



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FORMER TANNING & NAIL SALON AVAILABLE FOR LEASE

Price upon request.

419 West Aurora Road
Sagamore Hills, OH 44067



FOR LEASE

EMMCOREALTYGROUP.COM

OFFICE

Jeffrey Soclof, CCIM

216.857.2075

jeffrey@emmcorealtygroup.com

Sherrie Mendenhall

216.224.9650

sherrie@emmcorealtygroup.com

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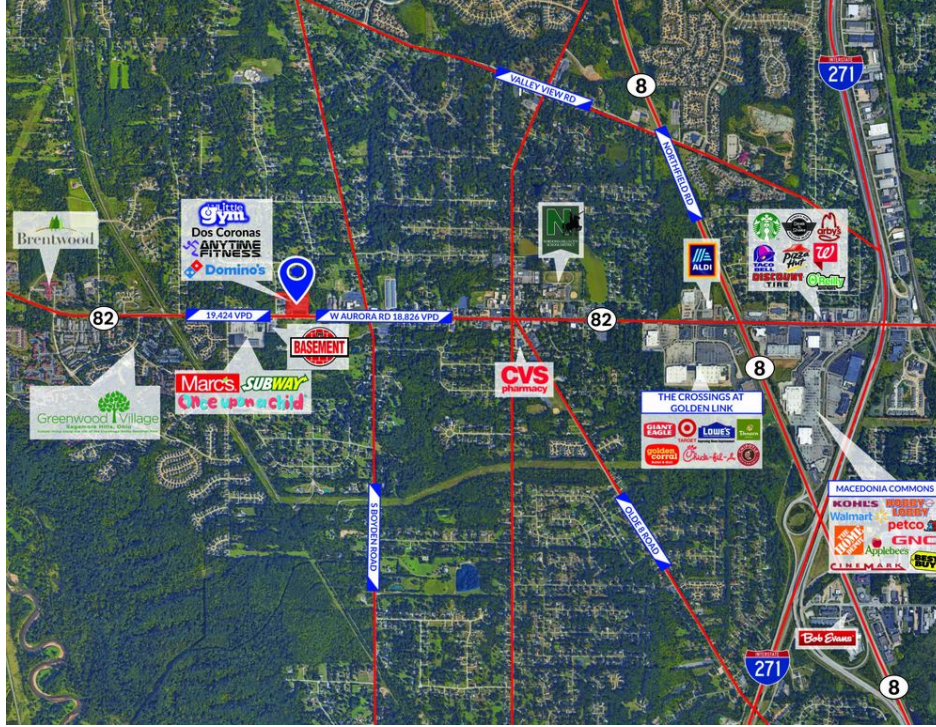
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3681 S. Green Road, Suite 201, Beachwood, OH 44122
216.292.3700



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419 West Aurora Road, Sagamore Hills, OH 44067



LOCATION DESCRIPTION

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

- Recent Remodel
- Great visibility and exposure.
- Excellent for office, retail, and food uses.
- Average household income exceeds \$80,000/year

OFFERING SUMMARY

Lease Rate:	Price upon request.
Available SF:	2,100 - 2,400 SF

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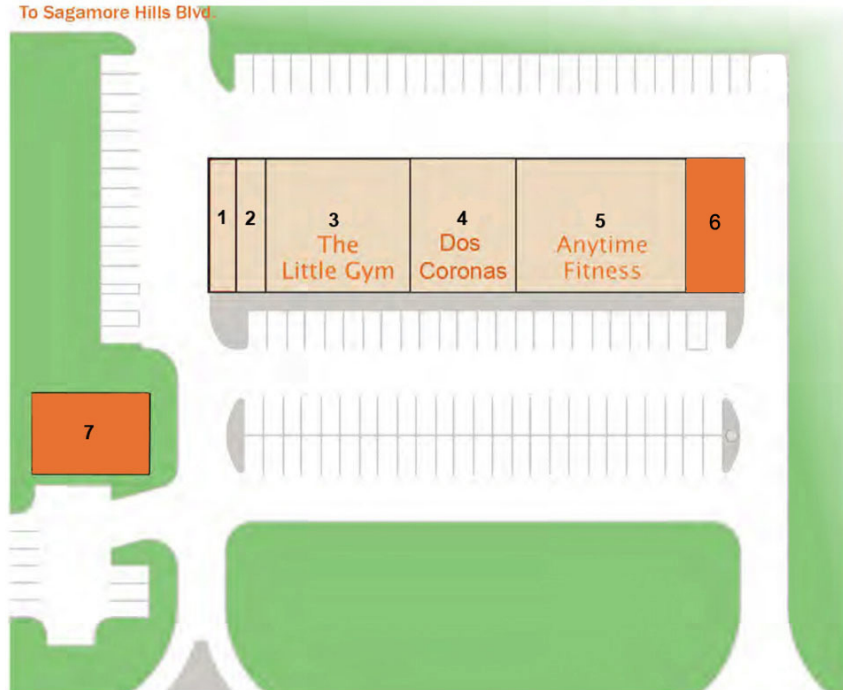
LEASE

