

*Now Leasing  
Neighborhood Shopping Center*

DOWNTOWN CLEVELAND

*Several Spaces available for  
Retail, Office, Medical practice*

10,468 VPD

**TWINSBURG PLAZA**

10735 Ravenna Rd, Twinsburg OH 44087

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## Twinsburg Plaza

Twinsburg Plaza is a highly visible neighborhood shopping center along the Ravenna Road, located in the center of Twinsburg, OH. The Plaza is surrounded by dense population of 38,000 residents within 3 miles and 89,000 residents within 5 miles with a projected population growth of 5 ~7% through 2023. The city hall, fire department, police department and schools are all within 2 miles from this shopping center. Twinsburg has a strong education system and is a hub for many manufacturing companies of all sizes. Major employers in this area are Swagelok, Nestle, MGM Northfield Park, MRI Software and Amazon.

Currently at Twinsburg Plaza, various restaurants, bar and grille, fitness, office, pharmacy, salon etc are in business providing the everyday services. Especially, Paul Mitchell Beauty School, Goodwill and Alpha Legend Fitness are among the biggest businesses of their respective fields in the Northern Ohio area. The shopping center is looking for tenants such as small grocery store, medical doctors, daycare, mail service, coffee & bakery and hardware store to serve the needs of the community.



## Property Information

Location	10735 Ravenna Rd Twinsburg, OH 44087
Gross building Area	119,792 sqft
Lot Size	13.6 Acres
Parking	630 spaces
Parking Ratio	5.27:1000 sqft
Parking lot Entrance	Two

Construction	
Foundation	Concrete Slab
Exterior	Bricks
Roof	Main Strip-TPO(2015) Fitness - TPO(2018) Asphalt Singles
HVAC	Roof top

## AVAILABLE Unit Information

Unit 103	2,800 sqft	Fully remodeled, new restroom with hot water tank Suitable for Pet Shop, Marshal Art, Animal Hospital, Coffee Shop, Academy, Professional Office, Beauty Supplies, Mail Office
Unit 205	1,800 sqft	Cleaner is in business now and can be leased anytime. Suitable for Pet Shop, Coffee & Bakery, Academy, medical/professional office
Unit 201	5,500 sqft	Mexican restaurant is available for sale. Hall with seatings, kitchen and entertainment space. Exclusive beautiful garden area accomodating at least 20 customers. Recommended for Italian, Janpanes or American steak house.
Unit 400	200 ~ 600 sqft 6,000 sqft	Suitable for Professional office, Medical Office 1st floor 6000 sqft and 2nd floor 1200 sqft office. Recommended for Manufacturing, Multi-purpose use with Office, Hardware store

## OPERATING EXPENSE

CAM : About \$3.0/sqft-yr including property tax, Insurance, building management, landscape etc

(HVAC maintenance, electricity, gas and sewer charge not included)

Base Rent : \$6 to ~\$10 /sqft-yr NNN, Office - \$15 to \$20 including CAM and utilities

Please contact for detailed information

SURROUNDINGS OF TWINSBURG PLAZA



# LAYOUT



Unit 400 : Small Offices 200 sqft to 2000 sqft

Multi Purpose Area : ~ 6000 sqft with approximately 1200 sqft office in 2nd floor

TWINSBURG PLAZA PHOTOS



<-Fitness, Dollar General, Salon, Spa

Goodwill, ChinaMoon,  
Pharmacy, Cleaner, Restaurant ->











## STATISTICS

POPULATION	1 MILE	3 MILES	5 MILES
2018 Estimate	6,607	38,609	89,143
2023 Projection	7,067	40,737	94,502
Projected Growth 2018-2023	6.96%	5.51%	6.01%
Female Population	3,489	20,017	46,021
Male Population	3,118	18,592	43,122

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2018 Estimate	2,683	14,775	34,291
2023 Projection	2,887	15,711	36,585
Projected Growth 2018-2023	7.60%	6.33%	6.69%
Owner Occupied	2,070	11,747	27,797
Renter Occupied	613	3,028	6,495

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2018 Estimate			
\$150,000 or More	8.40%	15.50%	17.10%
\$125,000 - \$149,999	5.60%	8.10%	7.50%
\$100,000 - \$124,999	10.90%	12.00%	11.30%
\$75,000 - \$99,999	17.00%	15.90%	15.50%
\$50,000 - \$74,999	21.70%	18.70%	18.70%
\$35,000 - \$49,999	13.70%	10.10%	10.00%
\$25,000 - \$34,999	9.40%	6.90%	7.20%
Under - \$25,000	13.40%	12.70%	12.80%
Average Household Income	\$78,143	\$101,218	\$104,749
Median Household Income	\$65,110	\$77,311	\$76,985

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
Population By Age			
2018 Est. Total Population	6,607	38,609	89,143
Under 20 Years	21.50%	24.80%	24.00%
20 - 24 Years	5.00%	4.90%	4.80%
25 - 34 Years	11.80%	10.30%	9.70%
35 - 44 Years	12.00%	12.50%	12.10%
45 - 54 Years	15.60%	16.00%	15.70%
55 - 64 Years	14.70%	15.40%	15.70%
65+ Years	19.40%	16.30%	18.10%
Median Age	44.8	43.3	44.6

Population 25+ by Education Level	1 MILE	3 MILES	5 MILES
2018 Est. Population Age 25+	4,858	27,165	63,542
Elementary (0-8)	0.70%	0.80%	0.80%
Some High School (9-11)	5.30%	4.10%	4.70%
High School Graduate (12)	32.80%	25.80%	26.30%
Associates Degree Only	7.10%	7.70%	7.90%
Bachelors Degree Only	23.10%	26.30%	25.20%
Graduate Degree	10.40%	16.70%	16.70%
Some College, No Degree	20.40%	18.40%	18.20%

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## CONTACT INFORMATION

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