



**OUTLOT
OPPORTUNITY**

2700 East Aurora Road
Twinsburg, Ohio 44087

AVAILABLE OUTLOT

+/- 0.59 Acre Lot

2700 East Aurora Road | Twinsburg, Ohio 44087



HIGHLIGHTS

- ▶ Fully leased shopping center!
- ▶ +/- 0.59-acre lot available for ground lease or sale
- ▶ Located in the heart of Twinsburg, OH at the intersection of E Aurora Rd (RT 82) and Darrow Rd (RT 91)
- ▶ Shadow anchored by Giant Eagle Grocery Store
- ▶ Signalized traffic light at main entrance with potential monument signage opportunity
- ▶ Property is under new ownership with updated parking lot and future storefront updates

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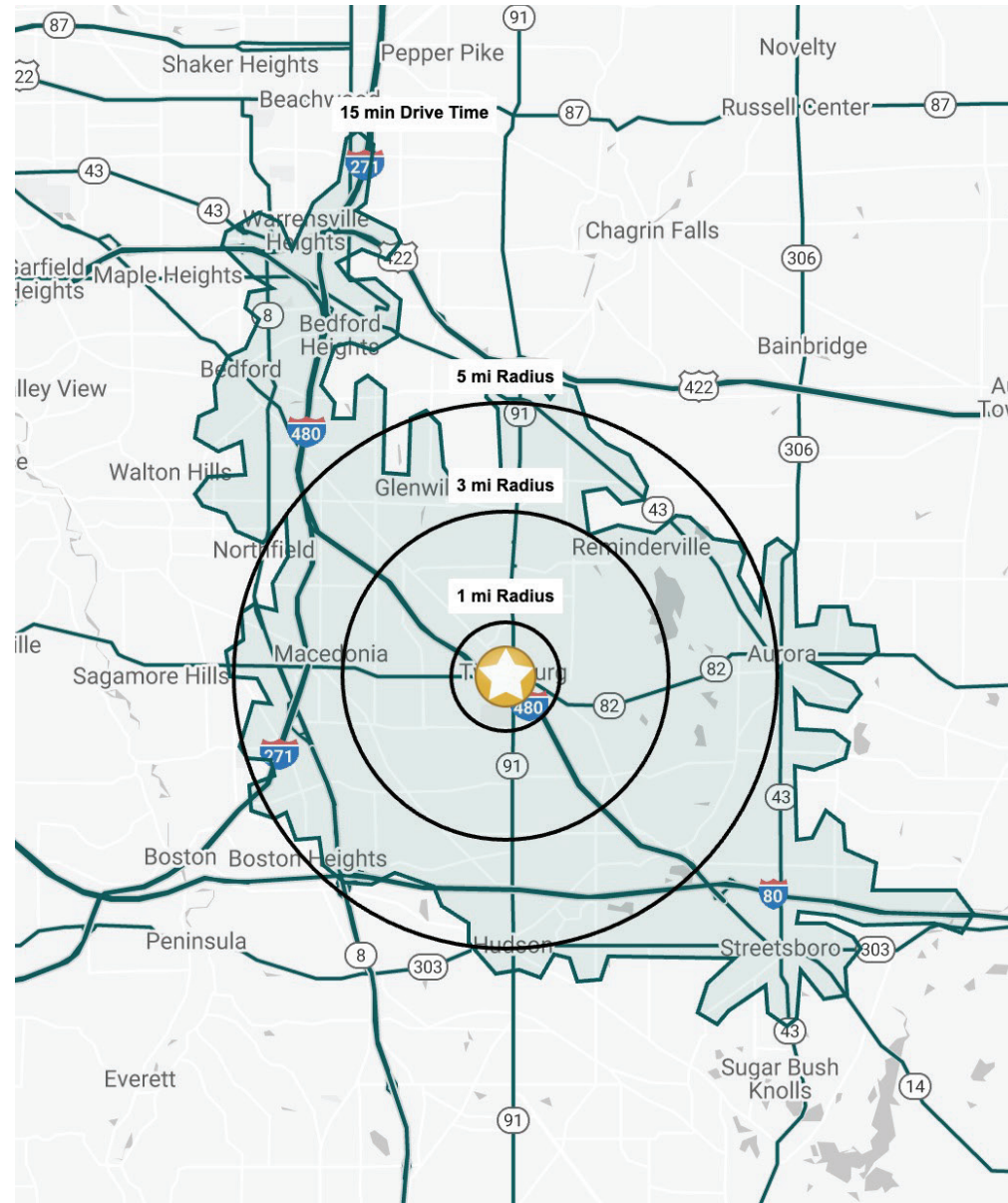
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	2,493	33,745	87,954	122,550
	HOUSEHOLDS			
	1,104	13,312	34,638	50,416
	MEDIAN AGE			
	45.7	41.7	43.3	42.2
	AVERAGE HH INCOME			
	\$99,290	\$160,362	\$158,165	\$134,459
	MEDIAN HH INCOME			
	\$68,198	\$109,464	\$113,833	\$97,922
	BUSINESSES			
	215	1,435	4,032	5,954
	EMPLOYEES			
	2,150	19,347	56,028	82,222
	EDUCATION: BACHELORS +			
	39.9%	50.2%	52.6%	45.1%



ALLISON GIOMUSO | 216.342.2620 | agiomuso@anchorretail.com

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