



FREESTANDING OUTLOT AVAILABLE FOR LEASE

445 West Aurora Road, Sagamore Hills, OH 44067



LOCATION DESCRIPTION

Welcome Market Eatery - Fall 2024!

This beautiful neighborhood plaza is located on State Route 82 (Aurora Rd.) in growing Sagamore Hills, OH. It serves the Nordonia Hills area, which includes Macedonia, Northfield Center, Sagamore Hills, and Brecksville.

- I-271: 2.1 mi | 5 min
- I-77: 5.2 mi | 9 min
- CAK Airport: 32.5 mi | 38 min
- CLE Airport: 22.6 mi | 27 min
- MGM Northfield Casino: 3.3 mi | 9 min

PROPERTY HIGHLIGHTS

- Free-Standing Building Available
- Multi-Tenant Building Fully Leased
- Great visibility and exposure.
- Excellent for office, retail, and food uses.
- Average household income exceeds \$80,000/year
- High-traffic location: 16,000 VPD

OFFERING SUMMARY

Lease Rate:	\$18.00/psf/NNN
Available SF:	2,400 SF

EMMCOREALTYGROUP.COM

Sherrie Mendenhall
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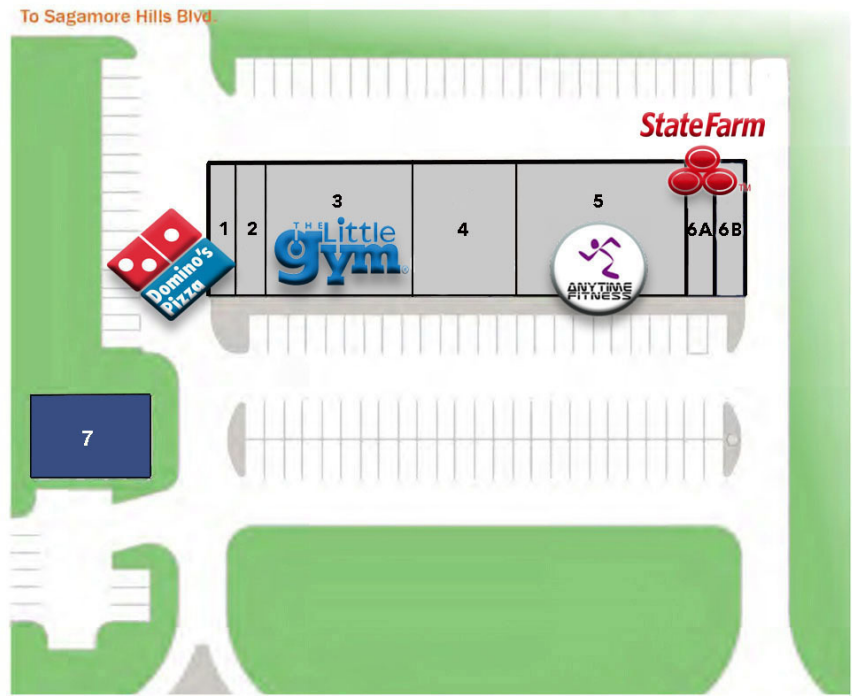
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SUITE	TENANT	SIZE (SF)
1	Domino's Pizza	1,890 SF
2	Custom Hair	1,400 SF
3	The Little Gym	4,060 SF
4	Dos Coronas Restaurant	3,850 SF
5	Anytime Fitness	6,300 SF
6A	State Farm Insurance	1,050 SF
6B	Harmony Home Candle	1,050 SF
7	Available	2,400 SF

