

# NEWLY REMODELED OFFICE SPACE FOR LEASE

**KOWIT & COMPANY**  
REAL ESTATE GROUP  
www.KowitRealEstate.com



**PNC OFFICE BUILDING**  
251 W. Garfield Road  
Aurora, Ohio

## Property Highlights

- Freestanding PNC Office Building across from the Aurora Commons Shopping Center
- Newly remodeled office space
- Two story office building with 4,734 available square feet of office space for lease
- Nearby major tenants include Marc's, State Liquor Store, Angelo's Pizza, Mazzulo's Fresh Market, PNC Bank, McDonald's, Fifth Third Bank, Post Office, Allstate, and Shell Gas Station

## Demographics:

Estimated Population	Daytime Employees	Average HH Income
3 Miles: 18,378	3 Miles: 7,379	3 Miles: \$100,677
5 Miles: 49,978	5 Miles: 22,874	5 Miles: \$49,978
7 Miles: 104,618	7 Miles: 104,618	7 Miles: \$104,618



## Contact Agent:

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# OFFICE SPACE FOR LEASE Site Plan

Office Space For Lease  
251 W. Garfield Road  
Aurora, Ohio



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6009-B Landerhaven Drive, Suite B  
Mayfield Heights, Ohio 44124  
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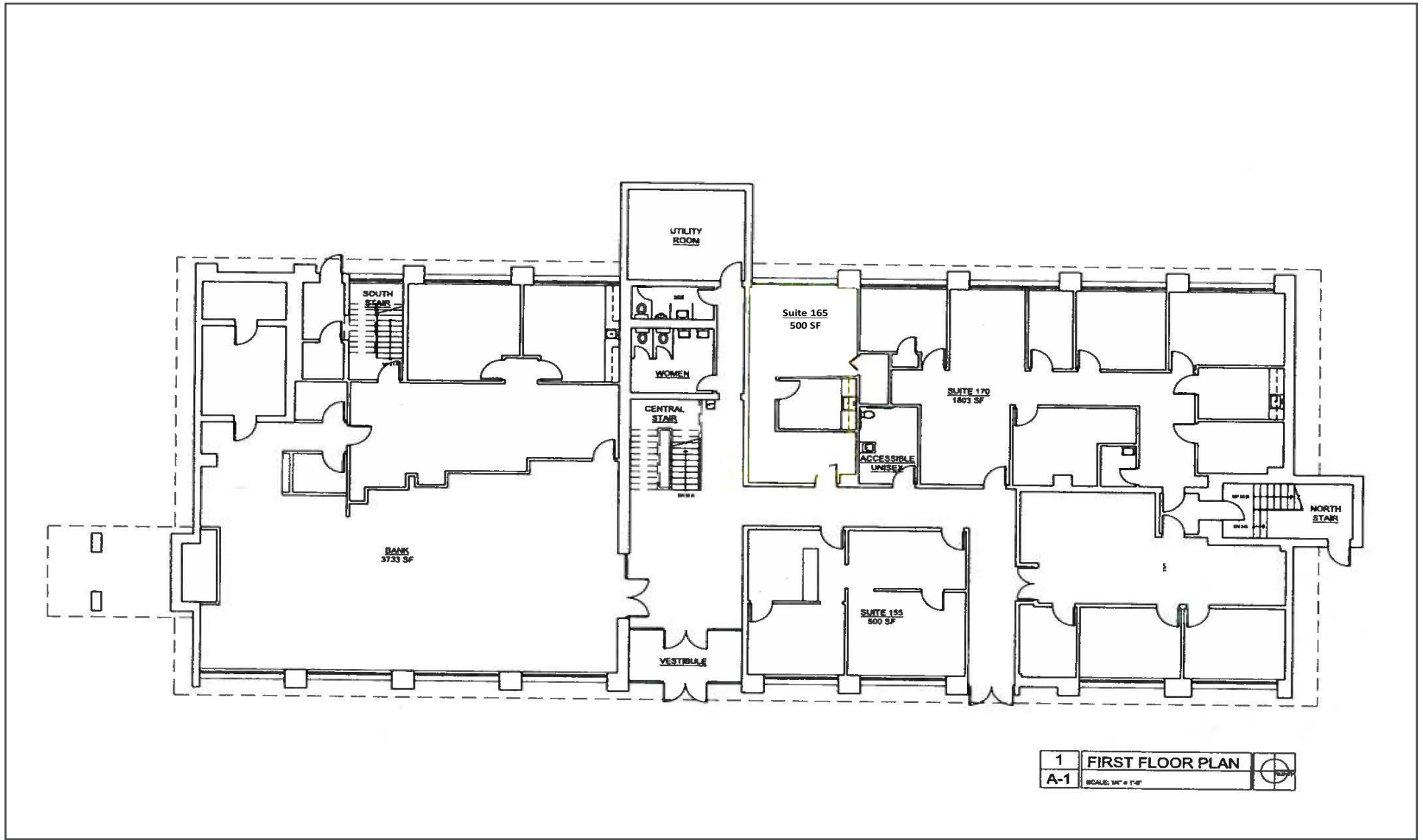
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# OFFICE SPACE FOR LEASE

