

FOR SALE

601 N. AURORA RD

**MULTI-FAMILY/COMMERCIAL
LAND- N. AURORA RD.,
AURORA, OH**

Aurora, OH 44202

PRESENTED BY:

VICTOR S. VOINOVICH SR.

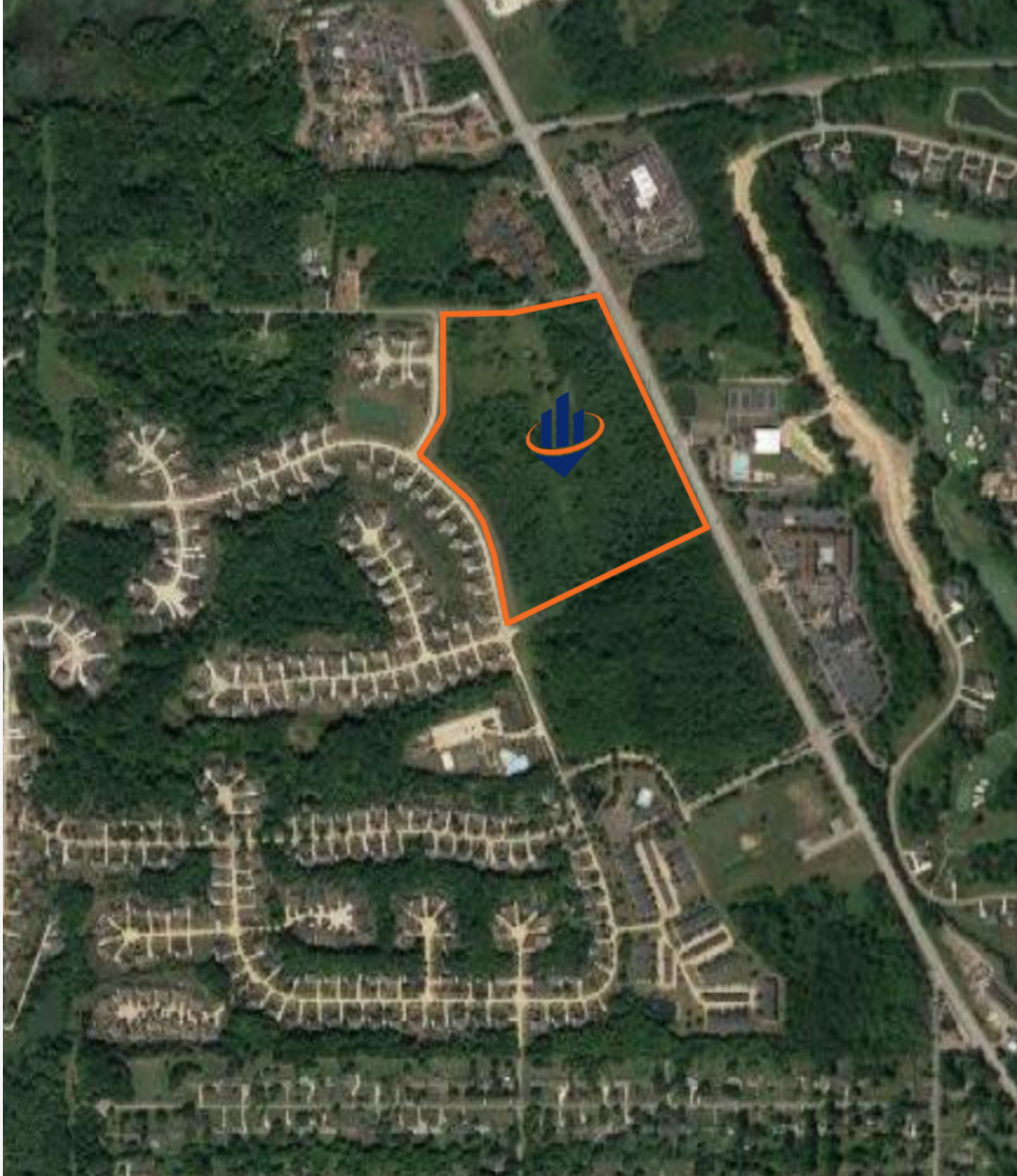
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JERRY FIUME, SIOR, CCIM*

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The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

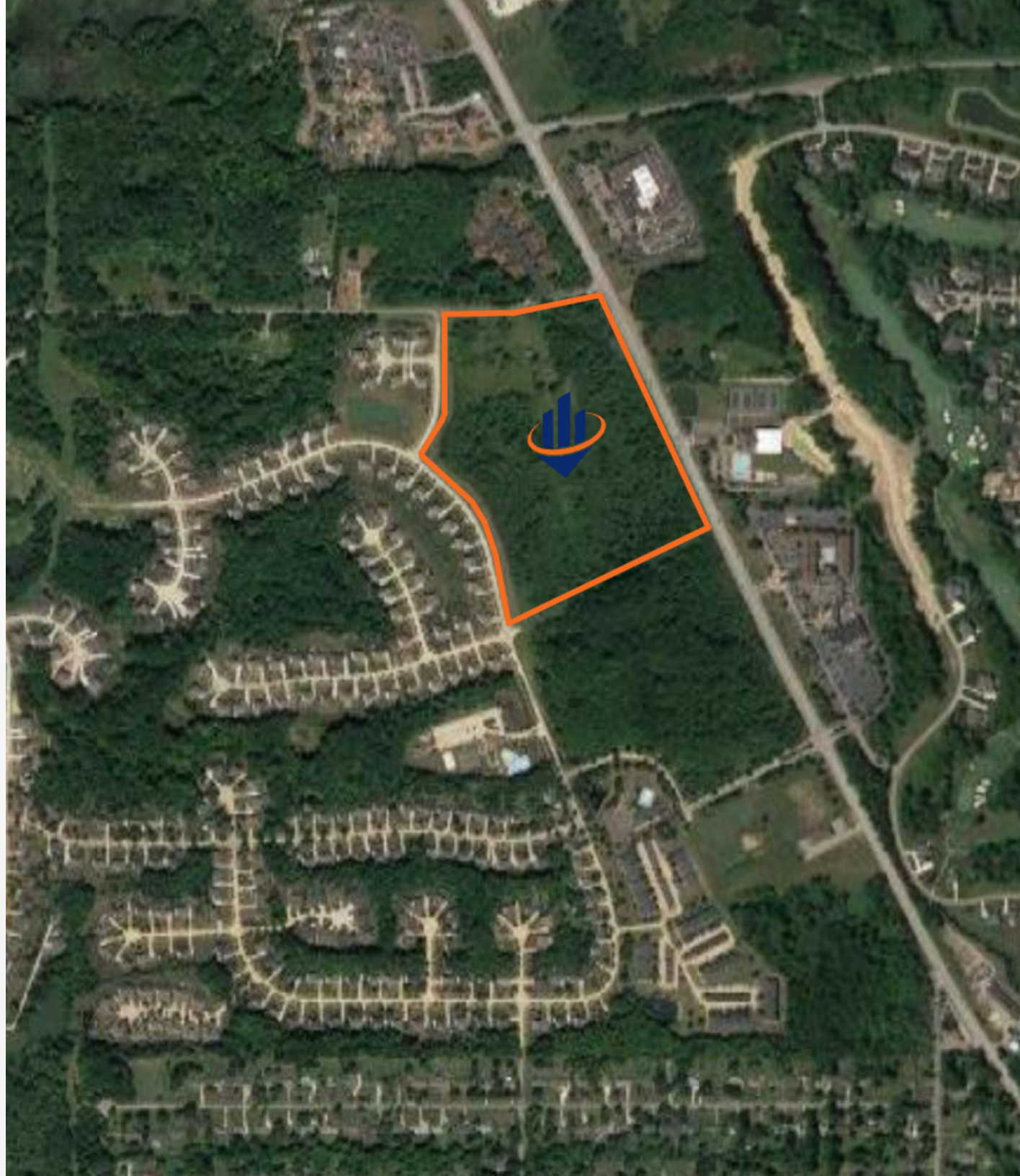
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MULTI-FAMILY/COMMERCIAL LAND- N. AURORA RD., AURORA, OH 601 N. Aurora Rd Aurora, OH 44202



