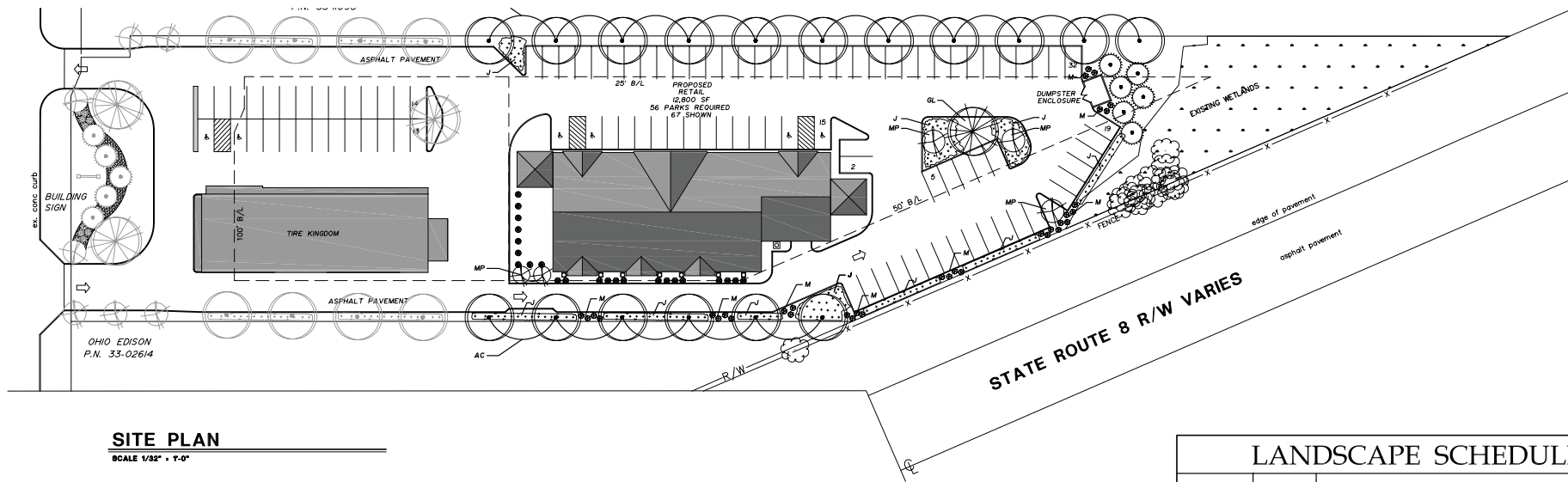


CHRIS MCFARLAND - 216.342.2578

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Anchor Cleveland, LLC, and its agents, associates and employees make no guarantee, warranty, or representation of the property. All images contained herein are the property of Anchor Cleveland, LLC and shall not be duplicated or reproduced without express written consent of Anchor Cleveland, LLC.

393 E. AURORA RD. MACEDONIA, OHIO 44067

ELEVATIONS



SITE PLAN
SCALE 1/32" = 1'-0"



LANDSCAPE SCHEDULE			
QUANTITY	SYMBOL	PLANT DESCRIPTION	SIZE
TREES			
1	AC	Acer Rubrum, 'October Glory'	2" cal.
		October Glory Red Maple	B&B
1	MP	Malus sp., 'Spring Snow'	2" cal.
		Spring Snow Flowering Crabapple Tree	B&B
1	PC	Picea abies, glauca 'Conica'	6' hgt.
		Dwarf Alberta Spruce	B&B
1	GL	Gleditsia triacanthos, 'Skyline'	2" cal.
		Skyline Honeylocust	B&B
QUANTITY	SYMBOL	PLANT DESCRIPTION	SIZE
DECIDUOUS SHRUBS			
1	M	Miscanthus s., 'Morning Light'	#2 clump
		Morning Light Ornamental Grass	48" o.c.
EVERGREEN SHRUBS			
1	J	Juniperus Horizontalis, 'Blue Chip'	15" Spr.
		Blue Chip Juniper	#3 cont.



CHRIS MCFARLAND - 216.342.2578

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Anchor Cleveland, LLC, and its agents, associates and employees make no guarantee, warranty, or representation of the property. All images contained herein are the property of Anchor Cleveland, LLC and shall not be duplicated or reproduced without express written consent of Anchor Cleveland, LLC.

