



**FOR SALE - OFFICE**

# 2307 E Aurora Road, Suite B-1B

Twinsburg, OH 44087

**PRESENTED BY:**

**BRIAN FOSTER**

C: 216.327.1787

[brian.foster@svn.com](mailto:brian.foster@svn.com)

**GRAYDON FOX**

C: 330.703.5283

[graydon.fox@svn.com](mailto:graydon.fox@svn.com)

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$300,000
<b>UNIT SIZE:</b>	4,793 SF
<b>YEAR BUILT:</b>	1993
<b>ZONING:</b>	I-M
<b>PARCEL NUMBER:</b>	6407447

### PROPERTY DESCRIPTION

The Subject Property is a 4,793 SF office condominium in Twinsburg. The property is located in close proximity to State Route 82 and Interstate 480. The unit includes five private offices (approximately 11x12), one conference room, a large bullpen area, a data room, and two restrooms.

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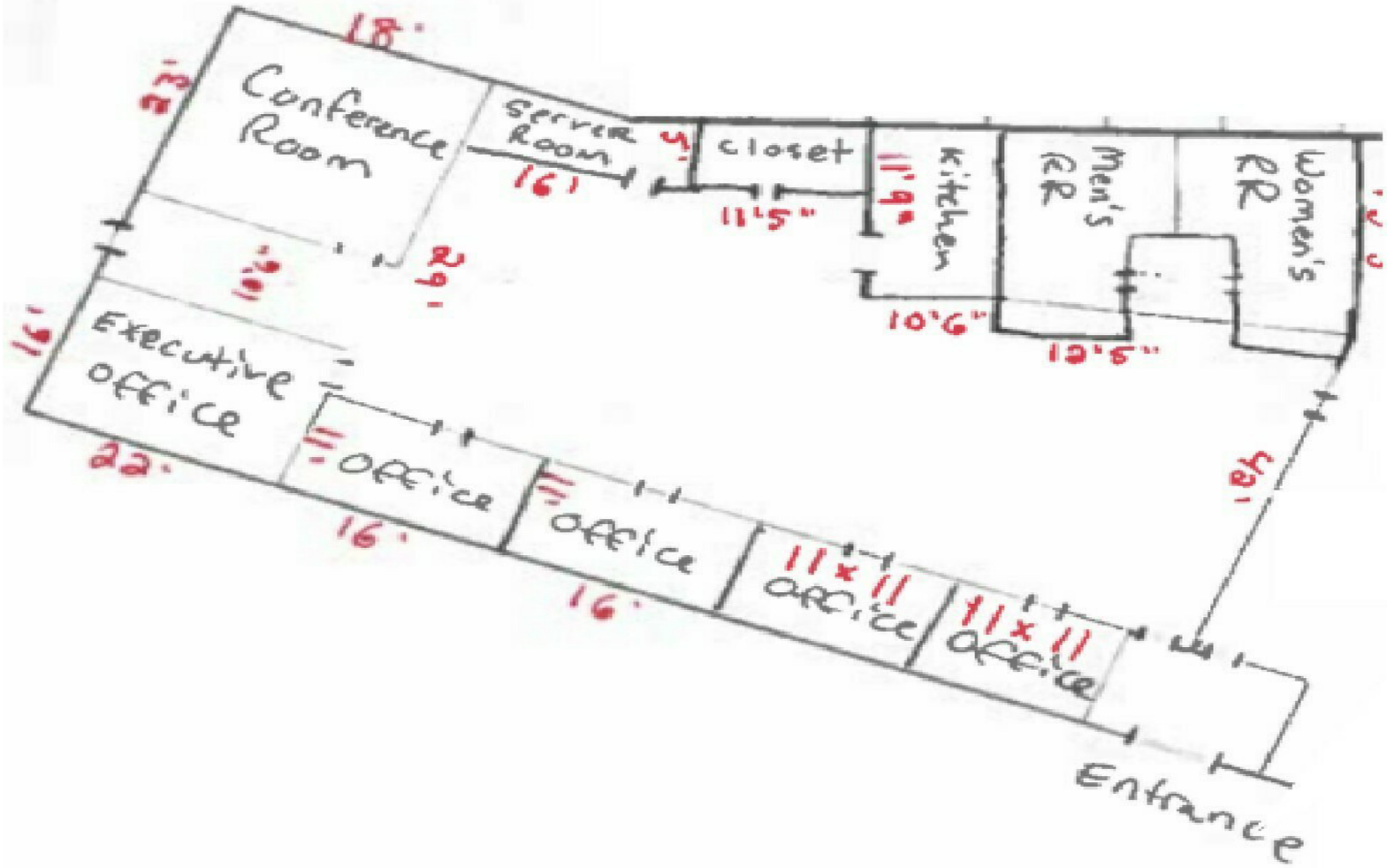
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FLOORPLAN - APPROXIMATELY\*