SECTION 1

PROPERTY INFORMATION





OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	25.5 Acres
PRICE / ACRE:	-
ZONING:	Multi-Family, Single Family and Commercial
MARKET:	Aurora
APN:	03-009-00-00-008-000
VIDEO:	View Here

PROPERTY OVERVIEW

This 33-acre site can potentially consist of a combination of multi-family, single family and retail uses. This is the last phase of the Hawthorn of Aurora Planned Unit Development which is located along the west side of N Aurora in the City of Aurora. Being situated across the street from Barrington Country Club, this site is considered to be an excellent location.

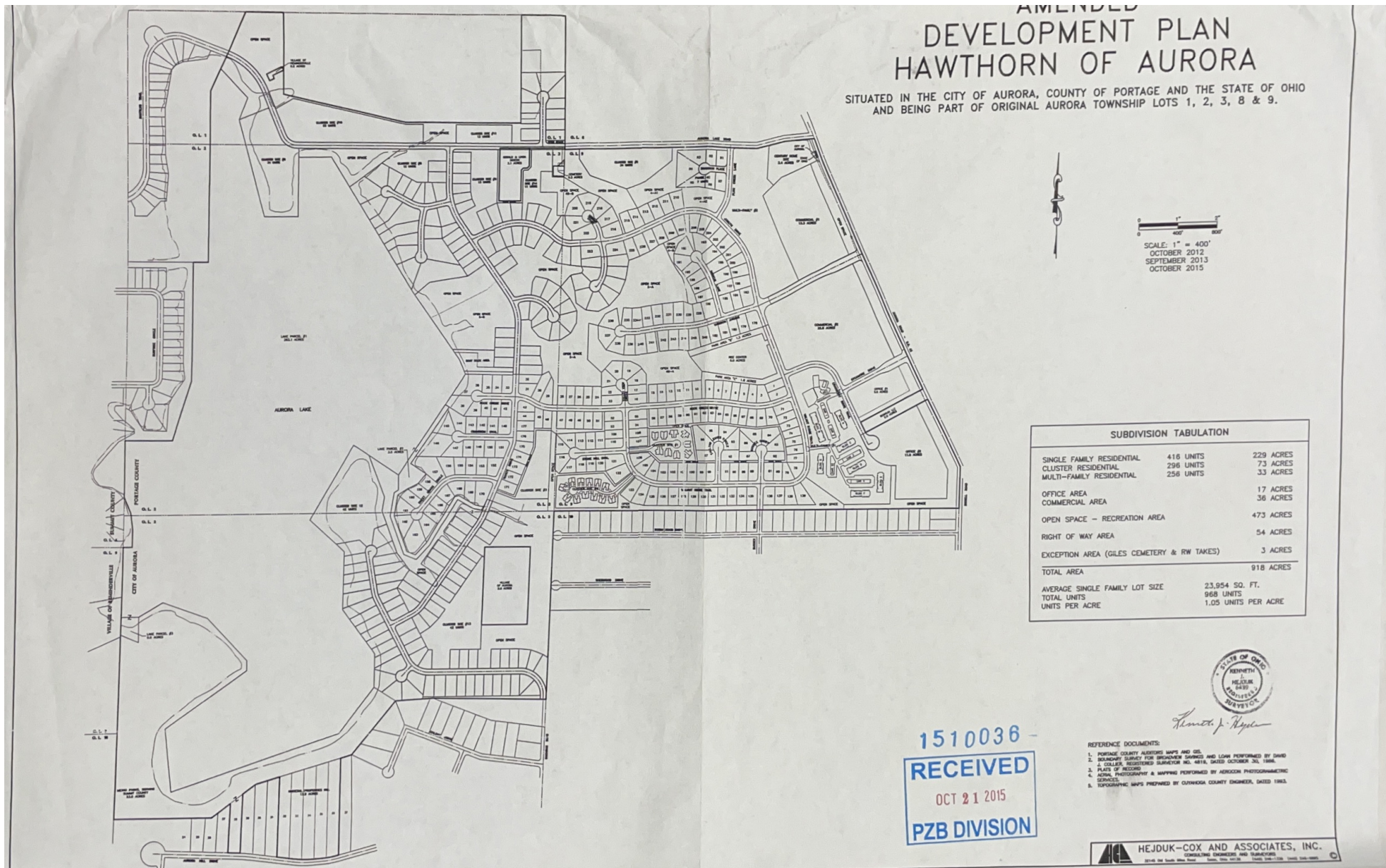
PROPERTY HIGHLIGHTS

- Within a half mile of the Geauga Lake development of over 300 acres of multi-family, single family and retail development
- Across the street from Bertram Inn & Conference Center
- Flexible uses available
- Close to a complete array of retail options
- Traffic Count along N Aurora Road: 15,590 cars daily
- City of Aurora schools rated in the top 10 of Ohio School systems
- \$107,000 average HH income within 5 miles of property

