

LEASE

Aurora Building

290 E. MILLTOWN RD (SR-184)

Wooster, OH 44691

PRESENTED BY:

NICHOLE BOOKER, PHD

Senior Advisor

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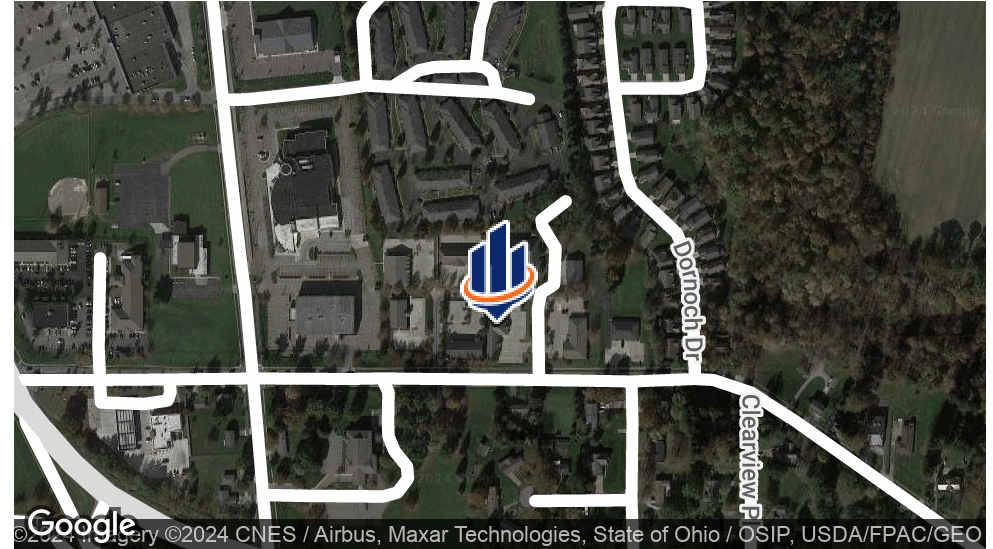
Associate Advisor

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SUMMARY



OFFERING SUMMARY

AVAILABLE:	1,025 SF
LEASE RATE:	\$12 - 14/SF
BUILDING SIZE:	4,526 SF
LOT SIZE:	0.62 Acres
RENOVATED:	2016/2019

PROPERTY OVERVIEW

The Aurora Building is located on SR-184 just east of SR-83, the area's dominant retail corridor and in close proximity to the area's major medical facilities. Spaces include retail/services, office and medical with great visibility and signage on SR-184 (E. Milltown).