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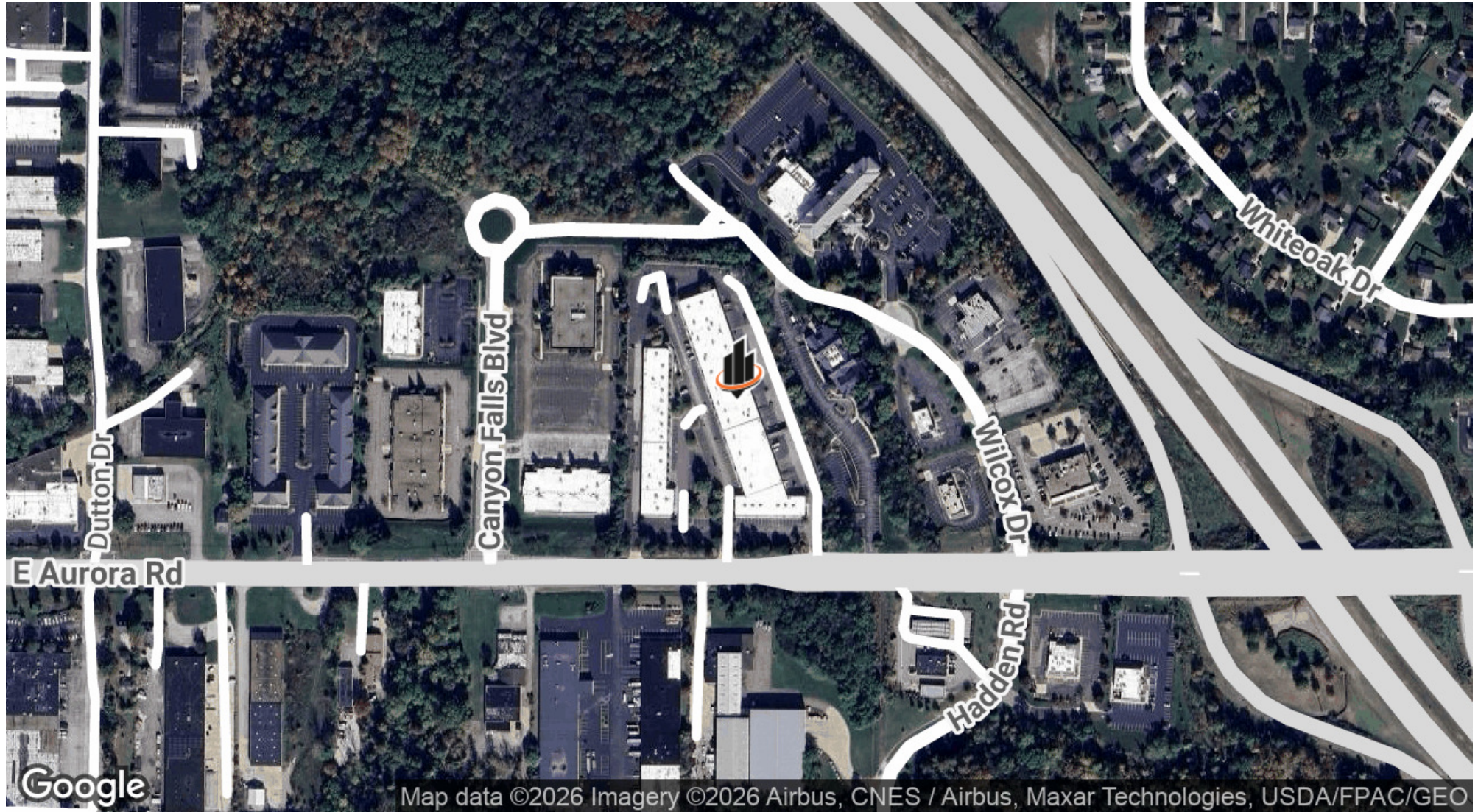
## SUITE PHOTOS