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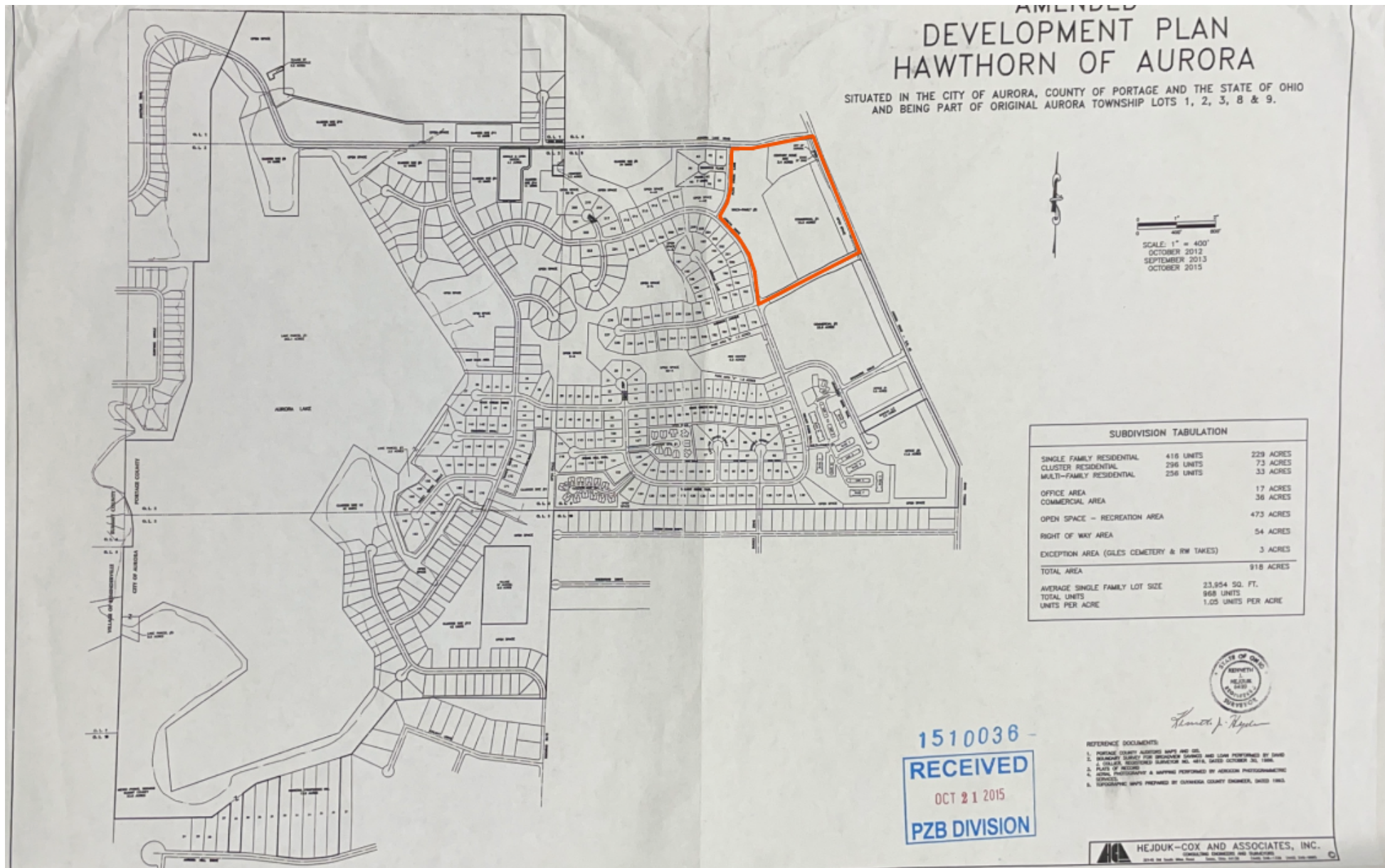




