NAI Pleasant Valley

LAND AVAILABLE



7337-7339 Aurora Rd.

Bainbridge Township, OH

Property Features

- Located in the heart of rapidly expanding retail area
- Across the street from VC Park at Geauga Lake Apartments & newly constructed Meijer
- 1.68 Acres zoned CB - Convenience Business
- At the intersection of Aurora and Bainbridge Township
- 0.4 miles away from Marketplace at Four Corners Shopping Mall



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NAI Pleasant Valley

DEMOGRAPHICS

Executive Summary

7337 Aurora Rd, Aurora, Ohio, 44202

Rings: 1, 3, 5 mile radii

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Population	1 mile	3 miles	5 miles
2020 Population	3,070	26,692	71,309
2020 Male Population	47.3%	48.3%	48.0%
2020 Female Population	52.7%	51.7%	52.0%
2026 Population	3,259	26,813	71,723
2026 Male Population	48.3%	49.2%	48.6%
2026 Female Population	51.7%	50.8%	51.4%
2031 Population	3,288	27,495	72,191
2031 Male Population	48.4%	49.2%	48.4%
2031 Female Population	51.6%	50.8%	51.6%
2010-2020 Annual Rate	0.77%	1.38%	1.04%
2020-2026 Annual Rate	0.96%	0.07%	0.09%
2026-2031 Annual Rate	0.18%	0.50%	0.13%

In the identified area, the current year population is **71,723**. In 2020, the Census count in the area was **71,309**. The rate of change since 2020 was **0.09%** annually. The five-year projection for the population in the area is **72,191** representing a change of **0.13%** annually from 2026 to 2031. Currently, the population is **48.6%** male and **51.4%** female.

Median Age			
2026 Median Age	43.9	45.2	45.6

The median age in this area is **45.6**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	78.0%	74.0%	73.6%
2026 Black Alone	5.7%	8.5%	10.2%
2026 American Indian Alone	0.1%	0.1%	0.1%
2026 Asian Alone	8.9%	11.5%	10.1%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	0.9%	0.8%	0.8%
2026 Two or More Races	6.4%	5.2%	5.2%
2026 Hispanic Origin	3.3%	2.5%	2.7%
2026 Diversity Index	41.6	45.7	46.4

Persons of Hispanic origin represent **2.7%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **46.4** in the identified area, compared to **73.0** for the U.S. as a whole.

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NAI Pleasant Valley

DEMOGRAPHICS

Executive Summary | 7337 Aurora Rd, Aurora, Ohio, 44202 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index	141	170	158
2010 Total Households	1,070	8,710	24,816
2020 Total Households	1,186	10,111	27,435
2026 Total Households	1,303	10,395	27,956
2031 Total Households	1,334	10,790	28,434
2010-2020 Annual Rate	1.03%	1.50%	1.01%
2020-2026 Annual Rate	1.52%	0.44%	0.30%
2026-2031 Annual Rate	0.47%	0.75%	0.34%
2026 Average Household Size	2.38	2.56	2.54

The household count in this area has changed from **27,435** in 2020 to **27,956** in the current year, a change of **0.30%** annually. The five-year projection of households is **28,434**, a change of **0.34%** annually from the current year total. Average household size is currently **2.54**, compared to **2.57** in the year 2020. The number of families in the current year is **19,864** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	16.1%	18.4%	17.9%

Median Household Income			
2026 Median Household Income	$104,814	$131,041	$125,073
2031 Median Household Income	$142,331	$152,122	$143,875
2026-2031 Annual Rate	6.31%	3.03%	2.84%

Average Household Income			
2026 Average Household Income	$159,743	$179,770	$170,692
2031 Average Household Income	$184,710	$206,085	$195,972
2026-2031 Annual Rate	2.95%	2.77%	2.80%

Per Capita Income			
2026 Per Capita Income	$63,385	$70,340	$66,683
2031 Per Capita Income	$74,415	$81,602	$77,347
2026-2031 Annual Rate	3.26%	3.01%	3.01%

Income Equality			
2026 Gini Index	43.7	41.3	42.7

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DEMOGRAPHICS

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Households by Income

Current median household income is **$125,073** in the area, compared to **$85,893** for all U.S. households. Median household income is projected to be **$143,875** in five years, compared to **$100,053** all U.S. households.

Current average household income is **$170,692** in this area, compared to **$122,692** for all U.S. households. Average household income is projected to be **$195,972** in five years, compared to **$138,579** for all U.S. households.

Current per capita income is **$66,683** in the area, compared to the U.S. per capita income of **$48,241**. The per capita income is projected to be **$77,347** in five years, compared to **$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	135	117	119
2010 Total Housing Units	1,153	9,220	26,405
2010 Owner Occupied	824	7,305	20,395
2010 Renter Occupied	246	1,405	4,421
2010 Vacant	83	510	1,589
2020 Housing Units	1,267	10,571	28,784
2020 Owner Occupied	926	8,500	22,354
2020 Renter Occupied	260	1,611	5,081
2020 Vacant	80	466	1,344
2026 Housing Units	1,409	11,150	29,629
2026 Owner Occupied	1,031	8,844	23,168
2026 Renter Occupied	272	1,551	4,788
2026 Vacant	106	755	1,673
2031 Total Housing Units	1,429	11,291	29,881
2031 Owner Occupied	1,052	8,977	23,484
2031 Renter Occupied	282	1,812	4,950
2031 Vacant	95	501	1,447

Socioeconomic Status			
2026 Socioeconomic Status Index	65.1	66.6	64.4

Currently, **73.2%** of the **29,629** housing units in the area are owner occupied; **19.3%** renter occupied; and **7.5%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **28,784** housing units in the area and **80** vacant housing units. The annual rate of change in housing units since 2020 is **0.46%**. Median home value in the area is **$380,658**, compared to a median home value of **$376,272** for the U.S. In five years, median home value is projected to change by **3.71%** annually to **$343,151.**

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TRAFFIC COUNT

Traffic Count Profile

7337 Aurora Rd, Aurora, Ohio, 44202

Ring: 1 mile radius

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Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.10	Aurora Road	Big Dipper Road	2023	15,630
0.30	Orchard Avenue	Michigan St	2025	1,783
0.30	Orchard Avenue	Michigan St	2022	2,129
0.30	N Aurora Rd	East Blvd	2000	8,340
0.40	Aurora Road	Geauga Lake Rd	2025	13,094
0.50	Geauga Lake Rd	Depot Rd	2010	1,102
0.60	DEPOT RD	Geauga Lake Rd	2020	459
0.60	Depot Road		2016	6,589
0.60	GEAUGA LAKE RD	Root Rd	2020	6,105
0.70	Depot Road	Root Rd	2019	6,768
0.70	SQUIRES RD	Fairview Ave	2020	562
0.70	Geauga Lake Rd	Depot Rd	2016	1,217
0.80	N Aurora Rd	Squires Rd	2007	18,140
0.90	Pettibone Road	Root Rd	2021	4,372
0.90	Pettibone Road	Root Rd	2025	4,569
0.90	Geauga Lake Rd	Pettibone Rd	2010	1,137
0.90	GEAUGA LAKE RD	Pettibone Rd	2020	1,195
0.90	Pettibone Rd	Geauga Lake Rd	2016	4,579
1.00	Pettibone Rd	Geauga Lake Rd	2010	4,897

Closest 19 locations

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic

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