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

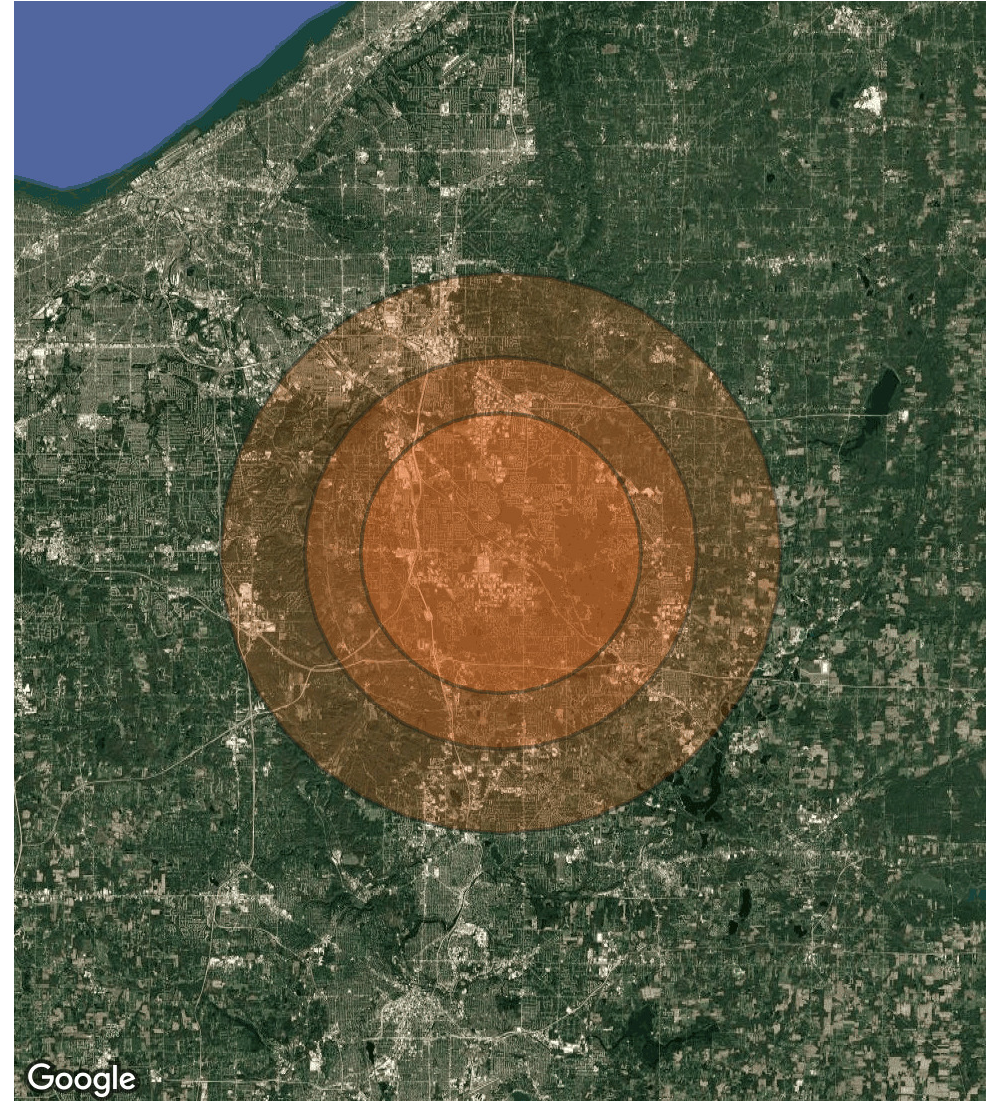
### 5 MILES 7 MILES 10 MILES

	5 MILES	7 MILES	10 MILES
<b>TOTAL POPULATION</b>	89,918	149,156	292,555
<b>AVERAGE AGE</b>	43	44	43
<b>AVERAGE AGE (MALE)</b>	42	42	42
<b>AVERAGE AGE (FEMALE)</b>	45	45	45

## HOUSEHOLDS & INCOME 5 MILES 7 MILES 10 MILES

	5 MILES	7 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	35,097	59,517	119,809
<b># OF PERSONS PER HH</b>	2.6	2.5	2.4
<b>AVERAGE HH INCOME</b>	\$144,589	\$144,142	\$131,631
<b>AVERAGE HOUSE VALUE</b>	\$373,750	\$361,921	\$335,718

2020 American Community Survey (ACS)



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## DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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