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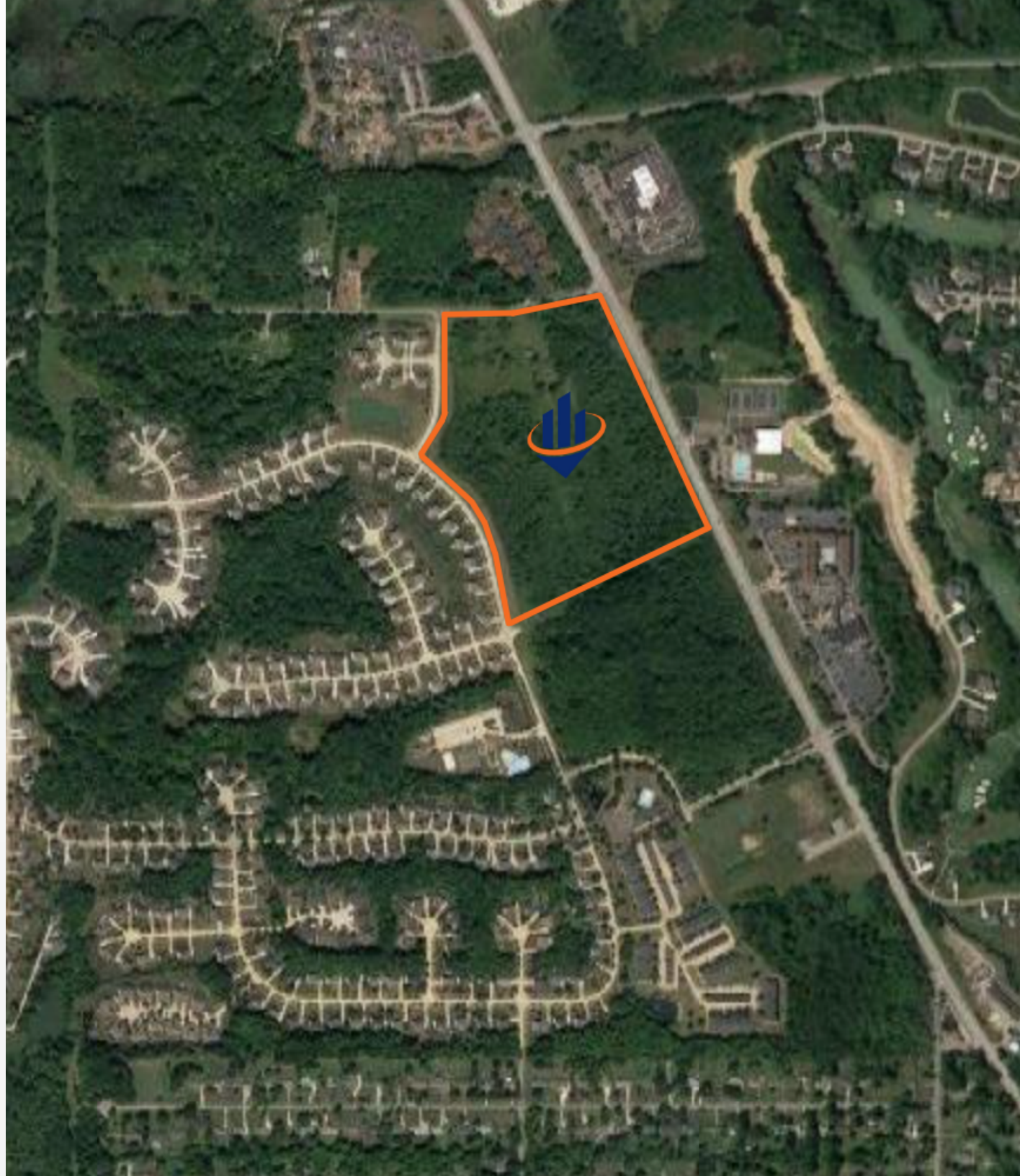
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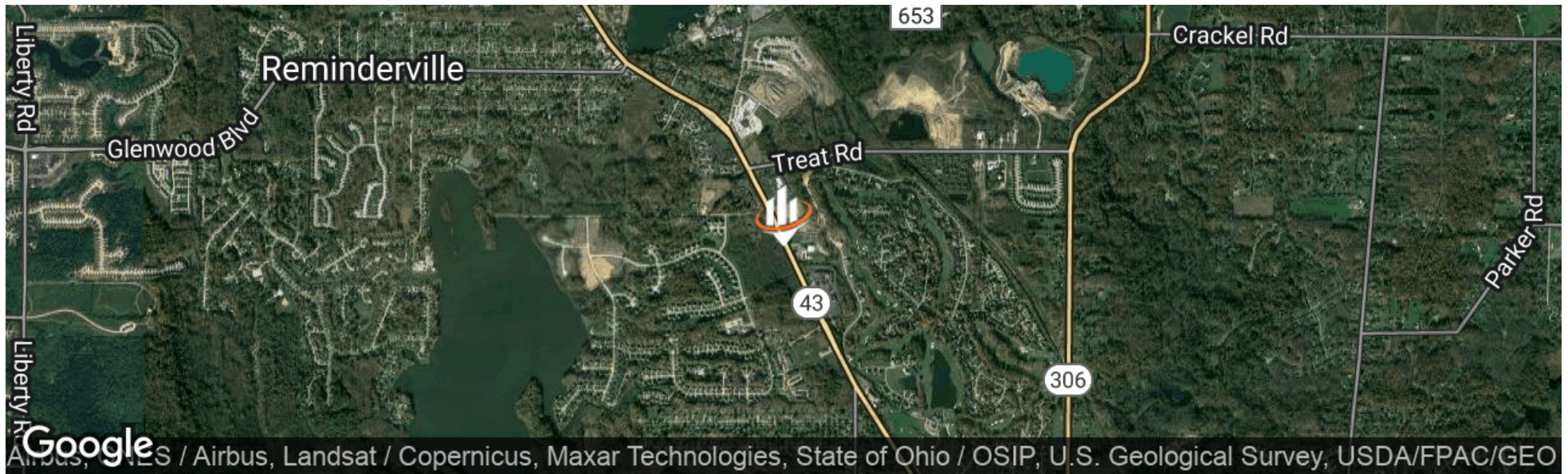
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SECTION 2