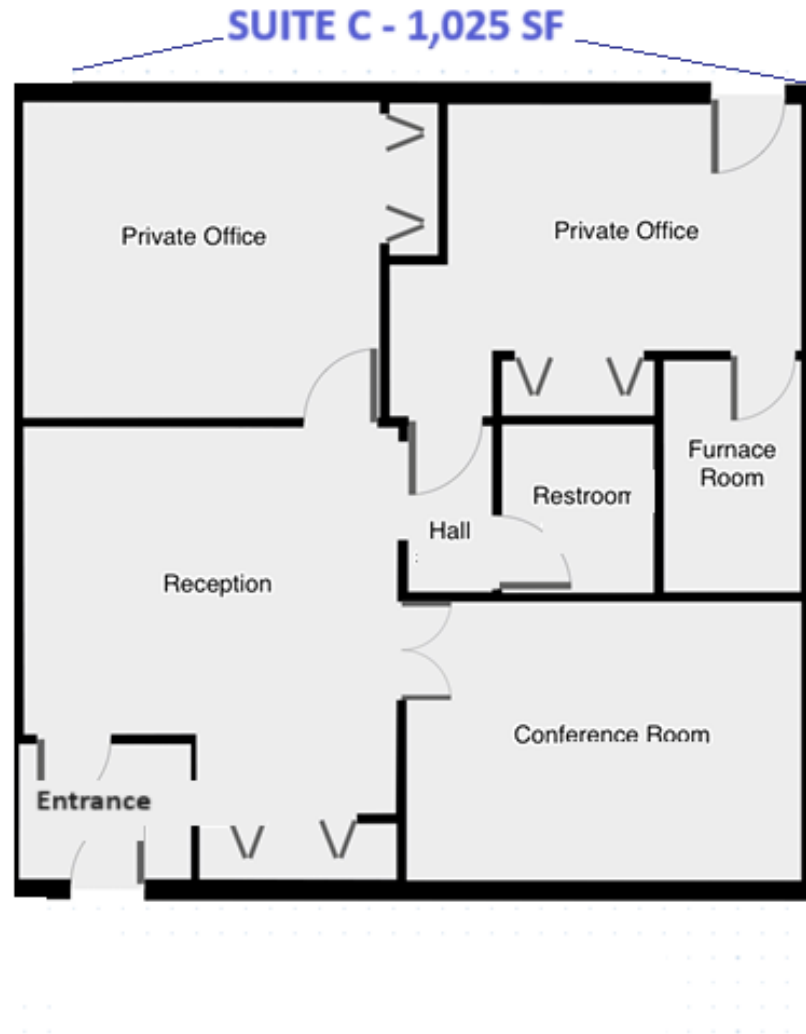
PROPERTY HIGHLIGHTS

- Located on State Route 184 in Killbuck Township (no income tax)
- Office, medical and retail services complex
- Great visibility & monument signage
- 1 minute to Wooster Community Hospital
- 2 minutes to Cleveland Clinic Specialty & Surgery Center
- Well maintained property
- Less than 1/2 mile from retail and restaurant amenities

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SUITE C FLOORPLAN



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

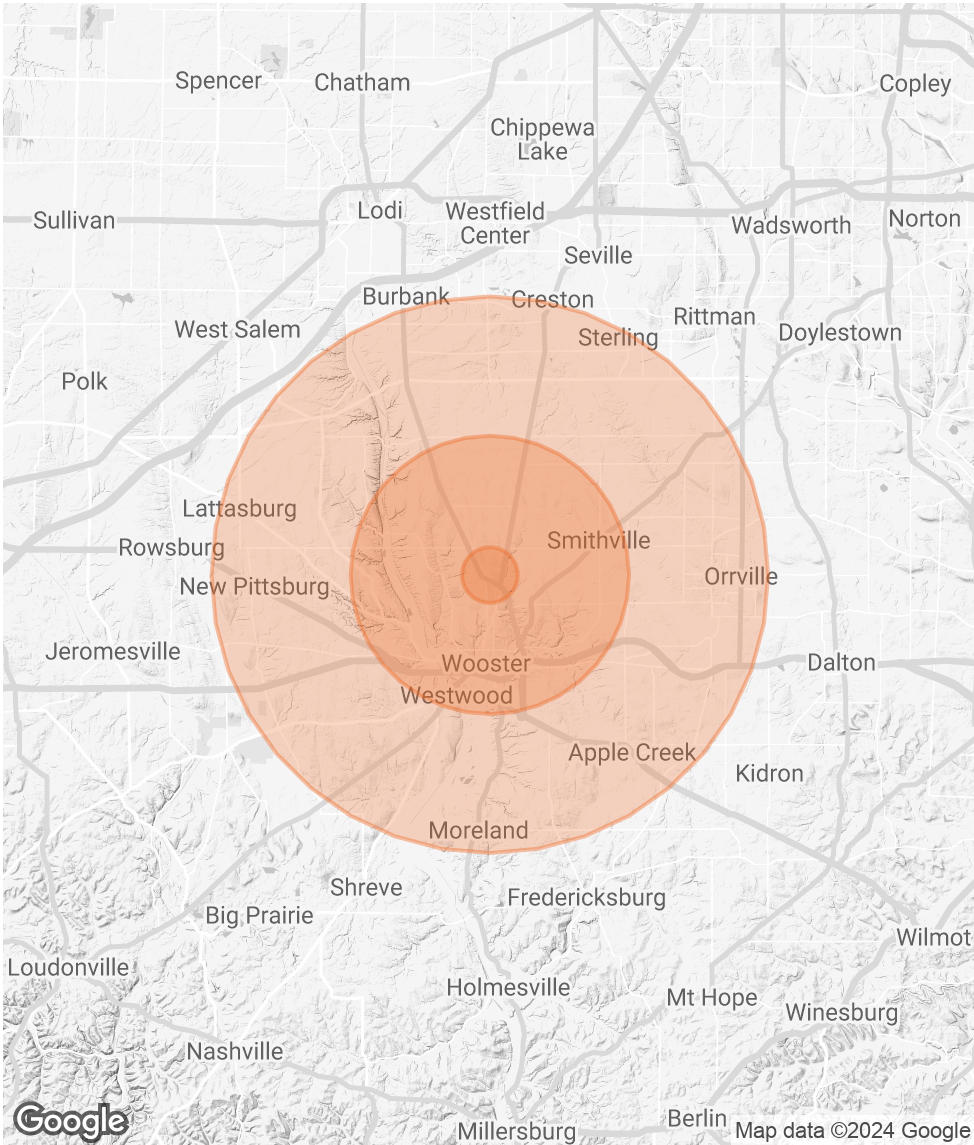
POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	1,852	41,473	75,521
AVERAGE AGE	44.5	40.1	38.9
AVERAGE AGE (MALE)	44.3	39.3	37.9
AVERAGE AGE (FEMALE)	43.6	40.7	39.7

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	808	16,703	29,112
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$62,827	\$61,066	\$60,356
AVERAGE HOUSE VALUE		\$186,291	\$169,968

* Demographic data derived from 2020 ACS - US Census



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