

+/- 2,946 SF AVAILABLE, DIVISIBLE FOR LEASE

SPRINGHILL SUITES & RETAIL | 30050 AURORA RD., SOLON, OH 44139



[VIEW ON ANCHORCLE.COM](http://ANCHORCLE.COM)

HIGHLIGHTS

- 12,000 SF retail strip building with long-standing tenancy located in front of 120 room Springhill Suites
- Located within 0.5 mile from US 422
- 1.5 miles within some of Cleveland's largest employers
- Total of more than 17,000 full-time employees in the area (1-mile radius)
- 0.15 Miles from the intersection of Aurora Rd. and Cochran Rd. with approx. 30,000 VPD
- With a high day time population, the available space is well suited for food or service
- Zoned C-5 Industrial Retail and Service
- Permanent Parcel # 95340002
- Asking \$18.00 PSF NNN (\$3.86 PSF Total)

TRAFFIC COUNTS

Aurora Rd = 12,386 VPD
Solon Road = 10,481 VPD



DEMOGRAPHICS

2020 ESTIMATES	1 mile	3 mile	5 mile
Population	876	36,185	108,587
Households	330	14,904	45,370
Average HH Income	\$111,233	\$114,915	\$106,532
Daytime Employees	17,648	47,949	96,178

CONTACT

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Anchor

CLEVELAND

24500 CHAGRIN BLVD., SUITE 100

BEACHWOOD, OHIO 44122

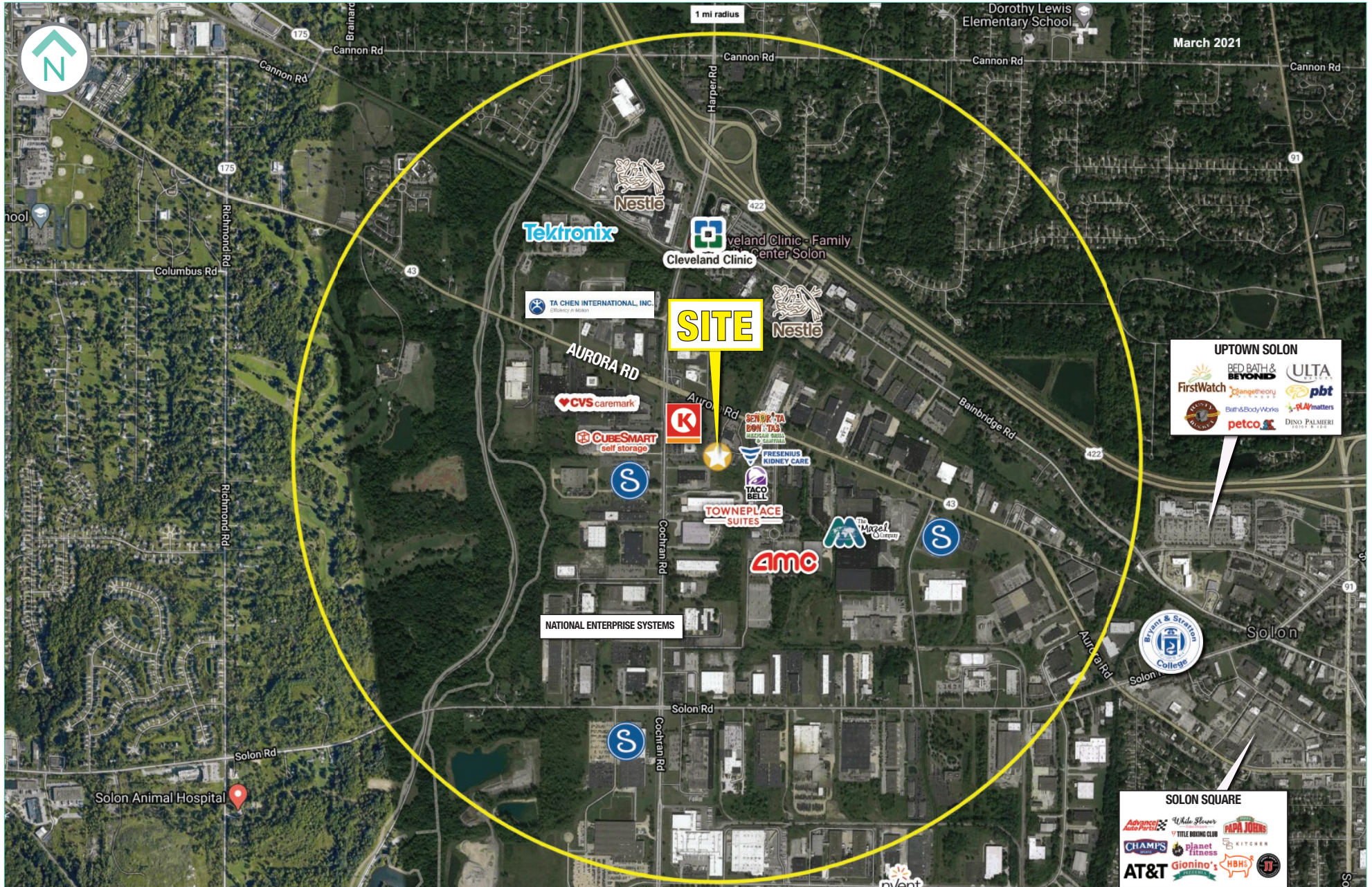
WWW.ANCHORCLE.COM

TRADE AERIAL



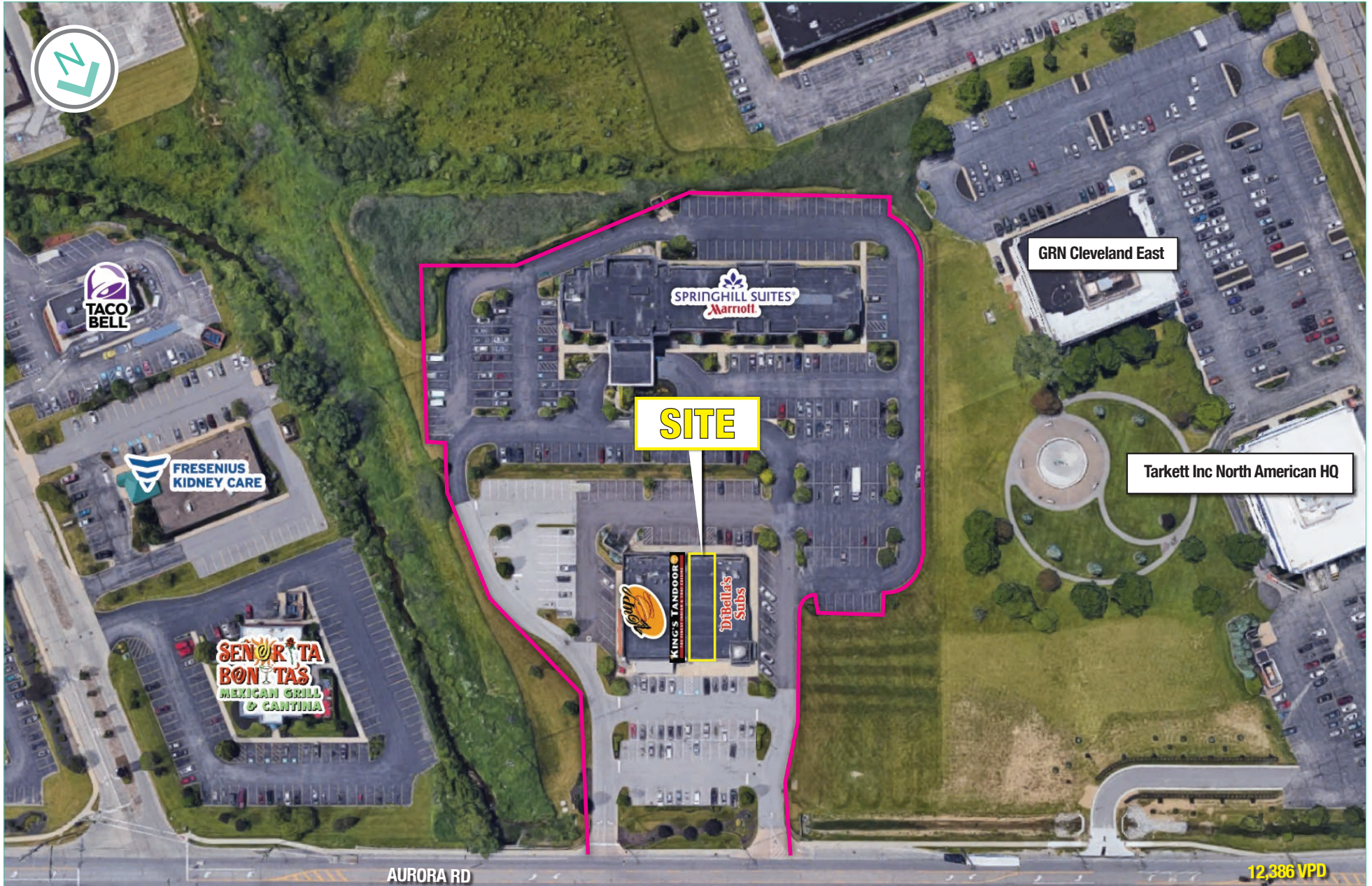
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1-MILE RADIUS TRADE AERIAL