LEASE TYPE | NNN

TOTAL SPACE | 2,100 - 2,400 SF

LEASE TERM | Negotiable

LEASE RATE | Price upon request.



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
6	Available	2,100 SF
7	Available	2,400 SF

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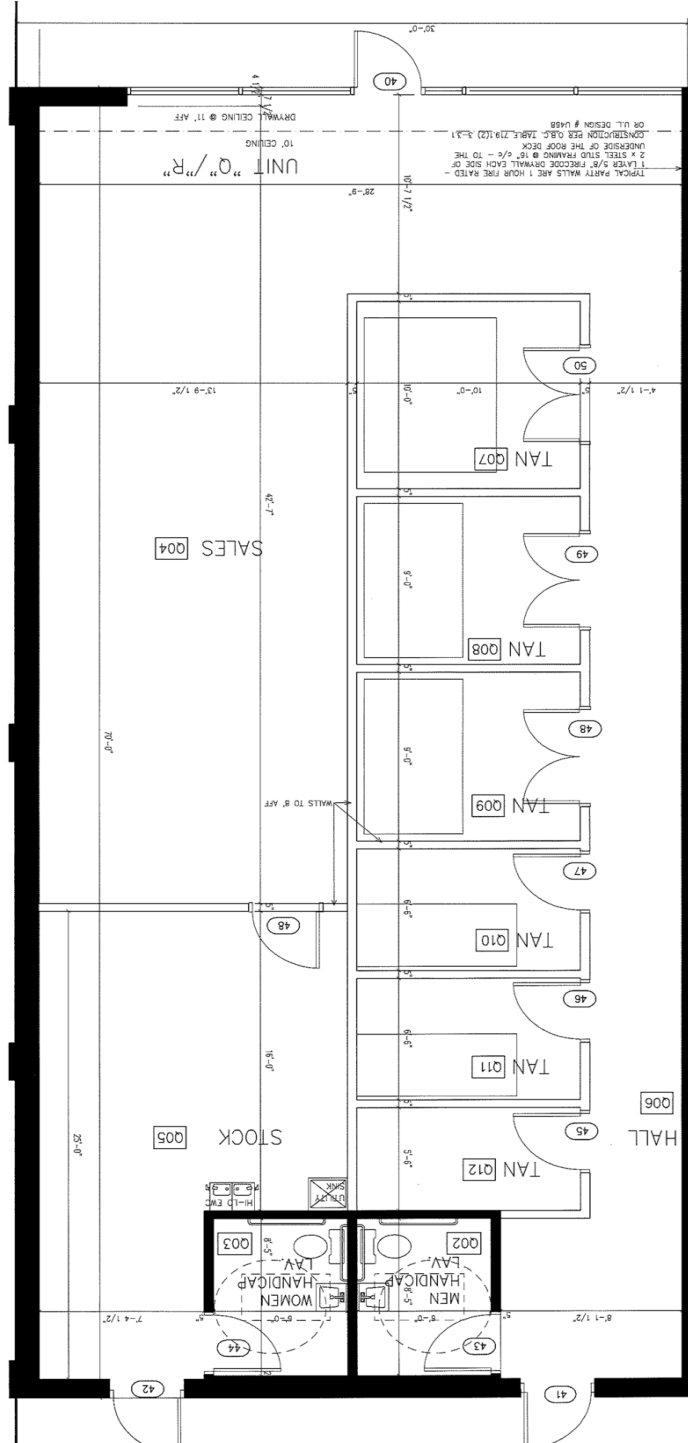
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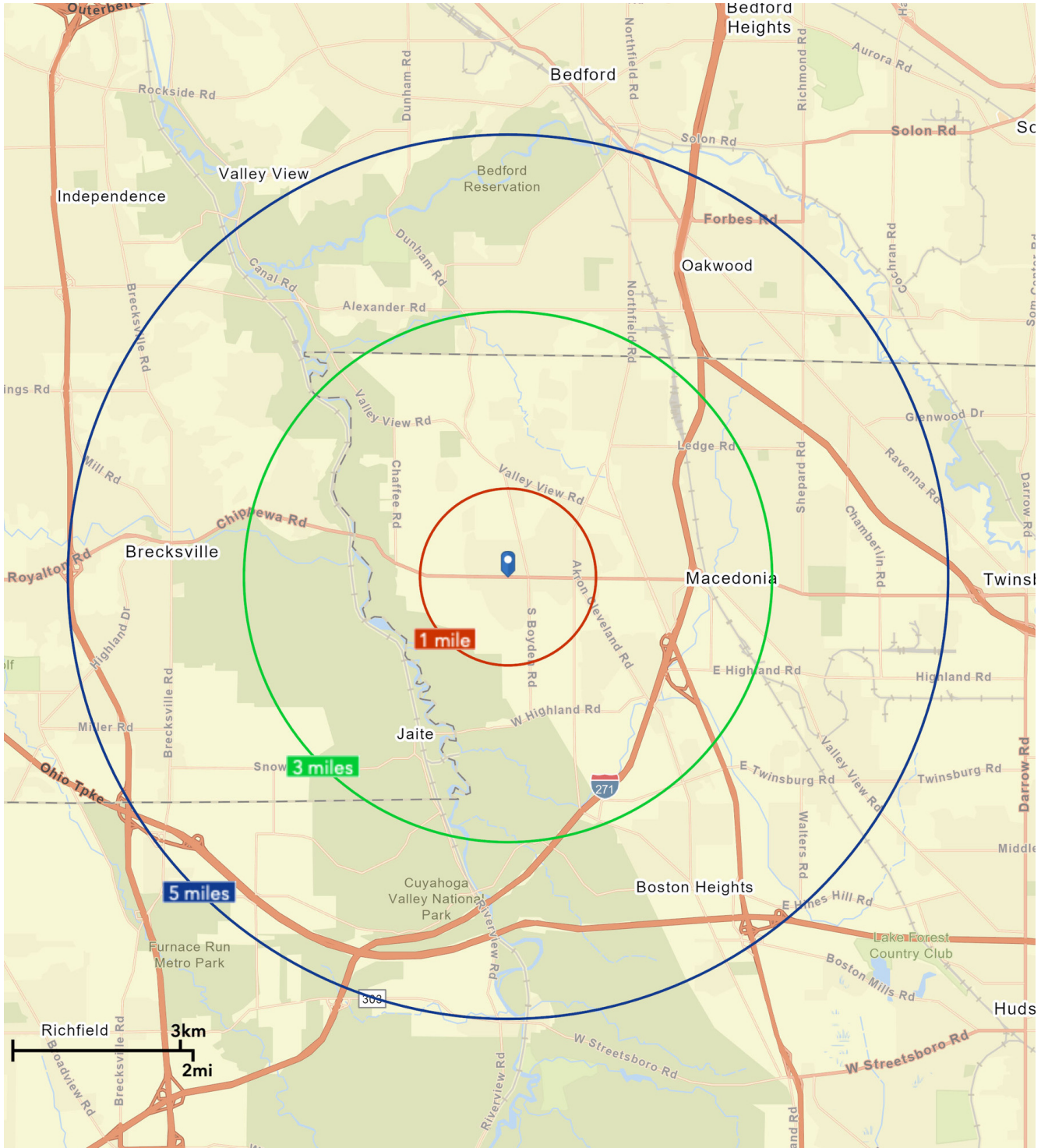
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RADIUS: 1, 3, 5 MILES