## 1st Floor - Floor Plan

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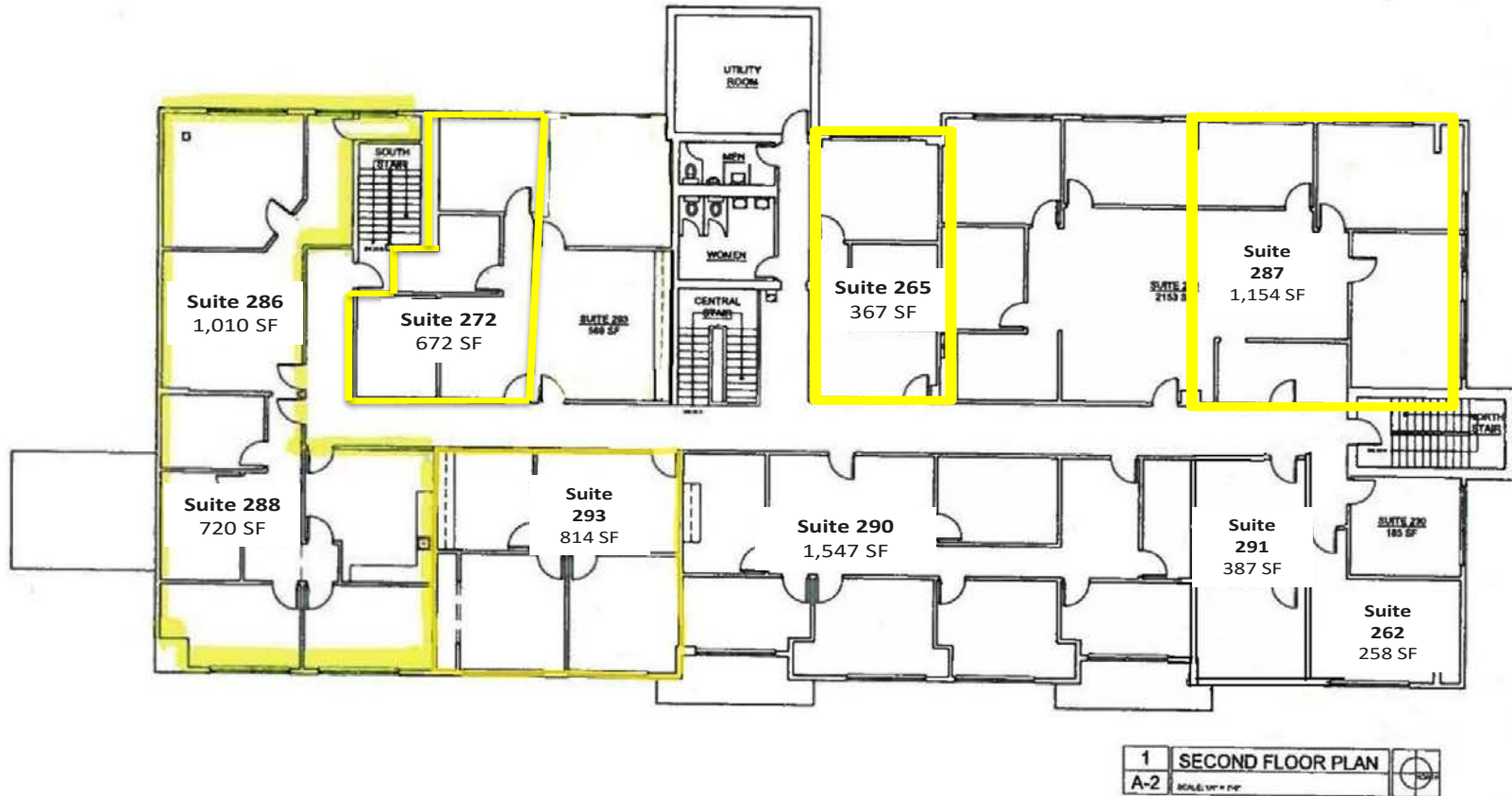
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# OFFICE SPACE FOR LEASE