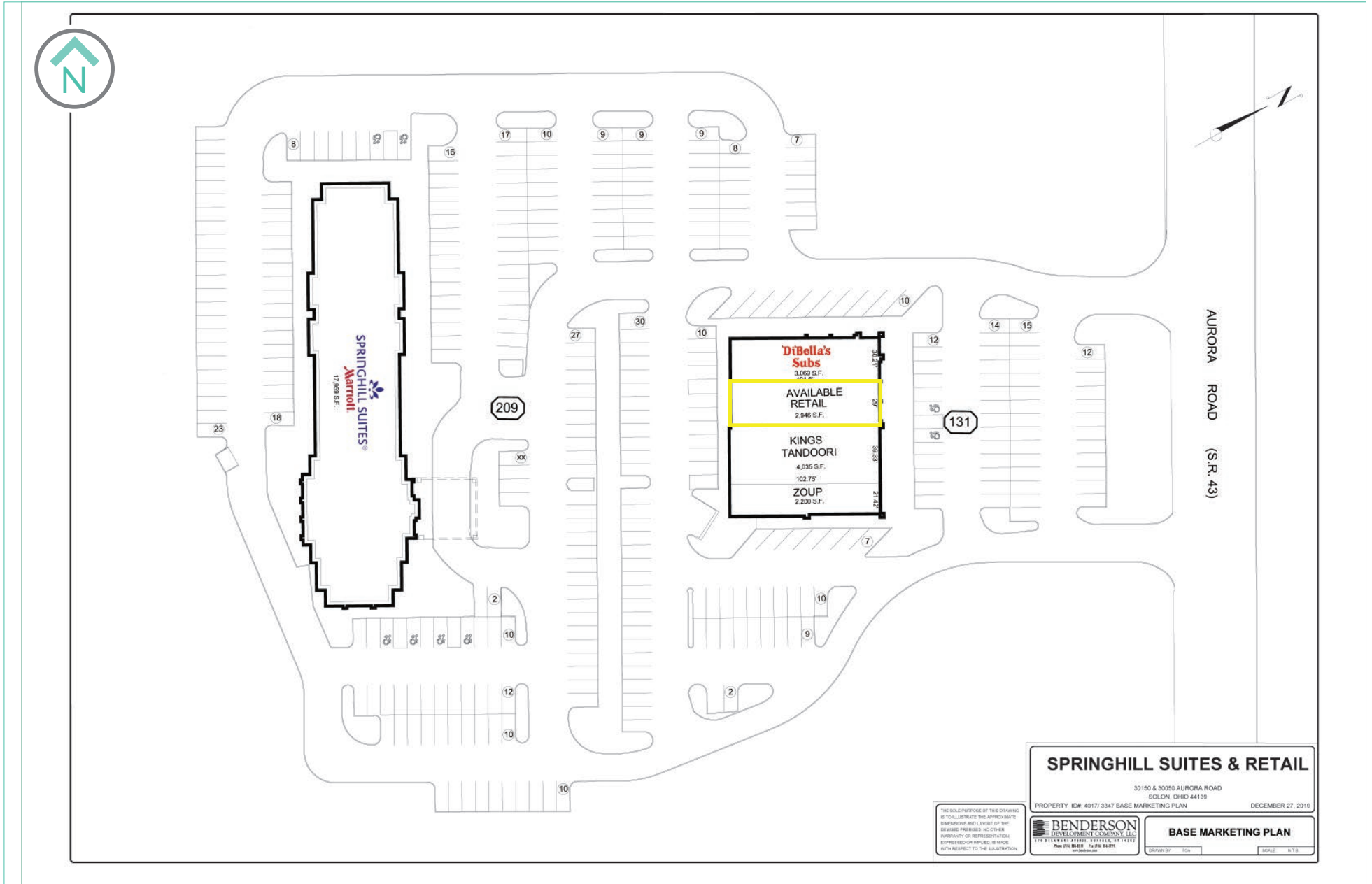
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LOW AERIAL



