

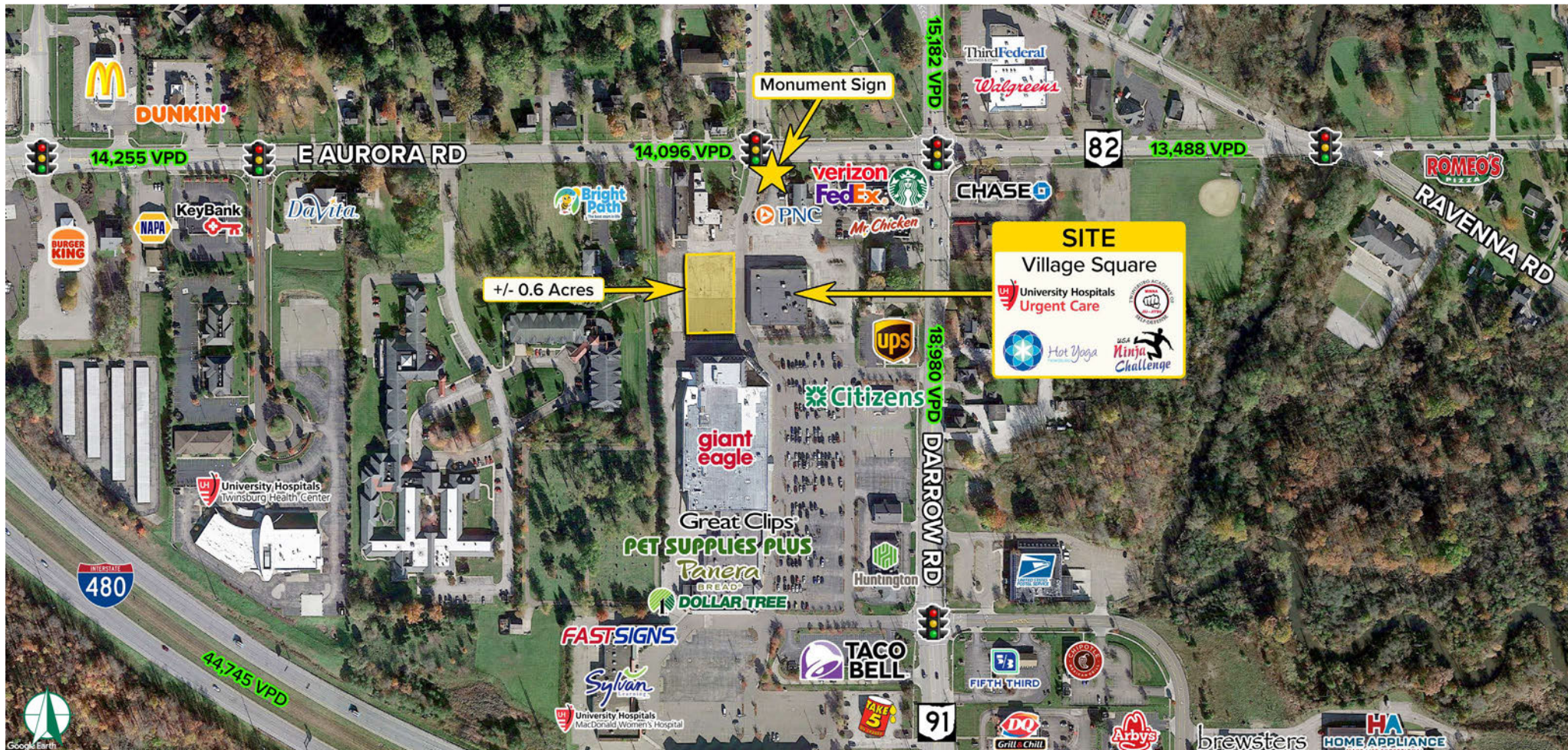


AVAILABLE

Village Square
2700 East Aurora Road | Twinsburg, Ohio 44087

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HIGHLIGHTS

- ▶ ±1,936 SF end-cap and adjacent 1,378 SF (units can be combined)
- ▶ +/- 0.6 acre lot available for potential ground lease
- ▶ Excellent exposure to oncoming Giant Eagle shopping center traffic from SR 82 plus monument signage opportunity
- ▶ 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

