



319 E. GARFIELD ROAD

AURORA, OHIO

THE PROPERTY

- Premier Retail or Office Space available for lease
- First Floor 900 SF Available
- Newly built-out office spaces on second floor; 2,200 SF
- Close to the heart of the commercial district of Aurora; one of the fastest growing suburbs in Northeast, Ohio
- Home to the Aurora Farms Premium Outlet stores and to affluent golf courses
- Nearby tenants include SNAP Fitness, James Place Wine Bar, Young Explorer's Montessori School, The Aurora Inn Hotel & More

DEMOGRAPHICS

ESTIMATED POPULATION

3 Miles: 16,238
5 Miles: 44,593
7 Miles: 95,343

DAYTIME EMPLOYEES

3 Miles: 8,809
5 Miles: 17,673
7 Miles: 49,810

AVERAGE HH INCOME

3 Miles: \$126,841
5 Miles: \$109,060
7 Miles: \$118,427

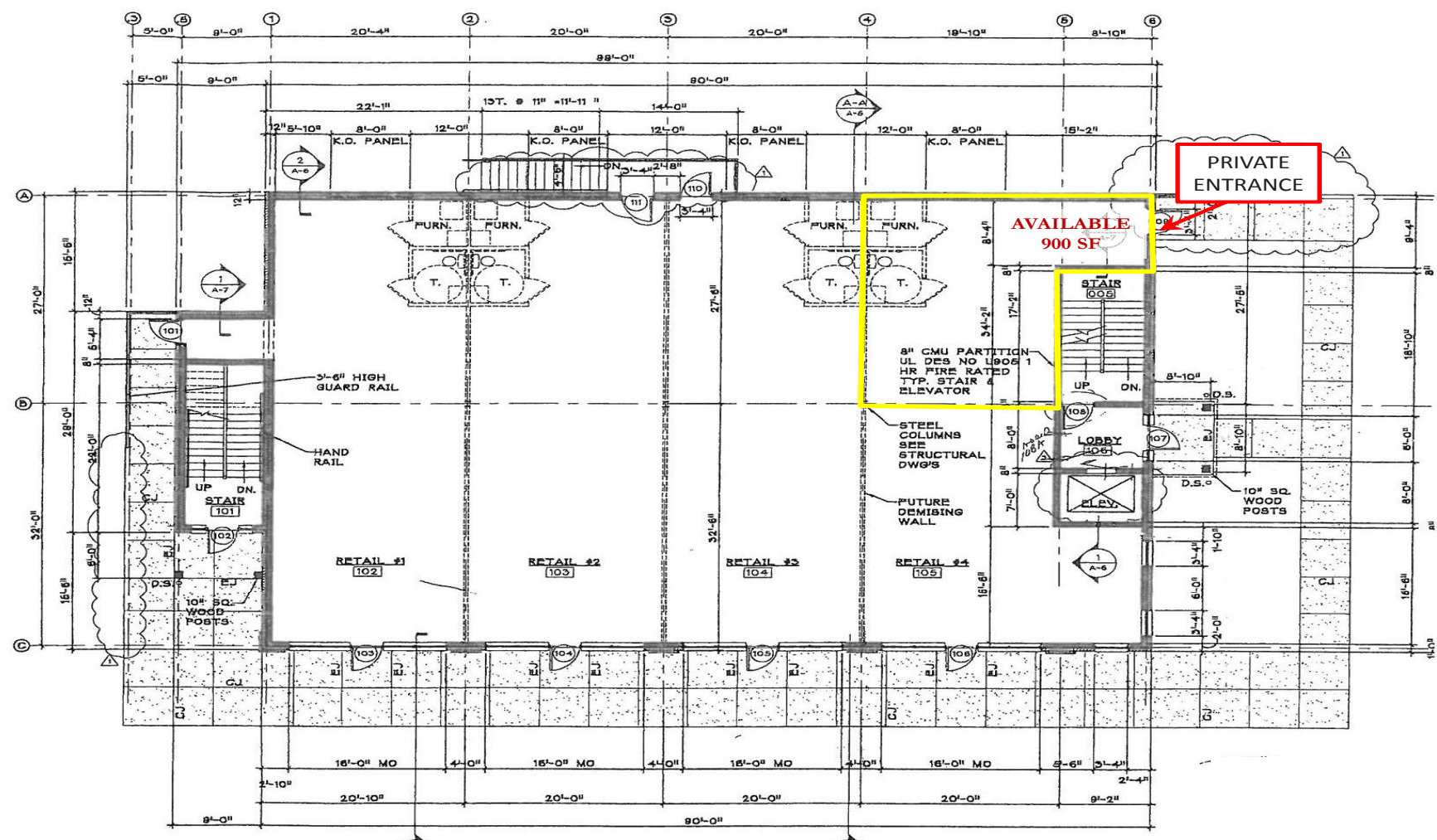
Contact Agent:

Carla Massara (216) 514-1400 ext 108 cmassara@kowitzrealestate.com

Kowit & Company Real Estate Group | 216.514.1400 | www.kowitzrealestate.com

FLOOR PLAN - 1ST FLOOR

319 E. GARFIELD ROAD, AURORA, OHIO



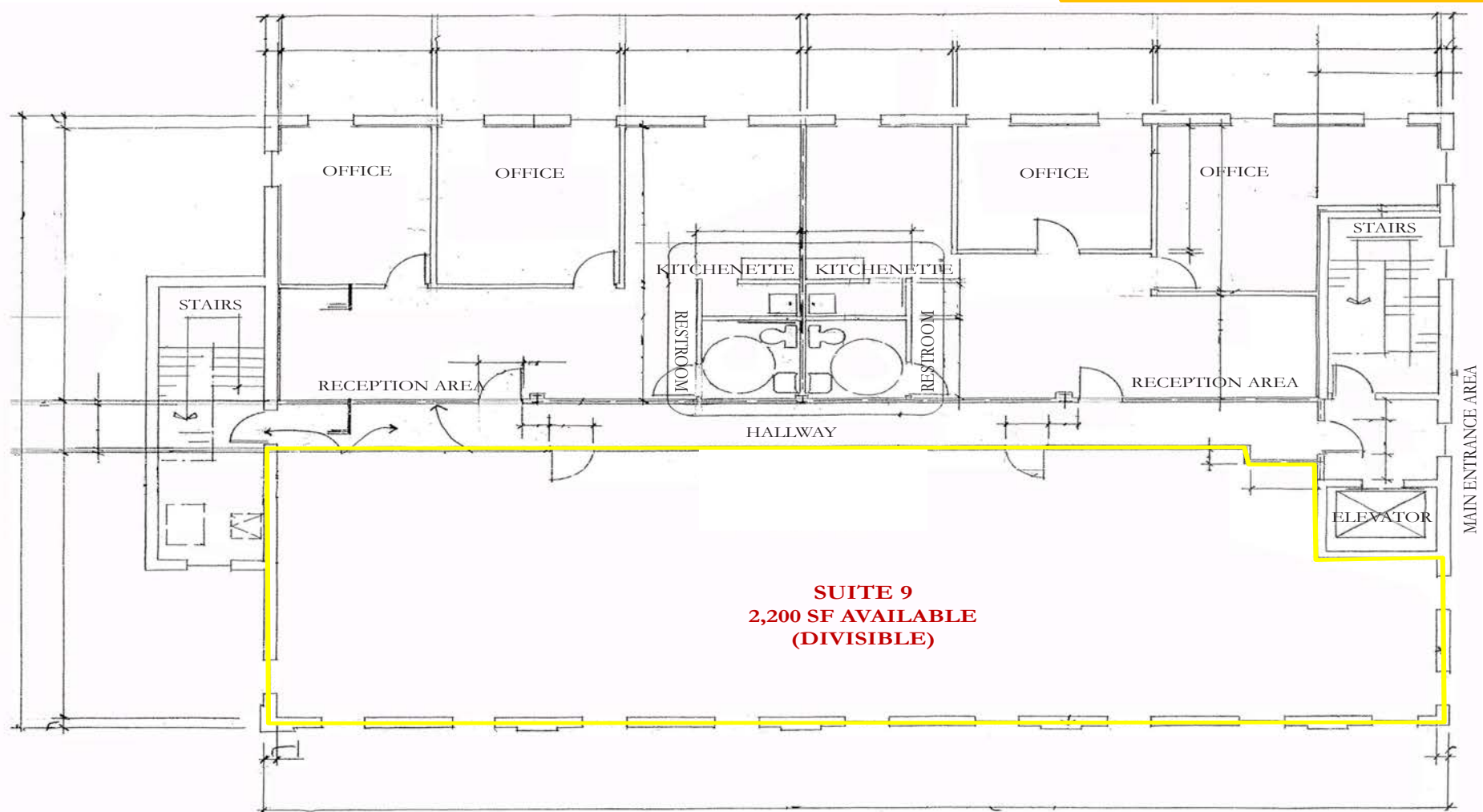
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FLOOR PLAN - 2ND FLOOR

