



AVAILABLE

Village Square
2700 East Aurora Road | Twinsburg, Ohio 44087

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HIGHLIGHTS

- ▶ 1,550 SF & 3,500 SF available for lease (DO NOT DISTURB TENANTS)
- ▶ +/- 0.59 acre lot available for ground lease, build-to-suit, or for sale
- ▶ Conveniently located in the heart of Twinsburg minutes from I-480
- ▶ Shadow-anchored by Giant Eagle grocery store and near the Kent State Twinsburg Academic Center
- ▶ Signalized traffic light at main entrance with potential monument signage opportunity and near the Kent State Twinsburg Academic Center

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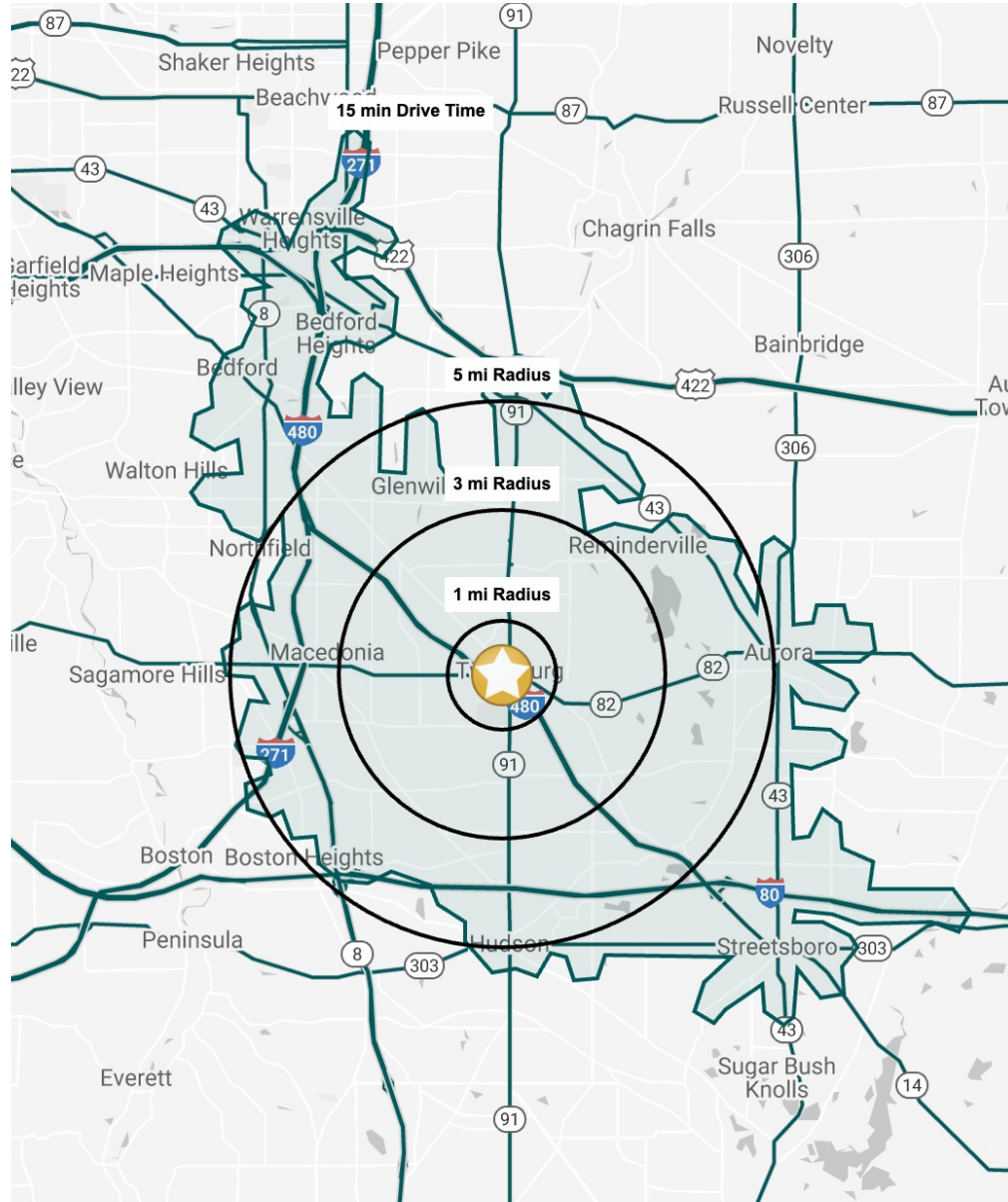
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	2,570	32,981	84,770	118,257
HOUSEHOLDS	1,122	13,052	33,649	49,008
MEDIAN AGE	44.5	42.4	44.0	42.7
AVERAGE HH INCOME	\$93,239	\$151,180	\$156,951	\$132,958
MEDIAN HH INCOME	\$69,922	\$113,594	\$120,605	\$103,062
BUSINESSES	215	1,436	4,020	5,924
EMPLOYEES	2,154	19,331	55,958	81,982
EDUCATION: BACHELORS +	40.3%	50.0%	52.2%	45.4%



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