## 2nd Floor - Floor Plan

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# OFFICE SPACE FOR LEASE AERIAL

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# OFFICE SPACE FOR LEASE CLOSE UP AERIAL

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# OFFICE SPACE FOR LEASE DEMOGRAPHICS

Office Space For Lease  
251 W. Garfield Road  
Aurora, Ohio

251 W Garfield Road Aurora, Ohio		3 Miles	5 Miles	7 Miles	5.00 (mins)
POPULATION	2013 Estimated Population	18,376	49,978	104,618	17,046
	2018 Projected Population	18,414	49,701	103,337	17,085
	2010 Census Population	18,359	50,088	105,134	17,028
	2000 Census Population	15,866	42,501	93,112	14,383
	Projected Annual Growth 2013 to 2018	-	-0.1%	-0.2%	-
	Historical Annual Growth 2000 to 2013	1.2%	1.4%	1.0%	1.4%
2013 Median Age	44.4	42.1	41.5	43.9	
HOUSEHOLDS	2013 Estimated Households	7,136	19,360	39,654	6,562
	2018 Projected Households	7,172	19,313	39,291	6,599
	2010 Census Households	7,126	19,392	39,824	6,551
	2000 Census Households	5,955	15,942	33,964	5,377
	Projected Annual Growth 2013 to 2018	0.1%	-	-0.2%	0.1%
	Historical Annual Growth 2000 to 2013	1.5%	1.6%	1.3%	1.7%
RACE AND ETHNICITY	2013 Estimated White	92.2%	87.9%	85.0%	91.4%
	2013 Estimated Black or African American	4.0%	6.6%	8.7%	4.5%
	2013 Estimated Asian or Pacific Islander	2.2%	3.6%	4.3%	2.6%
	2013 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%	0.1%
	2013 Estimated Other Races	1.4%	1.8%	1.9%	1.4%
	2013 Estimated Hispanic	1.6%	1.5%	1.6%	1.6%
INCOME	2013 Estimated Average Household Income	\$100,677	\$96,528	\$100,682	\$101,157
	2013 Estimated Median Household Income	\$78,571	\$78,197	\$80,849	\$79,366
	2013 Estimated Per Capita Income	\$39,200	\$37,465	\$38,224	\$39,051
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.8%	1.4%	2.2%
	2013 Estimated Some High School (Grade Level 9 to 11)	3.9%	4.1%	4.2%	4.2%
	2013 Estimated High School Graduate	27.5%	27.9%	26.0%	27.9%
	2013 Estimated Some College	20.2%	19.1%	19.0%	19.6%
	2013 Estimated Associates Degree Only	6.9%	7.0%	6.6%	6.6%
	2013 Estimated Bachelors Degree Only	25.1%	25.9%	27.2%	25.0%
	2013 Estimated Graduate Degree	14.2%	14.3%	15.6%	14.4%
BUSINESS	2013 Estimated Total Businesses	596	1,706	4,002	547
	2013 Estimated Total Employees	7,379	20,874	51,737	6,959
	2013 Estimated Employee Population per Business	12.4	12.2	12.9	12.7
	2013 Estimated Residential Population per Business	30.8	29.3	26.1	31.2