319 E. GARFIELD ROAD, AURORA, OHIO



SUITE 9
2,200 SF AVAILABLE
(DIVISIBLE)

AERIAL

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CLOSE-UP AERIAL

319 E. GARFIELD ROAD, AURORA, OHIO



E Garfield Rd

8,231 VPD

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DEMOGRAPHICS

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319 E Garfield Rd		3 mi radius	5 mi radius	7 mi radius
Aurora, OH 44202				
POPULATION	2019 Estimated Population	16,238	44,593	95,343
	2024 Projected Population	16,230	44,476	94,792
	2010 Census Population	15,690	42,683	93,393
	2000 Census Population	13,601	36,187	83,193
	Projected Annual Growth 2019 to 2024	-	-	-0.1%
	Historical Annual Growth 2000 to 2019	1.0%	1.2%	0.8%
	2019 Median Age	47.0	42.5	42.4
HOUSEHOLDS	2019 Estimated Households	6,660	18,137	38,597
	2024 Projected Households	6,773	18,356	38,857
	2010 Census Households	6,057	16,408	35,686
	2000 Census Households	5,068	13,477	30,366
	Projected Annual Growth 2019 to 2024	0.3%	0.2%	0.1%
	Historical Annual Growth 2000 to 2019	1.7%	1.8%	1.4%
RACE AND ETHNICITY	2019 Estimated White	92.5%	87.8%	84.7%
	2019 Estimated Black or African American	3.0%	5.8%	7.2%
	2019 Estimated Asian or Pacific Islander	2.9%	4.2%	5.7%
	2019 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
	2019 Estimated Other Races	1.5%	2.1%	2.2%
	2019 Estimated Hispanic	2.2%	2.2%	2.1%
INCOME	2019 Estimated Average Household Income	\$126,841	\$109,060	\$118,427
	2019 Estimated Median Household Income	\$95,417	\$89,186	\$93,905
	2019 Estimated Per Capita Income	\$52,073	\$44,401	\$47,988
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.5%	1.1%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.7%	3.7%	3.6%
	2019 Estimated High School Graduate	19.0%	24.2%	23.4%
	2019 Estimated Some College	20.2%	19.6%	17.7%
	2019 Estimated Associates Degree Only	5.6%	6.7%	6.7%
	2019 Estimated Bachelors Degree Only	32.6%	26.5%	27.9%
BUSINESS	2019 Estimated Graduate Degree	18.8%	17.8%	19.6%
	2019 Estimated Total Businesses	645	1,322	3,963
	2019 Estimated Total Employees	8,809	17,673	49,810
	2019 Estimated Employee Population per Business	13.7	13.4	12.6
	2019 Estimated Residential Population per Business	25.2	33.7	24.1