LOCATION INFORMATION

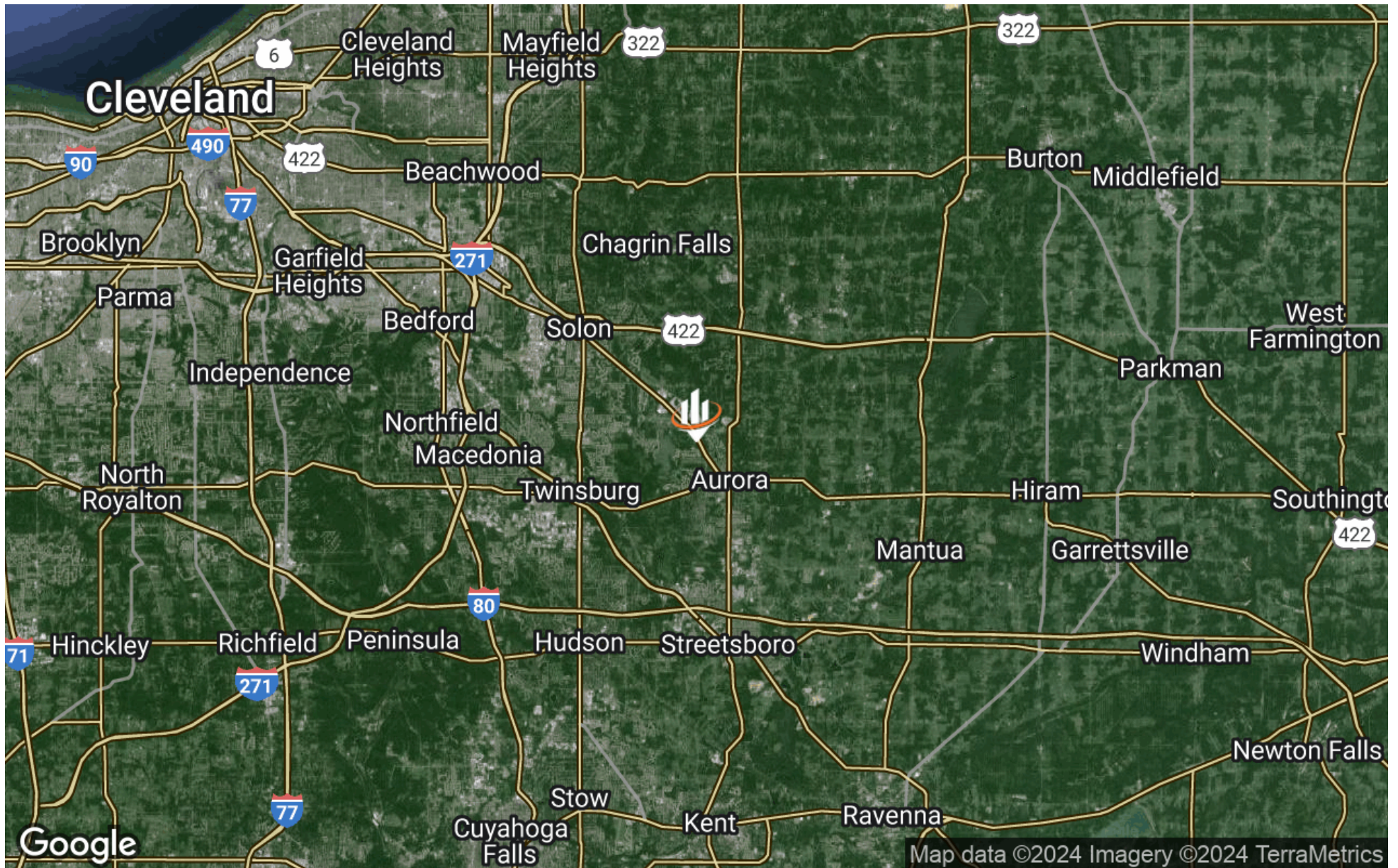




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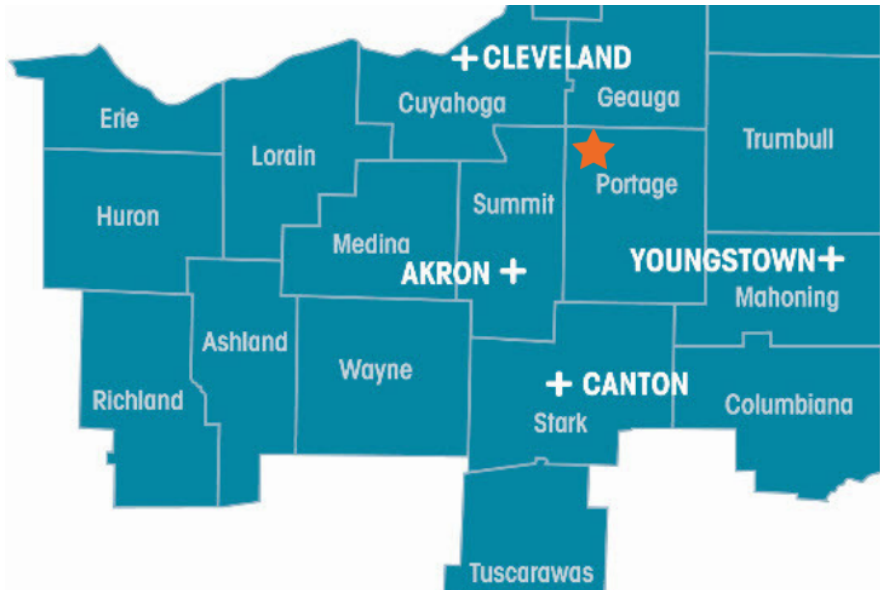


LOCATION DESCRIPTION

Centrally located in Northeast Ohio approximately 30 miles southeast of Downtown Cleveland and Northeast of Downtown Akron with access to I480 and Route 422. Across from Bertram Inn and Conference Center and Barrington Golf Club and Restaurant. 2 miles from both Barrington Town Center and Market Place at Four Corners shopping Plaza. 3 miles from Aurora Farms Outlets.

BENEFITS

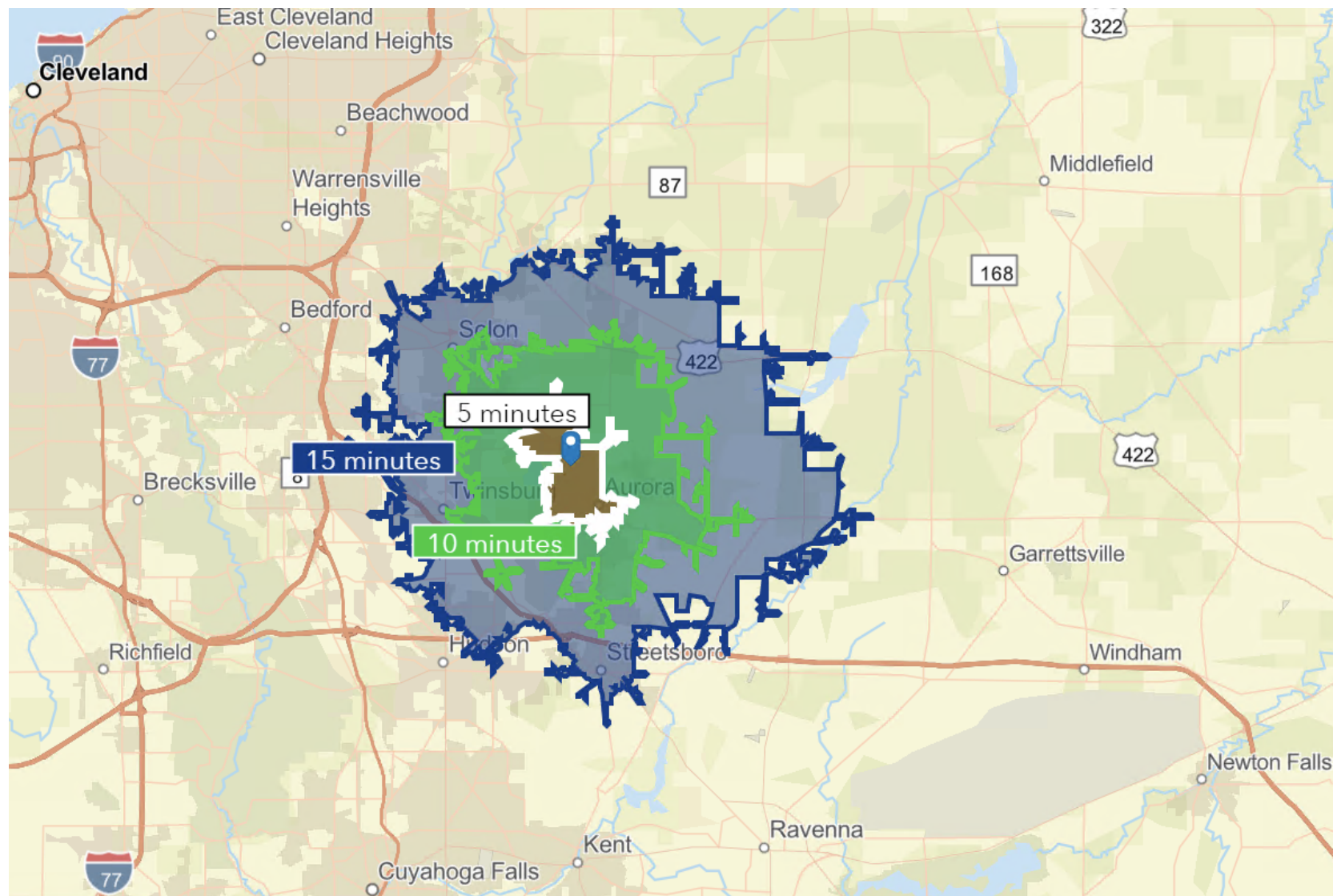
- Home to over 15,500 residents
- Beautiful parks, lakes, and trails
- Voted one of the 50 safest cities in Ohio
- U.S. News and World Report for 2017 named Aurora High School #6 in Ohio and #1 in Northeast Ohio
- Dining, entertainment, and shopping



