

**34501 AURORA ROAD
SOLON, OHIO 44139**

REDEVELOPMENT OPPORTUNITY

Anchor
CLEVELAND



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AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT

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HIGHLIGHTS

- ▶ Two (2) options for redevelopment:
 - Option A: 0.7 acres with 125' of frontage (*under contract*)
 - Option B: 0.47 acres with 99' of frontage
- ▶ Zoned 0-1 General Office
- ▶ Minutes from US 422, with quick access to I-271 and I-480
- ▶ Solon is an affluent east side Cleveland suburb and draws from Orange, Chagrin Falls, Bainbridge, Aurora, and Twinsburg
- ▶ Located across from 160,000 SF Solon Village Power Center, anchored by 95,000 SF Market District (one of three (3) locations within the Cleveland MSA)

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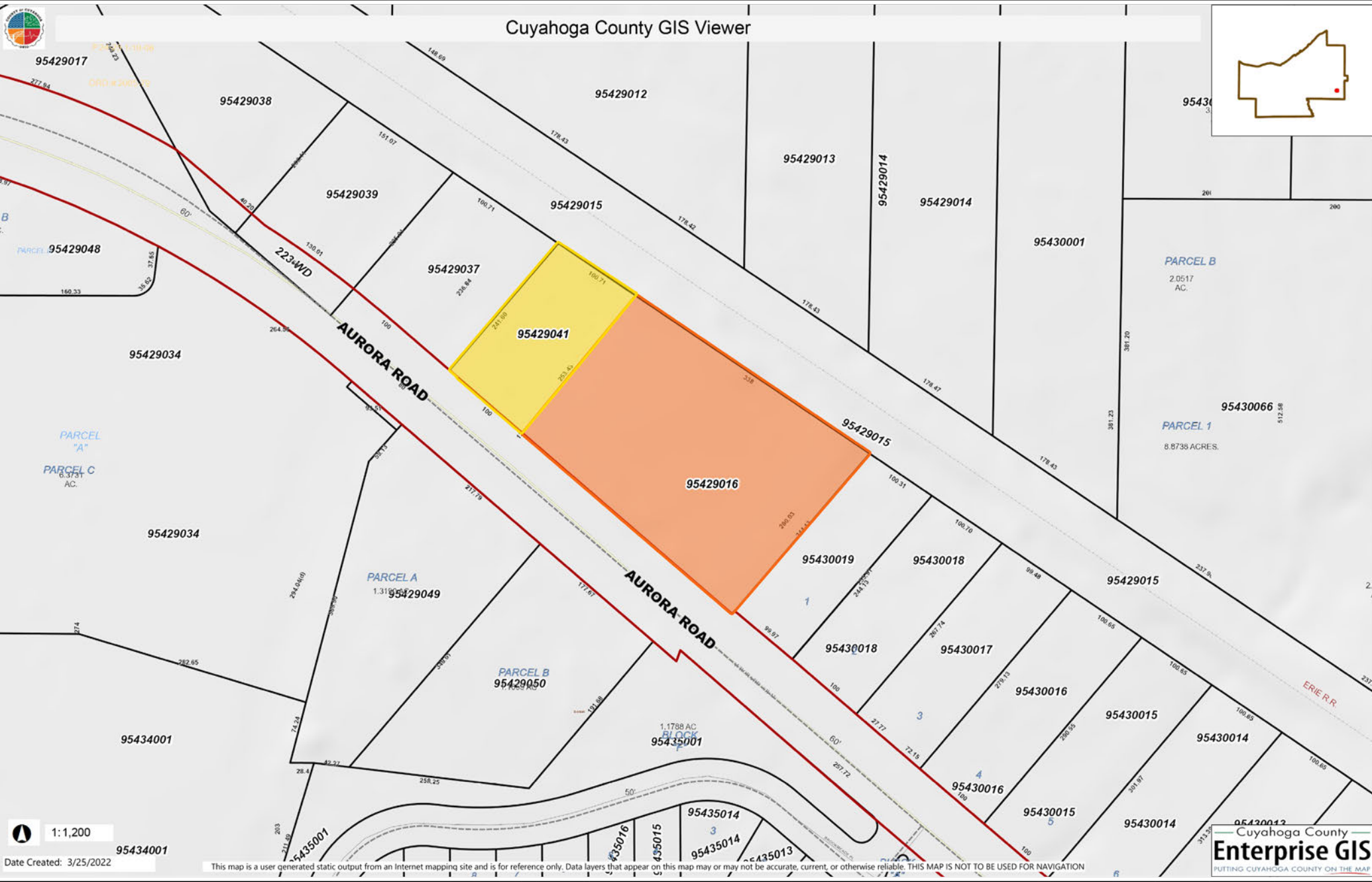
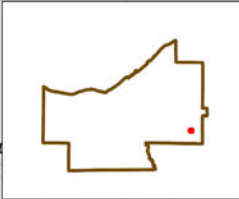
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Cuyahoga County GIS Viewer



