

# MIXED-USE DEVELOPMENT OPPORTUNITY

AVAILABLE FOR SALE, LEASE OR GROUND LEASE

SR 306 & SR 82 | Aurora, Ohio 44202

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- Retail, restaurant and office opportunities
- 8.92± acres available
- Flexible zoning (C-2) for mixed use development
- Excellent street visibility
- Across from Barrington Town Center, tenants include Heinen's, University Hospitals, & Cinemark Theatres
- Site has signalized access
- Average household income \$126k within 3-mile radius



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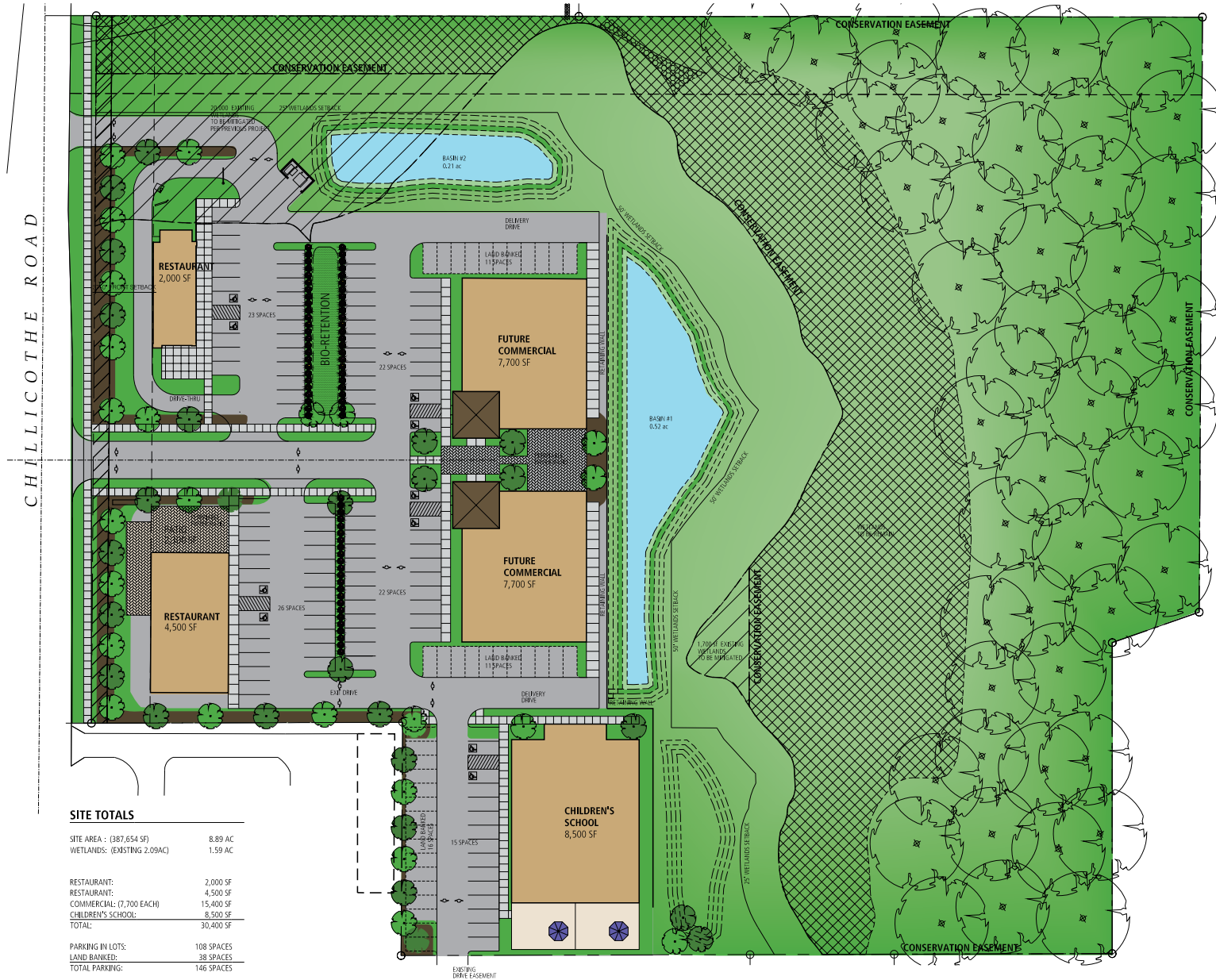
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**SITE**

FUTURE  
TRAFFIC  
SIGNAL