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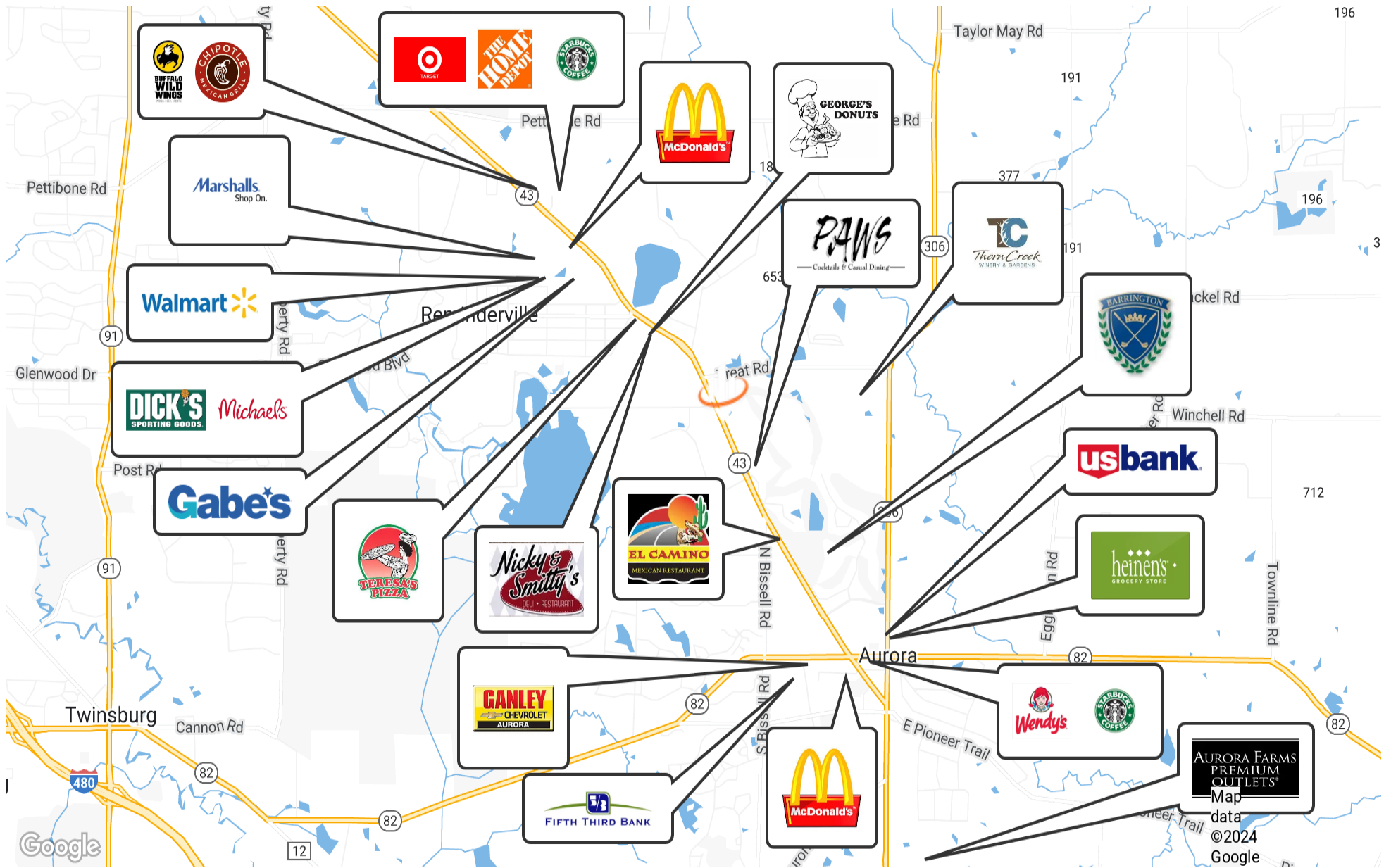
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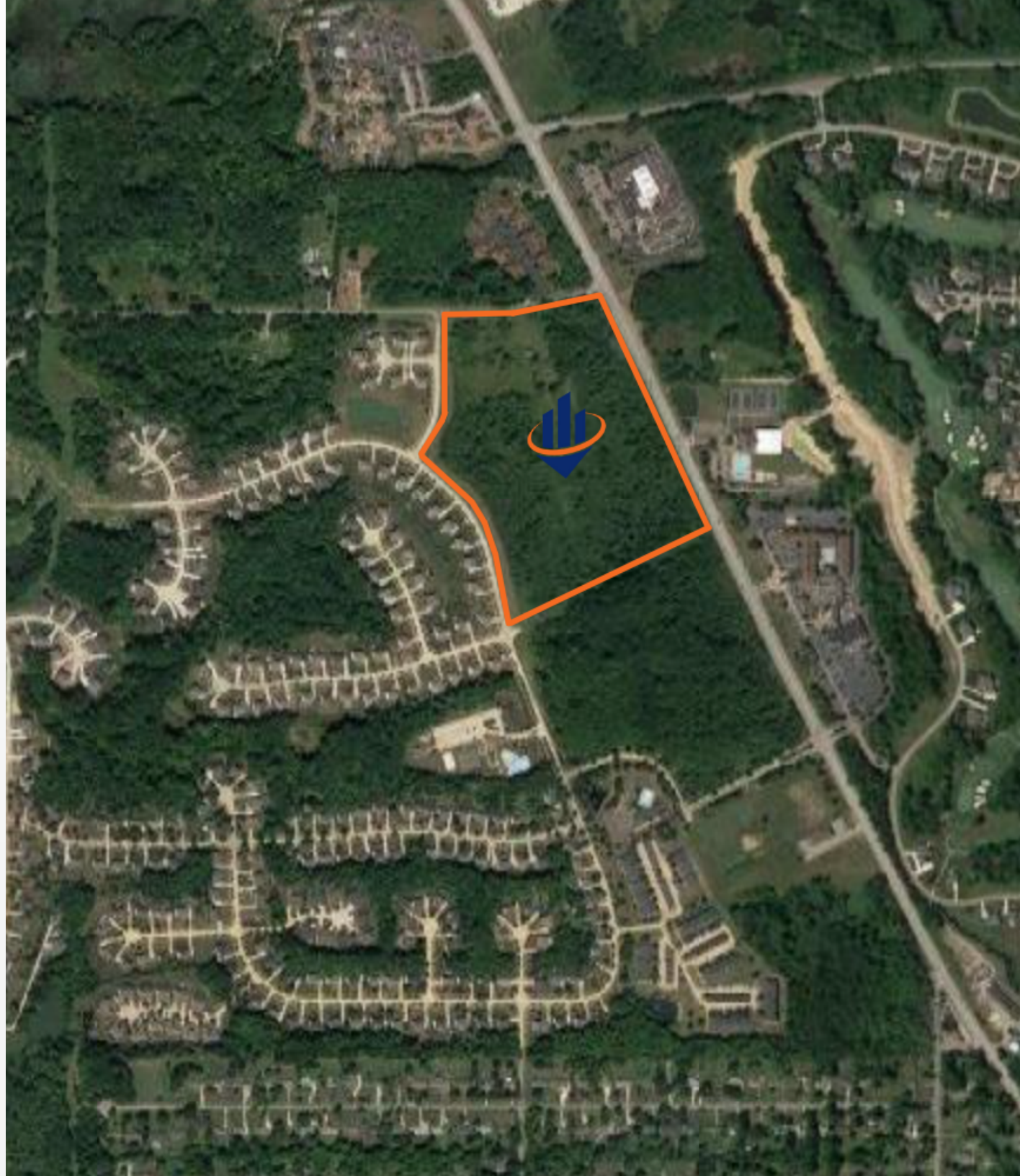
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SECTION 3

