

FOR SALE OR LEASE

## **COMMERCIAL DEVELOPMENT OPPORTUNITY**

MAPLE LANE LAND, AURORA, OHIO 44202

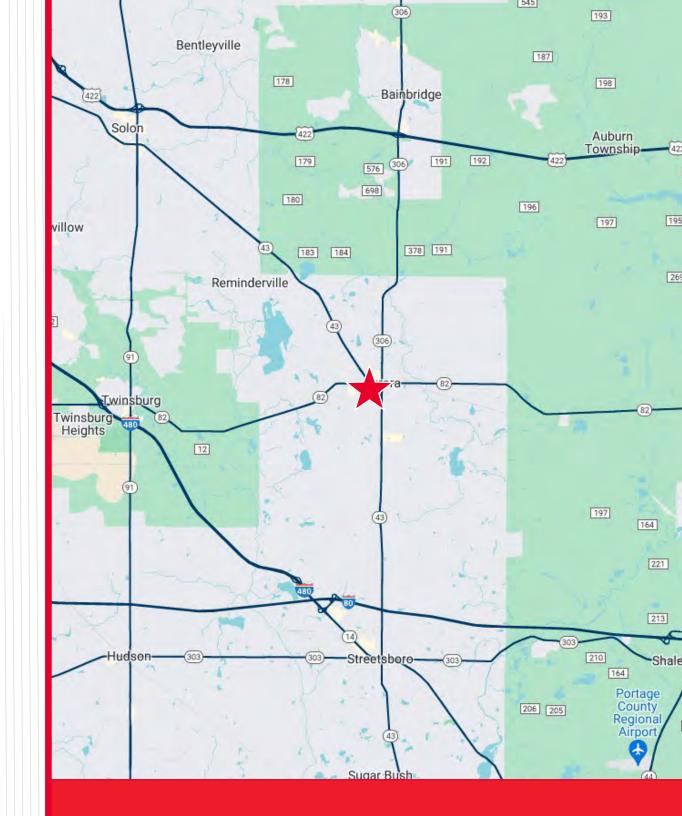
### **MAPLE LANE**

AURORA, OHIO 44202

#### **HIGHLIGHTS**

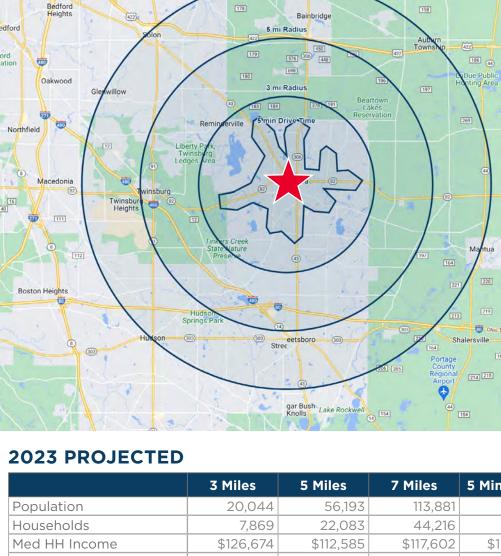
- Land for sale; medical office, retail or professional office development
- 7.14 acres zoned C-3: Planned Community Shopping Center District; divisible
- Located in downtown Aurora, in the center of the retail business district at State Routes 43, 306, & 82
- Adjacent to or within 1/4 mile of US Post Office, Marc's anchored shopping center, Heinen's anchored shopping center, four (4) banks, CVS, Walgreens, Aurora City Hall, multiple restaurants & fast food, liquor store, offices, & a city park
- Less than 1 mile to Aurora Farms Premium
  Outlets, 50+ designer & name brand outlet stores
- Dramatic population growth over the past decade with median household income over \$100,000
- Over 11,000 vpd on SR 82 & 13,000 vpd on SR 43
- Excellent opportunity for processional healthcare providers to fill a niche in an affluent area that currently lacks a dominant health system or healthcare facility and an opportunity for smaller providers to open a new, highly visible medical office

**VIEW PROPERTY VIDEO** 



# **DEMOGRAPHIC REPORT**





South Russel

Chagrin Falls



	3 Miles	5 Miles	7 Miles	5 Min Drive
Population	20,044	56,193	113,881	8,154
Households	7,869	22,083	44,216	3,327
Med HH Income	\$126,674	\$112,585	\$117,602	\$130,706
Employees	10,523	23,992	57,034	5,091
Median Age	46.1	43.2	42.8	47.4
Yearly Health Care/ Insurance Expenditure	\$73.05 M	\$188.99 M	\$398.32 M	\$31.23 M



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