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DEMOGRAPHICS: 5 MILE RADIUS

445 West Aurora Road, Sagamore Hills, OH 44067

KEY FACTS

67,211

Population

45.6

Median Age

2.5

Average Household Size

\$81,502

Median Household Income

EDUCATION

4%

No High School Diploma



26%

High School Graduate



27%

Some College



43%

Bachelor's/Grad/Prof Degree

BUSINESS



3,054

Total Businesses



50,251

Total Employees

EMPLOYMENT



72%

White Collar



15%

Blue Collar



12%

Services

3.2%

Unemployment Rate

INCOME



\$81,502

Median Household Income



\$41,301

Per Capita Income



\$296,179

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (21.3%)

The smallest group: <\$15,000 (4.9%)

Indicator	Value	Difference	
<\$15,000	4.9%	-10.8%	
\$15,000 - \$24,999	6.4%	-4.3%	
\$25,000 - \$34,999	7.1%	-3.7%	
\$35,000 - \$49,999	9.0%	-4.4%	
\$50,000 - \$74,999	17.2%	+1.1%	
\$75,000 - \$99,999	16.6%	+5.2%	
\$100,000 - \$149,999	21.3%	+9.1%	
\$150,000 - \$199,999	8.6%	+4.2%	
\$200,000+	8.8%	+3.6%	

Bars show deviation from Cuyahoga County

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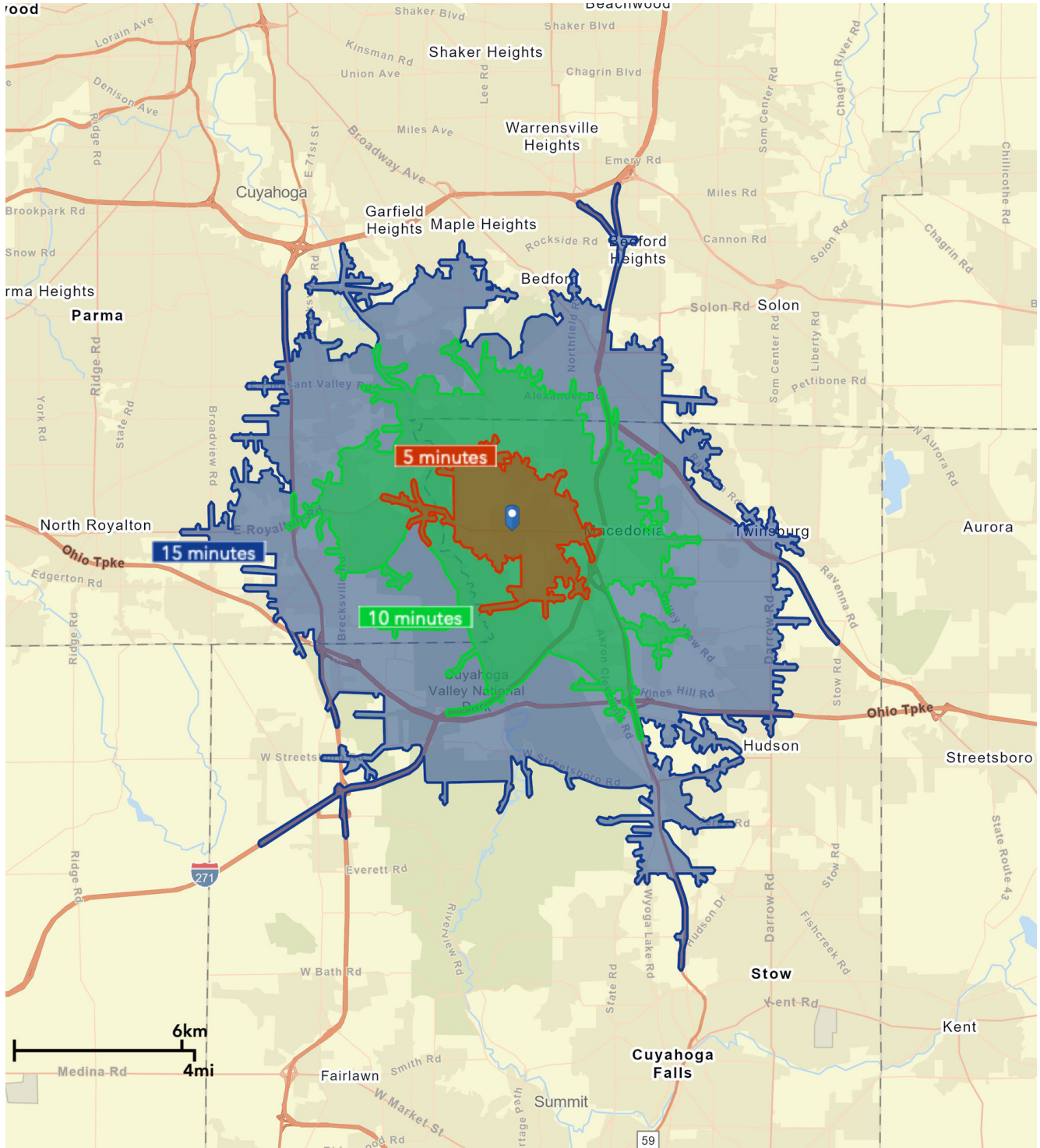
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DRIVE TIMES: 5, 10, 15 MINUTES