DEMOGRAPHICS



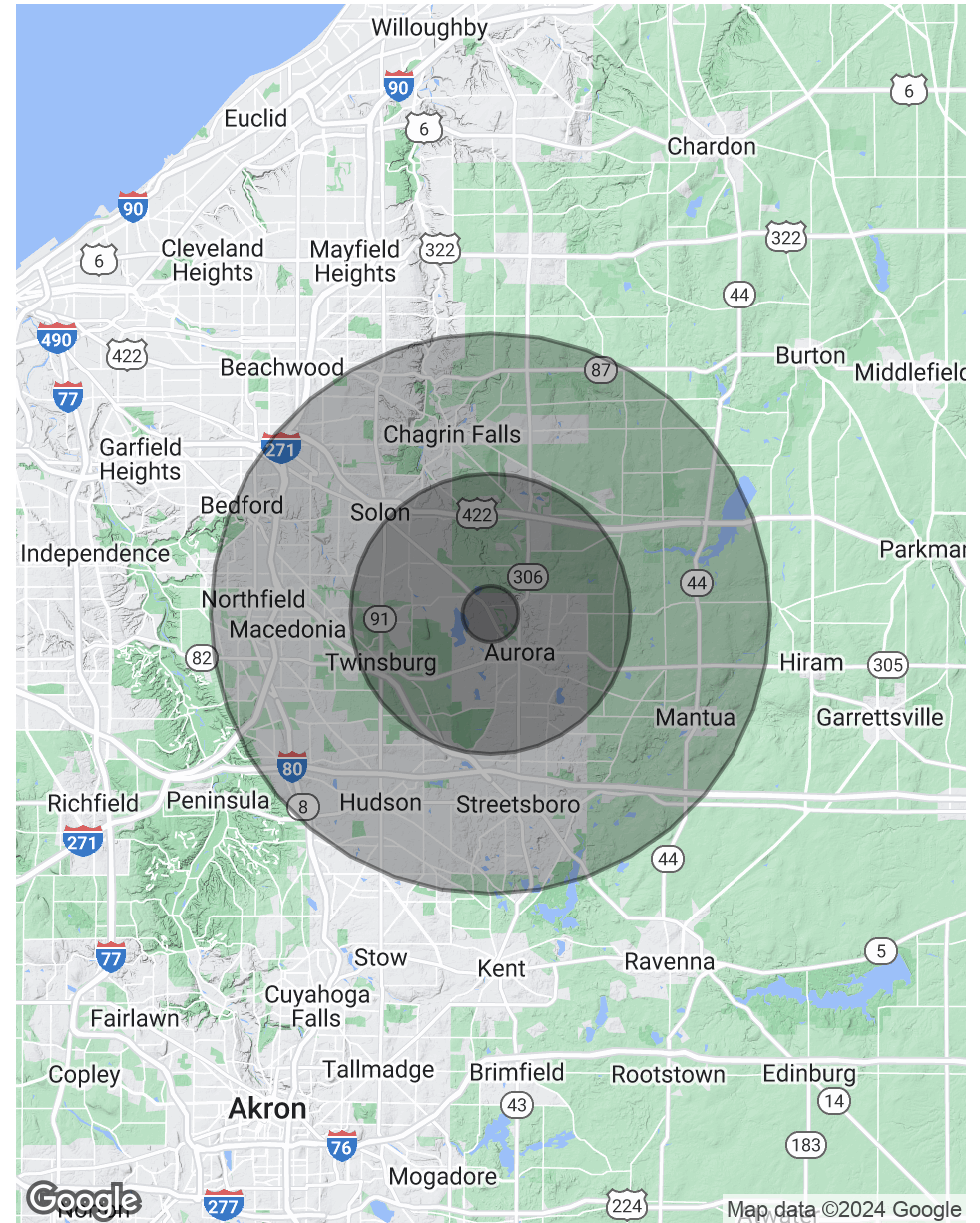
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,481	53,993	201,319
AVERAGE AGE	43.4	41.6	41.5
AVERAGE AGE (MALE)	41.8	40.1	40.3
AVERAGE AGE (FEMALE)	44.4	43.0	42.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,001	20,835	76,426
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$104,044	\$106,832	\$106,952
AVERAGE HOUSE VALUE	\$337,547	\$305,148	\$291,569

