



FOR SALE
 554 - 610 S. Chillicothe Road
 Aurora, Ohio 44202



PRICE REDUCED
4.39 ACRES
\$79,726 PER ACRE

**DIRECTLY ACROSS
 FROM AURORA
 FARMS PREMIUM
 OUTLETS**

**Zoned office. Current traffic studies and environmental reports available. 750' frontage.
 \$83,372 median household income, 16,018 +/- VPD (vehicles per day)**

ELIOT KIJEWski, SIOR
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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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3 Summit Park Drive, Suite 200
 Cleveland, Ohio 44131
 Main 216.520.1200 • Fax 216.520.1828
crescorealestate.com



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PROPOSED | SUGGESTED



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DEMOGRAPHICS

Population	Current	2020 Projection
3 Miles	19,609	19,624
5 Miles	47,725	47,855
Households	Current	2020 Projection
3 Miles	7,680	7,689
5 Miles	18,290	18,333
Total Housing Units	Owner	Renter
3 Miles	76.88%	23.13%
5 Miles	80.63%	19.37%
Income	Median	Average
3 Miles	\$83,372	\$104,383
5 Miles	\$79,489	\$102,829
Traffic Count - VPD (vehicles per day)		
S. Chillicothe & Aurora-Hudson Road	16,018	

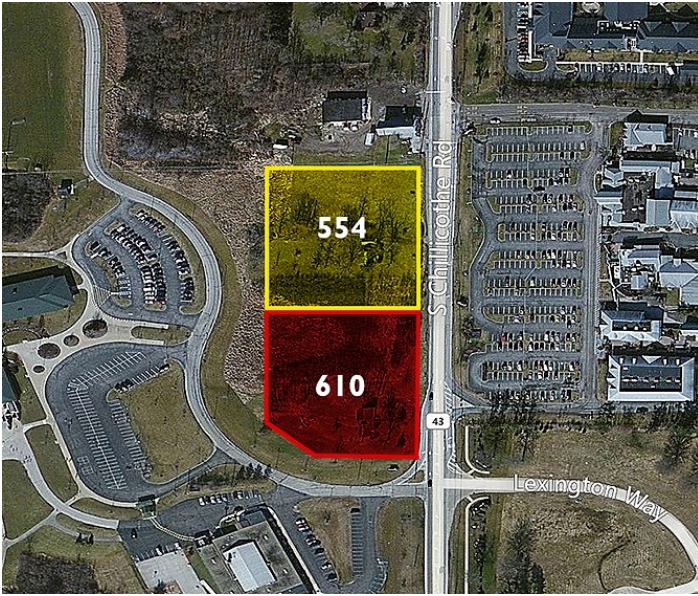
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Summary (32388)



AURORA COMMERCIAL PARK
554-610 S. Chillicothe Rd.
Aurora, OH 44202

County: Portage
Market: SE-Z2
Sub Market: Summit County North/Portage County
Land Size (SF): 191,359 SF
Land Size (Acres): 4.39 Acres

General Listing/Transaction Information

Asking Price: \$350,000.00 \$1.83 Per SF
Price/Acre: \$79,726.65
Transaction Type: Sale

Contacts

Listing Broker(s) Eliot Kijewski, SIOR
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Site

Parcel Number: 03-019-00-00-004-002,003
Zoning: Office
Access: Yes
Frontage: 750'
Topography: Fairly Level
Land Condition: Fair

Utilities

Comments

Listing Comments: Directly across from Aurora Farms Premium Outlets. Zoned Office. Up to 46,000 SF. Current traffic studies and environmental reports are available. 750' frontage. \$83,372 median household income and 16,018 +/- VPD (vehicles per day).