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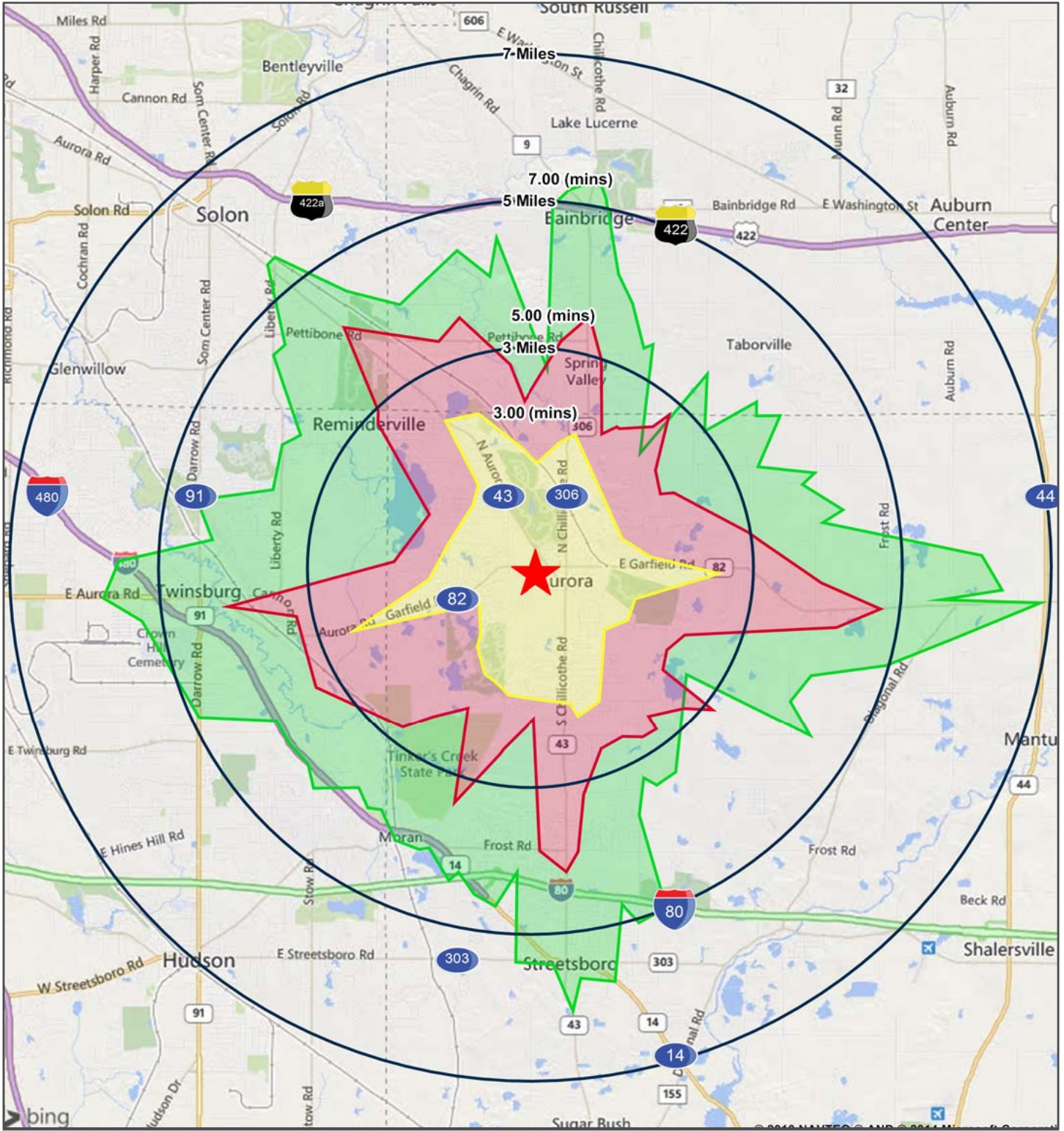
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# OFFICE SPACE FOR LEASE AREA MAP

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