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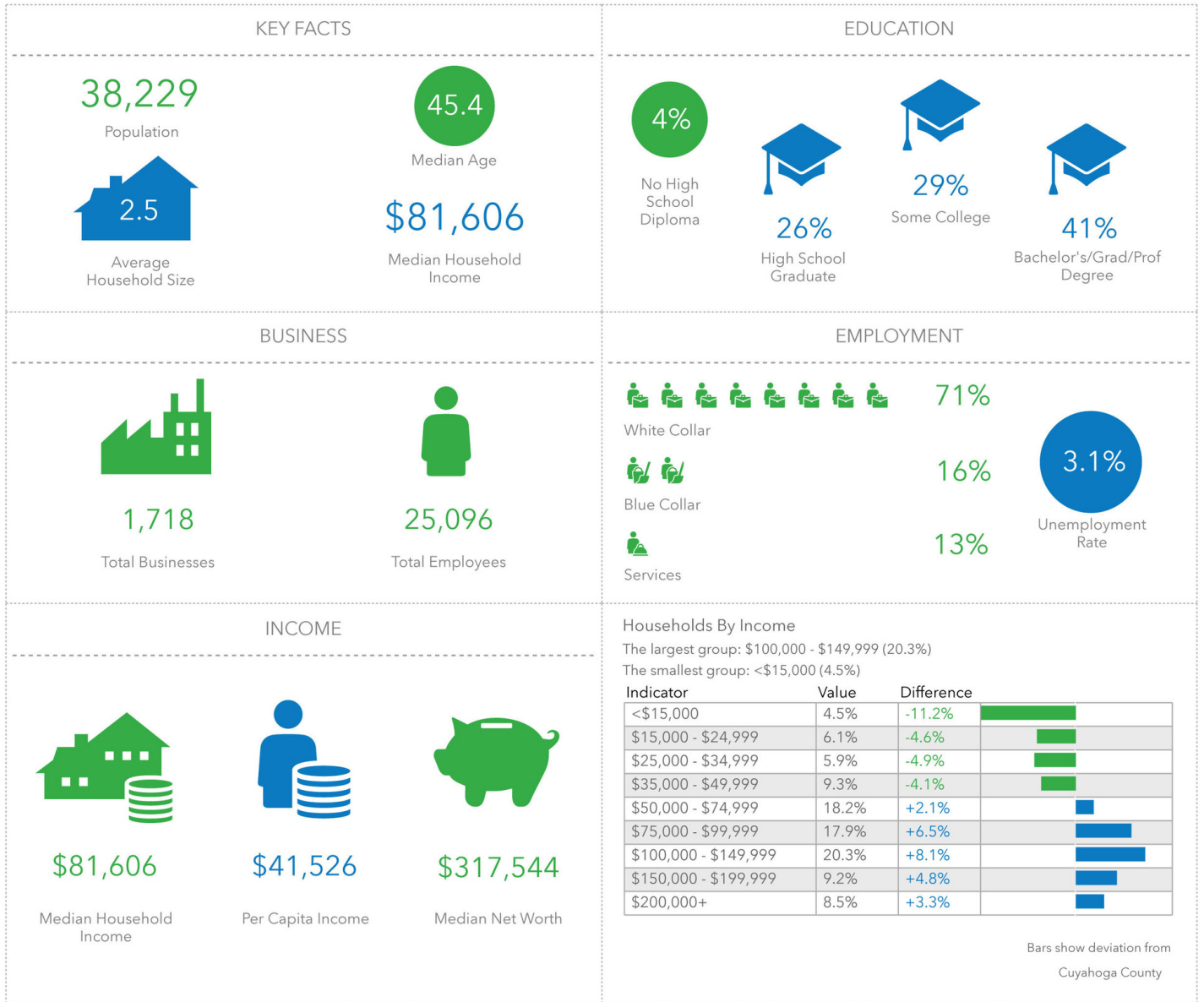
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10 MINUTE DRIVE TIME DEMOGRAPHICS