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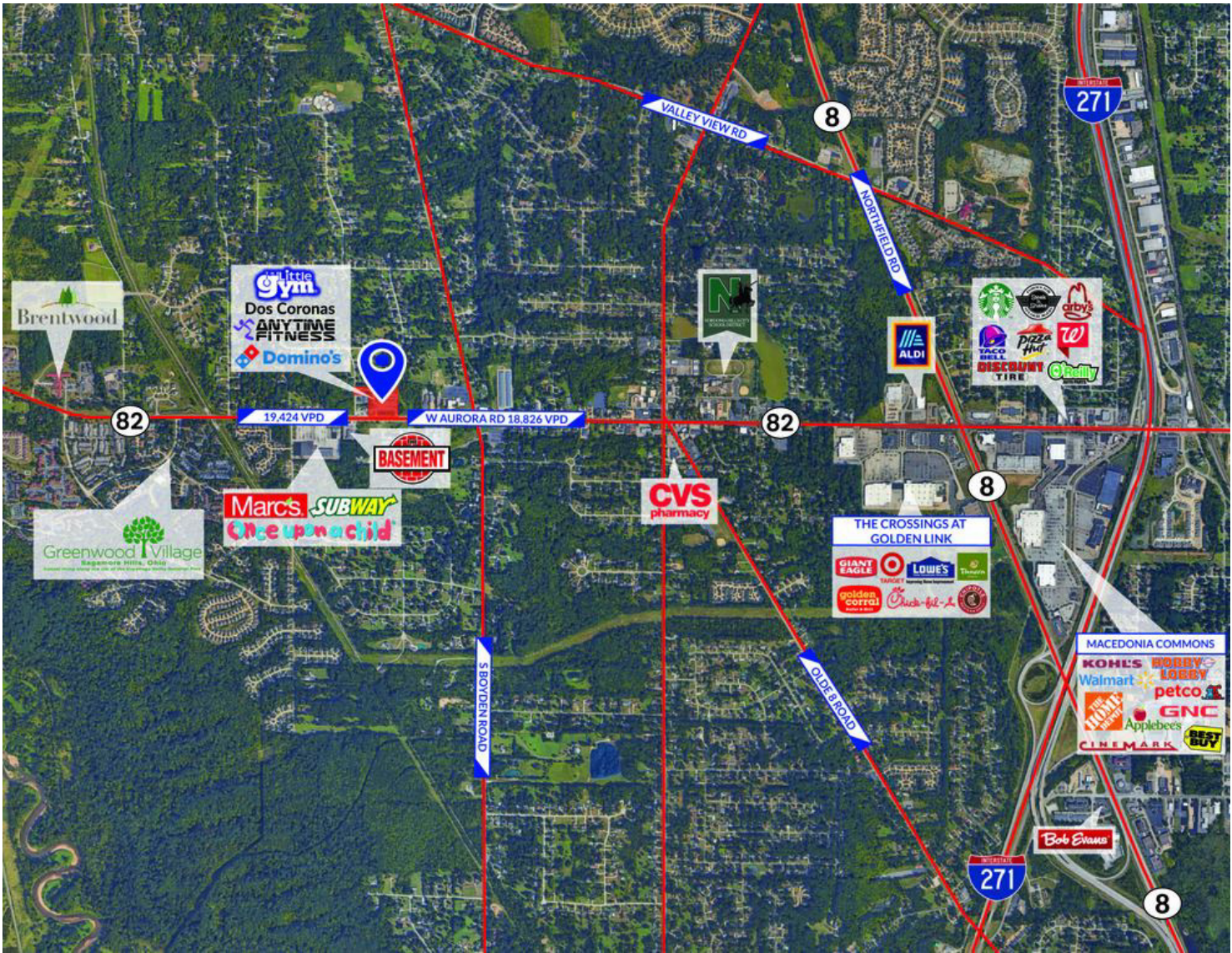
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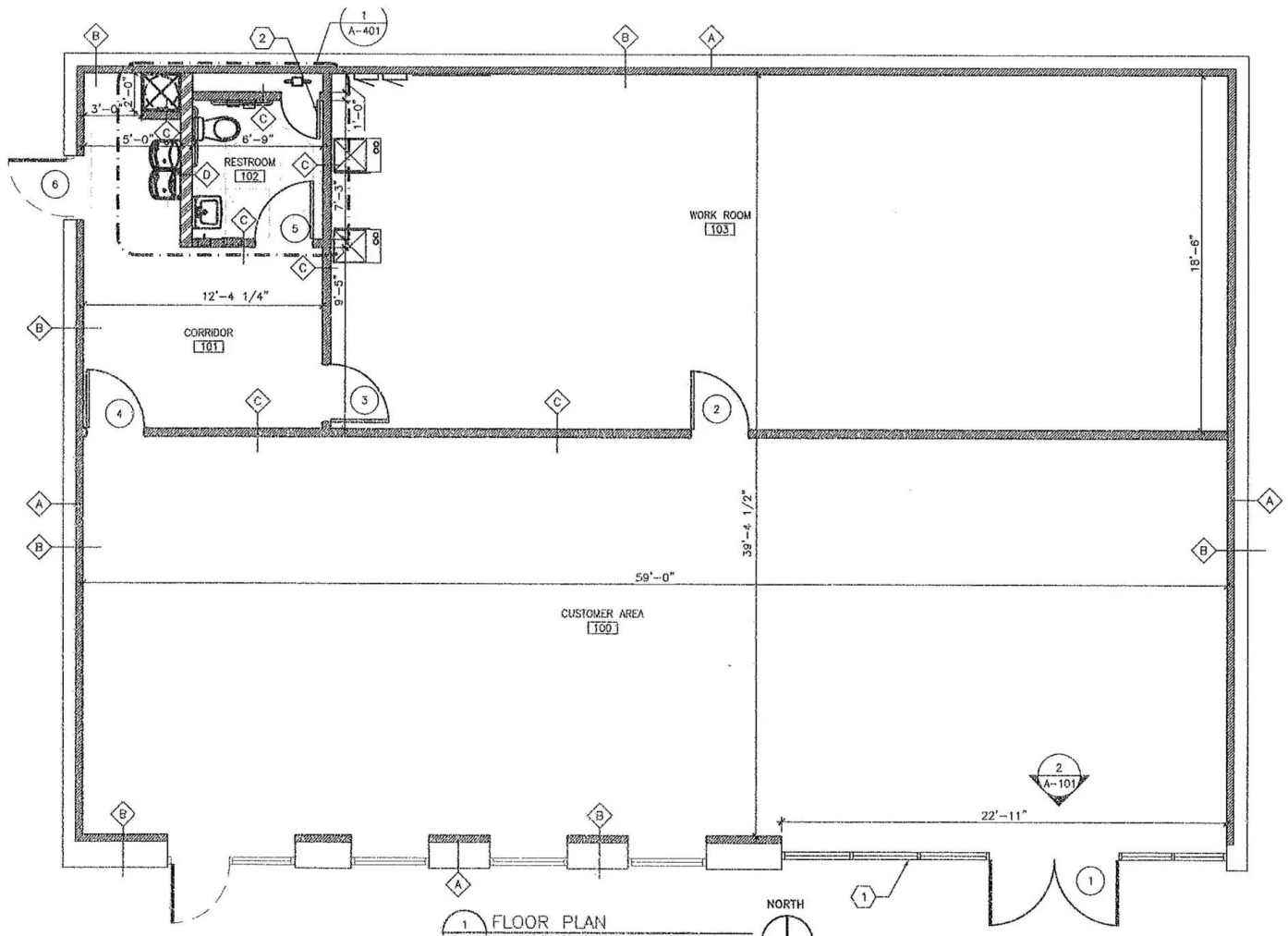
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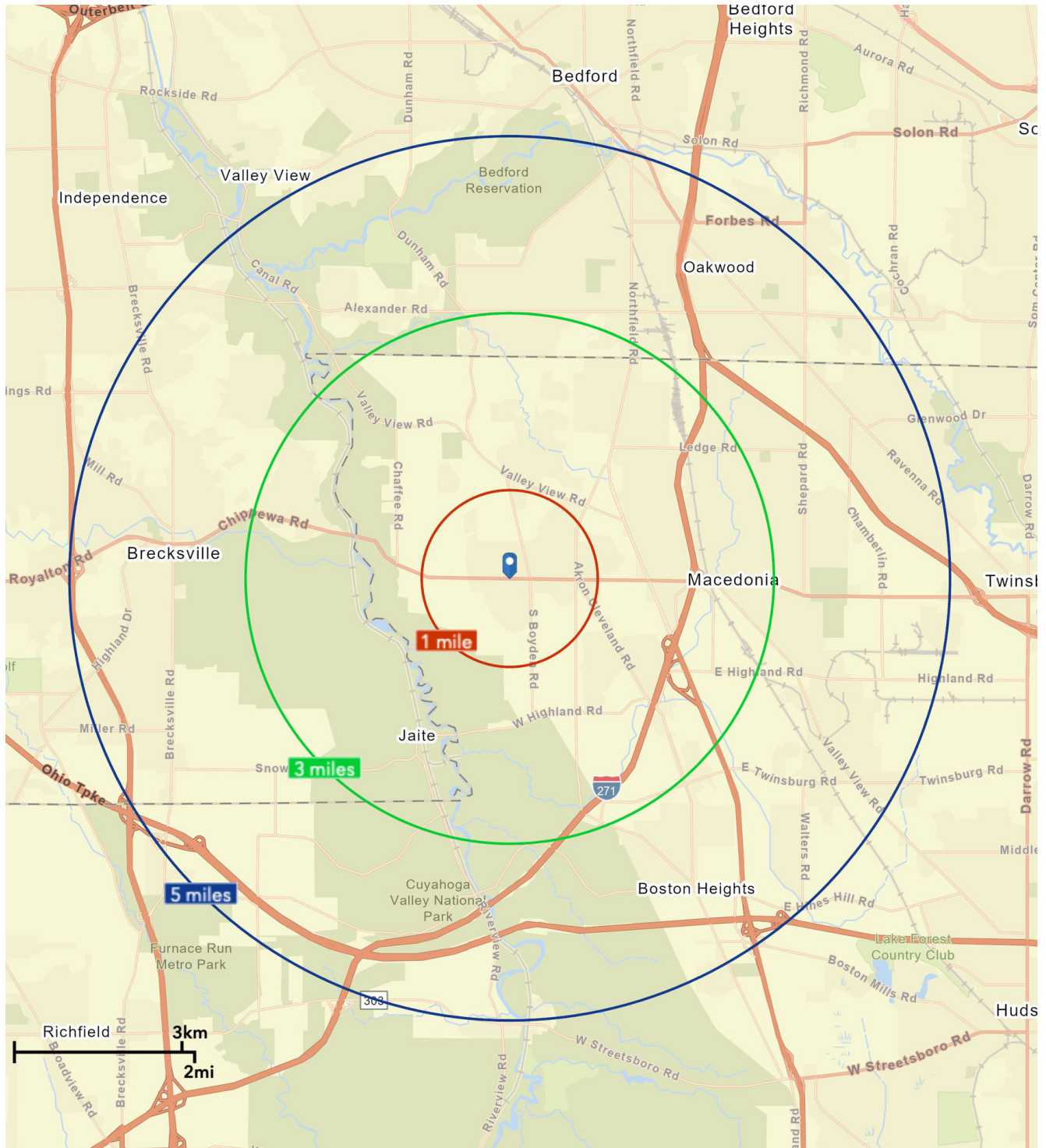
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RADIUS: 1, 3, 5 MILES

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DEMOGRAPHICS: 3 MILE RADIUS

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KEY FACTS

34,450

Population



Average Household Size

46.1

Median Age

\$82,042

Median Household Income

EDUCATION

4%

No High School Diploma



27%

High School Graduate



28%

Some College



41%

Bachelor's/Grad/Prof Degree

BUSINESS



1,285

Total Businesses



17,539

Total Employees

EMPLOYMENT



71%

White Collar



16%

Blue Collar



13%

Services

2.9%

Unemployment Rate

INCOME



\$82,042

Median Household Income



\$41,235

Per Capita Income



\$325,733

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (21.5%)

The smallest group: <\$15,000 (3.6%)

Indicator	Value	Difference	
<\$15,000	3.6%	-12.1%	
\$15,000 - \$24,999	5.7%	-5.0%	
\$25,000 - \$34,999	5.9%	-4.9%	
\$35,000 - \$49,999	9.2%	-4.2%	
\$50,000 - \$74,999	18.9%	+2.8%	
\$75,000 - \$99,999	18.9%	+7.5%	
\$100,000 - \$149,999	21.5%	+9.3%	
\$150,000 - \$199,999	9.0%	+4.6%	
\$200,000+	7.3%	+2.1%	

Bars show deviation from Cuyahoga County

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