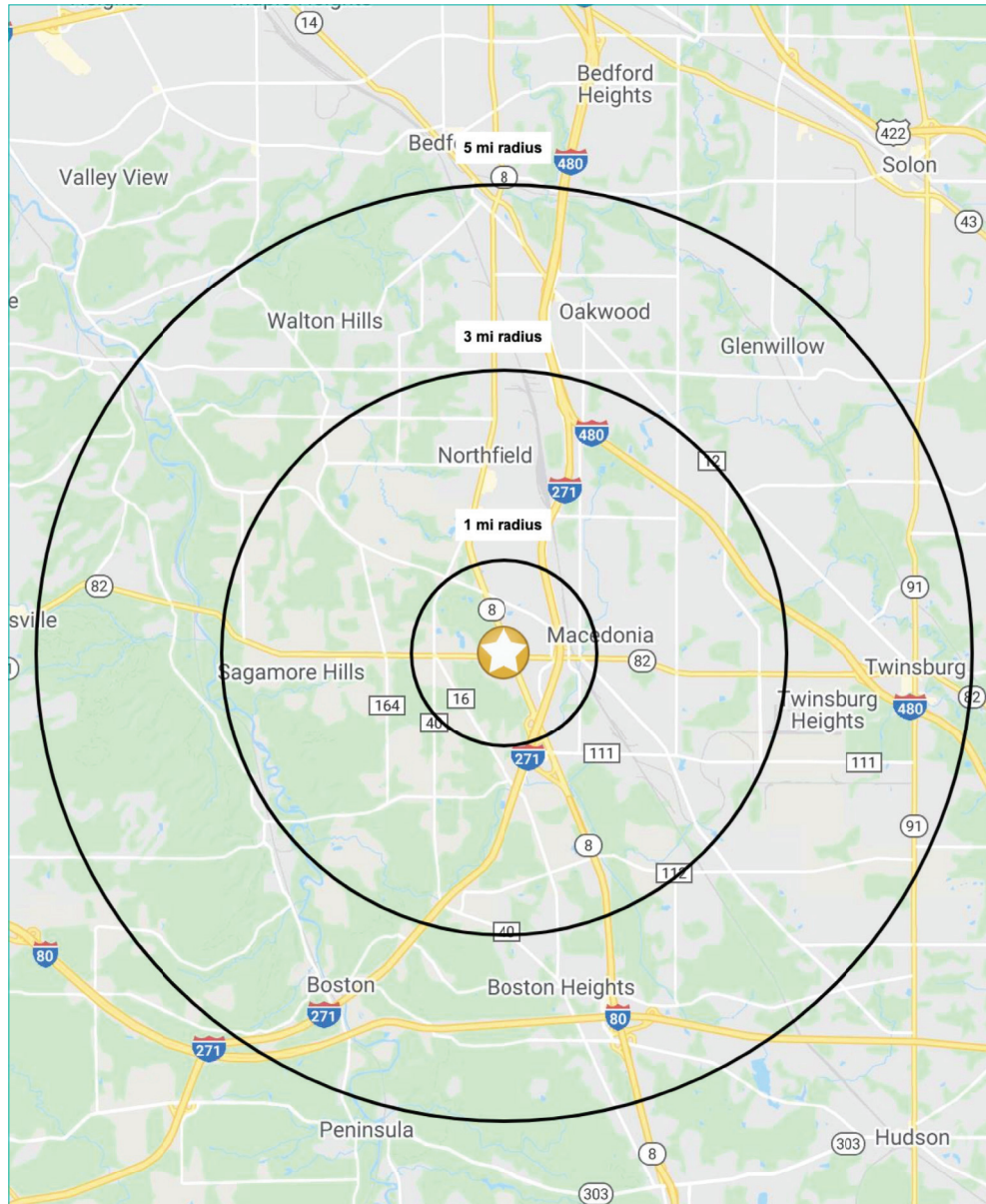
ELEVATIONS



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Anchor Cleveland, LLC, and its agents, associates and employees make no guarantee, warranty, or representation of the property. All images contained herein are the property of Anchor Cleveland, LLC and shall not be duplicated or reproduced without express written consent of Anchor Cleveland, LLC.

393 E. AURORA RD. MACEDONIA, OHIO 44067

DEMOGRAPHICS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Anchor
CLEVELAND

Lat/Lon: 41.3146/-81.5245

393 E Aurora Rd

Northfield, OH 44067

Northfield, OH 44067		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	3,947	34,072	63,411
	2025 Projected Population	3,895	33,458	61,779
	2010 Census Population	3,603	33,446	62,852
	2000 Census Population	3,397	29,058	57,153
	Projected Annual Growth 2020 to 2025	-0.3%	-0.4%	-0.5%
	Historical Annual Growth 2000 to 2020	0.8%	0.9%	0.5%
HOUSEHOLDS	2020 Median Age	47.8	44.9	44.3
	2020 Estimated Households	1,647	14,144	25,914
	2025 Projected Households	1,646	14,073	25,590
	2010 Census Households	1,467	13,561	25,118
	2000 Census Households	1,272	11,187	21,623
	Projected Annual Growth 2020 to 2025	-	-0.1%	-0.2%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	1.5%	1.3%	1.0%
	2020 Estimated White	84.2%	82.3%	76.3%
	2020 Estimated Black or African American	8.3%	9.5%	15.4%
	2020 Estimated Asian or Pacific Islander	5.0%	5.7%	5.6%
	2020 Estimated American Indian or Native Alaskan	-	-	0.1%
	2020 Estimated Other Races	2.4%	2.3%	2.7%
INCOME	2020 Estimated Hispanic	2.0%	2.0%	2.0%
	2020 Estimated Average Household Income	\$94,621	\$100,304	\$107,179
	2020 Estimated Median Household Income	\$84,778	\$89,041	\$88,815
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$39,502	\$41,663	\$43,860
	2020 Estimated Elementary (Grade Level 0 to 8)	3.3%	1.7%	1.4%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.8%	2.8%	3.1%
	2020 Estimated High School Graduate	26.9%	27.2%	26.7%
	2020 Estimated Some College	20.3%	19.5%	19.1%
	2020 Estimated Associates Degree Only	7.1%	8.6%	8.7%
	2020 Estimated Bachelors Degree Only	22.6%	25.2%	25.9%
	2020 Estimated Graduate Degree	16.0%	14.9%	15.2%
BUSINESS	2020 Estimated Total Businesses	396	1,154	2,990
	2020 Estimated Total Employees	4,640	14,242	52,873
	2020 Estimated Employee Population per Business	11.7	12.3	17.7
	2020 Estimated Residential Population per Business	10.0	29.5	21.2

©2021, Sites USA, Chandler, Arizona, 480-491-1112

page 1 of 1

Demographic Source: Applied Geographic Solutions 11/2020, TIGER Geography

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

CHRIS MCFARLAND - 216.342.2578

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Anchor Cleveland, LLC, and its agents, associates and employees make no guarantee, warranty, or representation of the property. All images contained herein are the property of Anchor Cleveland, LLC and shall not be duplicated or reproduced without express written consent of Anchor Cleveland, LLC.