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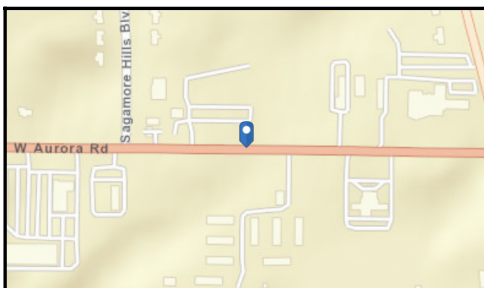
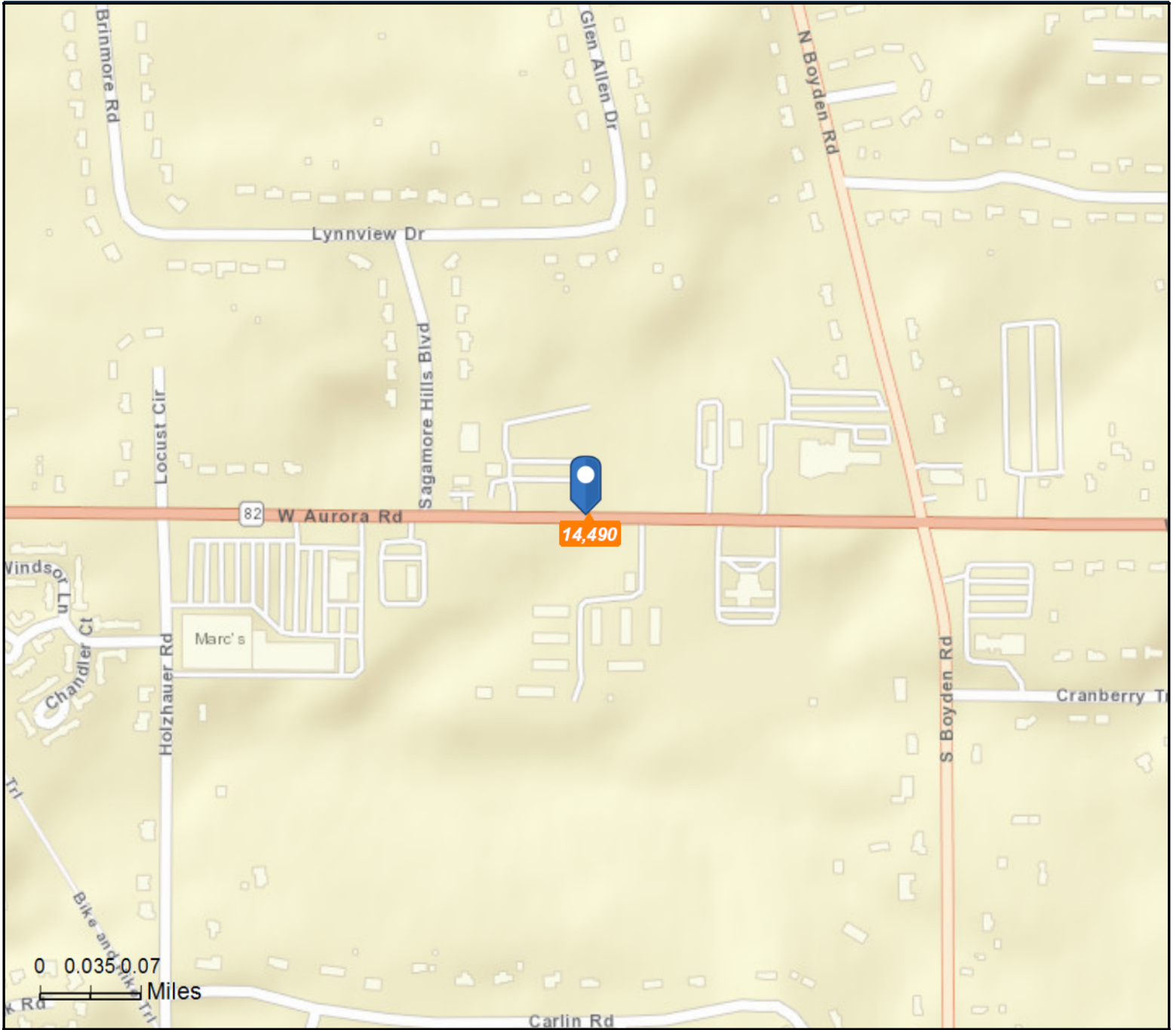
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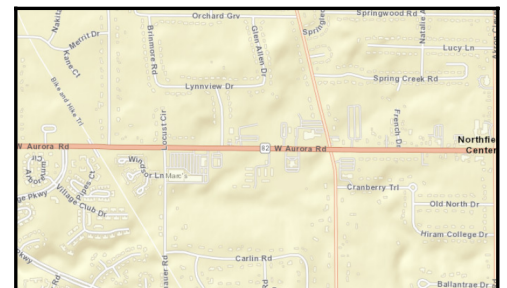
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419 W Aurora Rd, Northfield, Ohio, 44067
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 41.31436
 Longitude: -81.55341



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).