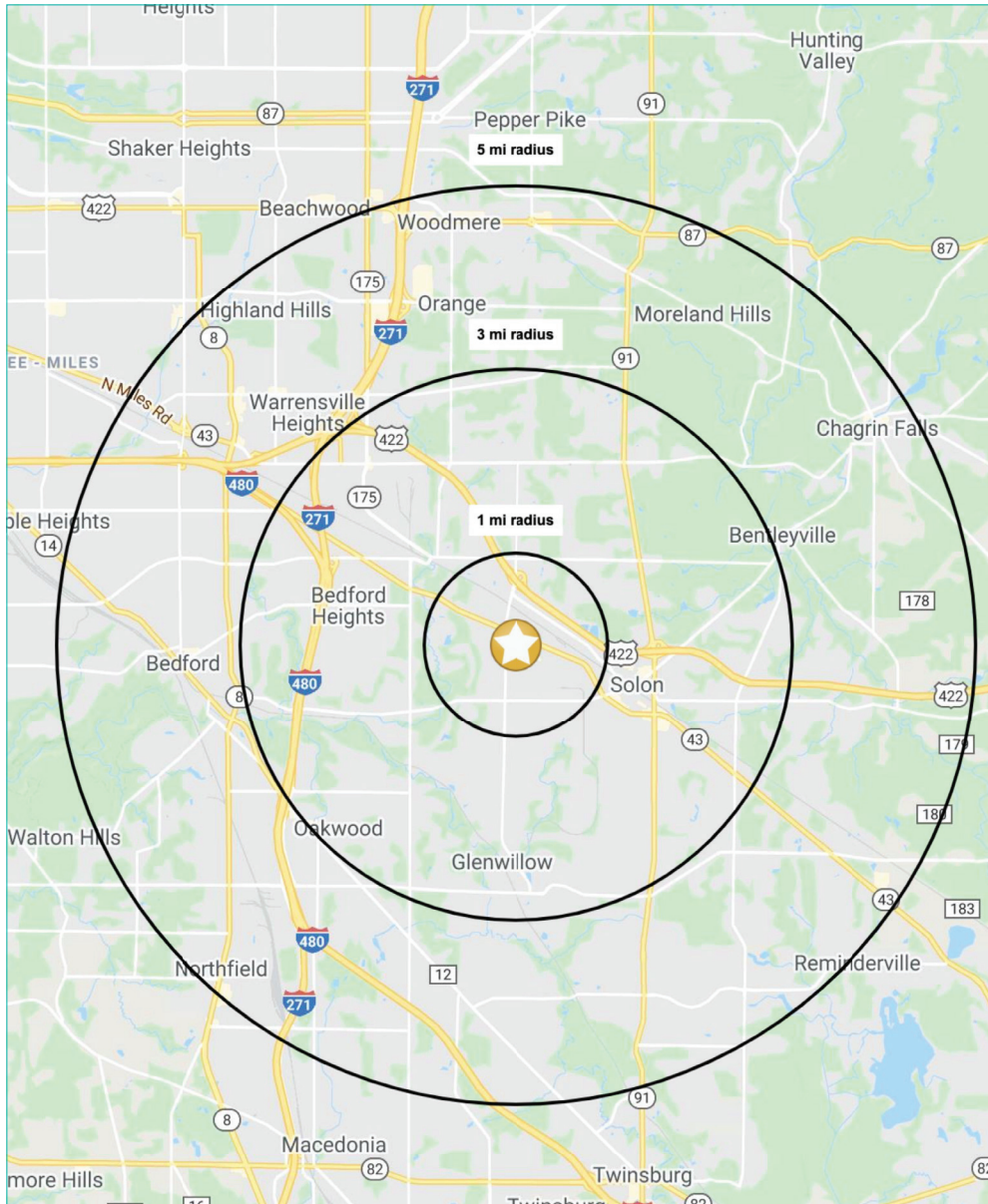
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SITE PLAN