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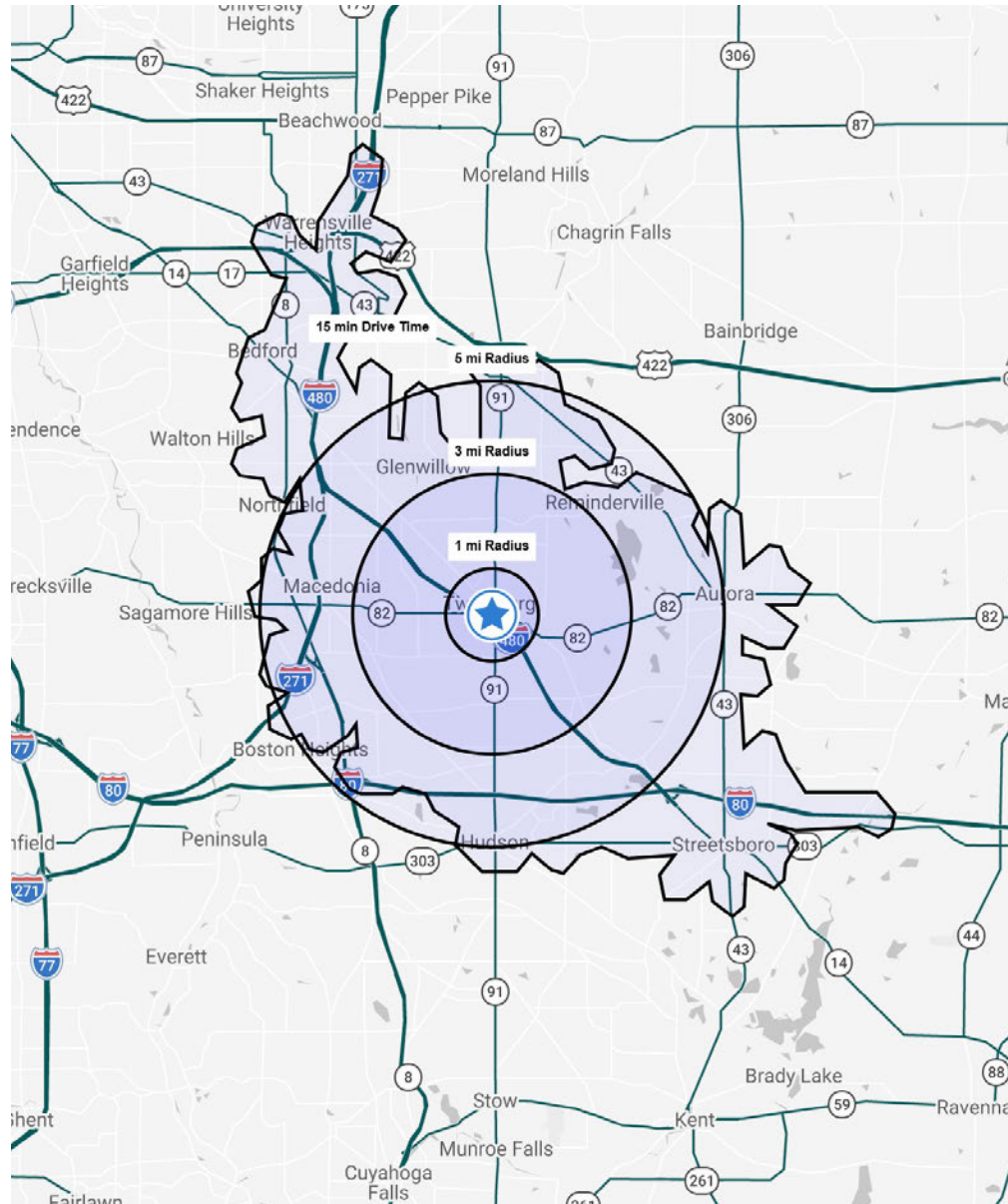
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	2,760	33,318	86,907	130,510
	HOUSEHOLDS			
	1,236	13,315	34,531	54,576
	MEDIAN AGE			
	45.2	42.3	43.9	42.7
	AVERAGE HH INCOME			
	\$103,066	\$158,304	\$162,571	\$139,722
	MEDIAN HH INCOME			
	\$88,172	\$123,323	\$125,065	\$108,295
	BUSINESSES			
	210	1,481	4,165	6,537
	EMPLOYEES			
	2,196	21,167	58,851	90,344
	EDUCATION: BACHELORS +			
	40.9%	51.8%	54.5%	46.4%



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