* Demographic data derived from 2020 ACS - US Census



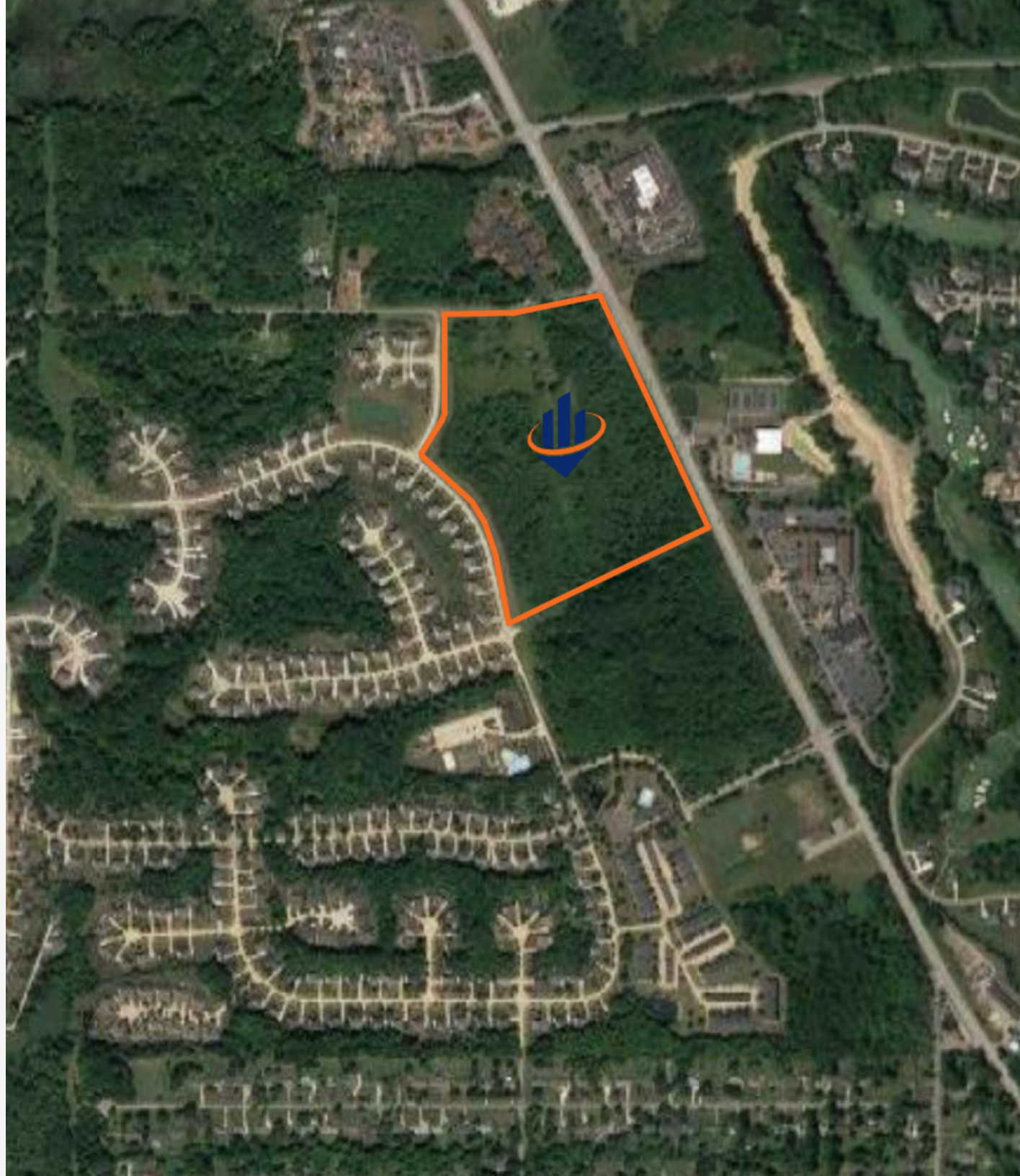
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SECTION 4

ADVISOR BIOS





VICTOR S. VOINOVICH SR.

Managing Director

voinovichv@svn.com

Direct: 888.236.1435 | Cell: 216.235.2588

OH #BRK0000264083

PROFESSIONAL BACKGROUND

Victor S. Voinovich, Sr., Managing Director of SVN/ First Place Commercial Realty, LLC, is headquartered in Cleveland, Ohio. He has listed and sold or leased properties in locations throughout Ohio and in multiple states throughout the United States. These properties include office, industrial and medical buildings, shopping centers, sale-leasebacks, multi-family, hotels, and vacant land as well as buyer and tenant representation assignments in each of these product types.

Throughout his career, Vic has spent his time in multiple civic, religious, political, and entrepreneurial endeavors. These diverse experiences have allowed Vic to be more aware of and sensitive to the challenges and opportunities of his clients.

Having spent over 30 years in the transaction side of commercial real estate business, Vic is familiar with all aspects of underwriting, marketing, and negotiating a commercial real estate transaction smoothly through the closing process. With prior experience as a CPA, Vic is knowledgeable about the tax and financial ramifications associated with commercial real estate. He communicates extensively with his clients providing frequent written and verbal reports on all marketing and transaction activities. He strives to establish long-term relationships with his clients by working to form partnerships that are advantageous to all parties.

What sets Vic apart from his competitors is how broadly he markets a property, never assuming to know all the buyers and always looking for additional value in his listings. He has found, more often than not, the highest prices seem to come from unknown buyers. Within 48 hours of listing a property, his listings are posted on multiple websites, exposing them to several million subscribers. Vic proactively co-brokers his listings by broadcasting the availability to thousands of real estate agents. He adheres to his franchise agreement with SVN requiring that he share 50% of the brokerage commission with cooperating brokers. A study done by Real Capital Analytics has documented that co-brokered real estate transactions generate 9.6% higher sale prices.

Vic has earned a BBA and MBA from the Weatherhead School of Business of Case Western Reserve University and lives in Northeast Ohio with the love of his life, Pat.

SVN | First Place Commercial Realty, LLC

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Managing Director

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PROFESSIONAL BACKGROUND

- Founded SVN Summit Commercial Real Estate Group, LLC in 2016
- Joined NAI Cummins Real Estate in 2009 as an Account Executive
- Founding Partner, Pride One Real Estate, Inc. - 1992 to 2010
 - Project experience includes commercial development, construction of office industrial and various buildings, restaurants, hotels, construction and management of storage units, residential lot development and new home construction, apartment development, construction and property management, assisted living facilities and HUD assisted housing.
 - Primarily accountable for the sales and marketing of over 100 different commercial and residential projects.
 - Accountable for project approvals throughout a variety of cities in Northeast Ohio.
 - Accountable for negotiating loan structure and terms with a variety of lending institutions including banks and insurance companies.
 - Accountable for managing commercial and residential properties within our portfolio.
 - Instrumental in setting up an employee stock option plan on behalf of 40 employees.
- Commercial Real Estate Appraiser - 1992 to 1996
 - Kocinski & Bowen Appraisal Services, Inc. was a commercial real estate appraisal firm. Responsibilities included appraising a variety of property types from residential subdivisions and apartments to industrial and office buildings.
- President, Summit Reprographic Service, Inc. - 1991 to 1992
 - Vice-President, Summit Reprographic Service, Inc. - 1985 to 1991
 - Sales Representative, Summit Reprographic Services, Inc. 1981 - 1985

EDUCATION

- Society of Industrial and Office Realtors (SIOR) 2014 - Present
- Certified Commercial Investment Member (CCIM) 2011 - Present

SVN | Summit Commercial Real Estate Advisors

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