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DEMOGRAPHICS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 41.3958/-81.4665

Solon, OH 44139		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	876	36,185	108,587
	2025 Projected Population	827	34,104	103,128
	2010 Census Population	912	37,115	109,992
	2000 Census Population	910	36,779	110,934
	Projected Annual Growth 2020 to 2025	-1.1%	-1.2%	-1.0%
	Historical Annual Growth 2000 to 2020	-0.2%	-	-0.1%
HOUSEHOLDS	2020 Median Age	47.3	43.0	42.3
	2020 Estimated Households	330	14,904	45,370
	2025 Projected Households	315	14,263	43,736
	2010 Census Households	338	15,027	45,183
	2000 Census Households	319	14,320	44,018
	Projected Annual Growth 2020 to 2025	-0.9%	-0.9%	-0.7%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	0.2%	0.2%	0.2%
	2020 Estimated White	78.6%	52.2%	53.9%
	2020 Estimated Black or African American	10.4%	37.6%	37.4%
	2020 Estimated Asian or Pacific Islander	9.5%	7.0%	5.7%
	2020 Estimated American Indian or Native Alaskan	-	0.1%	0.1%
	2020 Estimated Other Races	1.5%	3.1%	2.9%
INCOME	2020 Estimated Hispanic	2.5%	2.5%	2.2%
	2020 Estimated Average Household Income	\$111,233	\$114,915	\$106,532
	2020 Estimated Median Household Income	\$92,655	\$82,410	\$78,275
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$42,080	\$47,434	\$44,687
	2020 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.4%	1.2%
	2020 Estimated Some High School (Grade Level 9 to 11)	4.3%	4.4%	4.3%
	2020 Estimated High School Graduate	12.4%	22.1%	25.9%
	2020 Estimated Some College	19.4%	20.7%	20.7%
	2020 Estimated Associates Degree Only	5.7%	8.2%	8.5%
BUSINESS	2020 Estimated Bachelors Degree Only	30.1%	22.6%	22.4%
	2020 Estimated Graduate Degree	26.7%	20.7%	17.0%
	2020 Estimated Total Businesses	639	2,360	6,368
	2020 Estimated Total Employees	17,648	47,949	96,178
	2020 Estimated Employee Population per Business	27.6	20.3	15.1
	2020 Estimated Residential Population per Business	1.4	15.3	17.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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