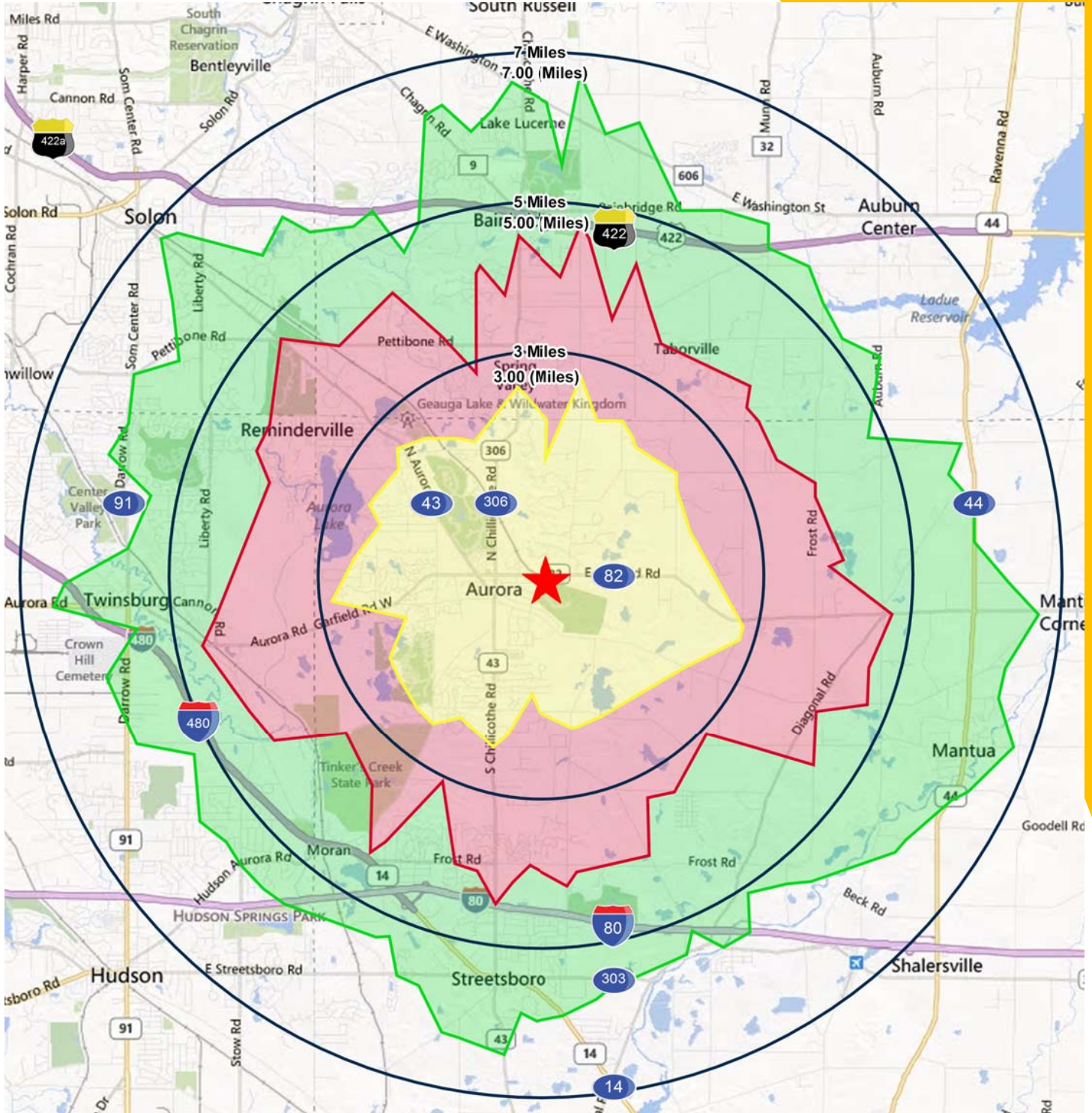
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AREA MAP

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