1:1,200
Date Created: 3/25/2022

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Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

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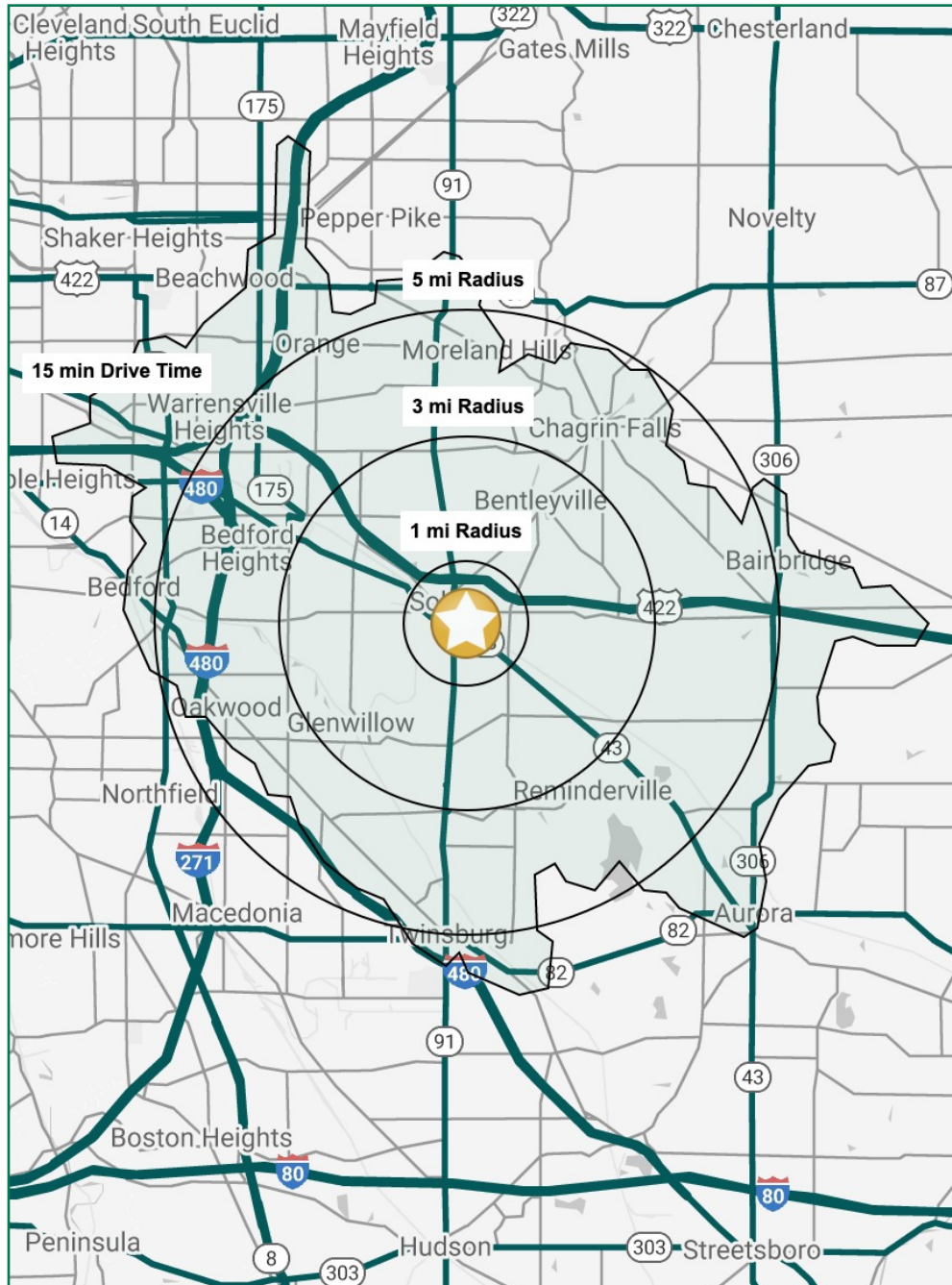
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DEMO SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	5,536	28,139	92,720	115,672
HOUSEHOLDS	2,135	10,155	37,460	47,792
MEDIAN AGE	40.9	42.3	43.5	43.6
AVERAGE HH INCOME	\$101,072	\$156,936	\$126,454	\$113,651
MEDIAN HH INCOME	\$70,781	\$112,682	\$89,089	\$82,477
BUSINESSES	371	1,540	4,761	6,558
EMPLOYEES	6,838	31,263	75,232	101,485
EDUCATION: BACHELORS +	53.0%	58.7%	46.2%	43.2%

Demographics ©2021 AGS

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