

FOR SALE | LEASE

2695 Creekside Drive

TWINSBURG, OHIO 44087

Seriously
Lower Price

28,608 SF
RETAIL COMPLEX

Motivated Owner



Offering Highlights

- Former Gander Mountain Retail Complex ideally located in a well planned affluent Retail / Commercial District within Twinsburg, Ohio. Top store in Ohio.
- Immediately available for sale or lease.
- Conveniently situated at the **Route 91 interchange of I-480** (44,558 VPD).
- Well maintained / masonry construction.

With I-480
Highway
Visibility

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Property Description

Building Size 28,608 SF
Land .72 acres
Construction Masonry
Year Built 2001
Condition Excellent
Zoning C-3 Interchange Business District
Sprinklered Wet System
Ceilings 16' Clear
Air-Conditioned 100%
Delivery Dock One (1)
Lighting T-8
Parking Over abundance - Covenants in place for parking and access

Signage On building and on pylon signage along Darrow Road

Sale Price ~~\$3,700,000.00~~ **\$2,500,000**
Lease Rate ~~\$12.00/SF, NNN~~ **\$10.00/SF, NNN**

demographics

Population	2017	2022 Projection
3 Miles	20,731	30,025
5 Miles	82,221	82,737
Households	2017	2022 Projection
3 Miles	11,615	11,730
5 Miles	31,405	31,617
Total Housing Units	Owner	Renter
3 Miles	80.95%	19.05%
5 Miles	82.08%	17.92%
Income	Median	Average
3 Mile	\$88,459	\$105,036
5 Mile	\$91,682	\$111,167
Traffic Count	44,558 VPD	
I-480 and Darrow Road		

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LOCATION OVERVIEW



- Macedonia Commons Mall**
- Verizon
 - GameStop
 - Hobby Lobby
 - Bath & Body Works
 - Rally House
 - Burlington Coat Factory
 - Best Buy
 - PetSmart
 - Walmart
 - Five Below
 - Kohl's
 - Home Depot
 - The Great Escape
 - Office Max
 - Red Wing
 - Claire's
 - Lileigh's Hallmark
 - Famous Footwear
 - Charming Charlie
 - Torrid
 - GNC
 - Walgreens
 - Discount Tire
 - Don Basch Jewelers
 - Mattress Warehouse
 - Sprint
 - Fantastic Sams Cut & Color
 - America's Best Contacts & Eyeglasses
 - T-Mobile
 - O'Reilly Auto
 - AT&T
 - Vitamin Shoppe
 - Sherwin-Williams Paint

**2695 Creekside Drive
Twinsburg, Ohio**

**Aurora Farms
Premium Outlets
65 Retail Stores**

RETAIL

1. Pet Valu
2. Lileigh's Hallmark Shop
3. Giant Eagle Supermarket
4. Sprint Store
5. Kollman's Greenhouse
6. Twila's Treasure
7. Infinite Wireless
8. Walgreens
9. Verizon Wireless
10. Huntington Bank
11. Chase Bank

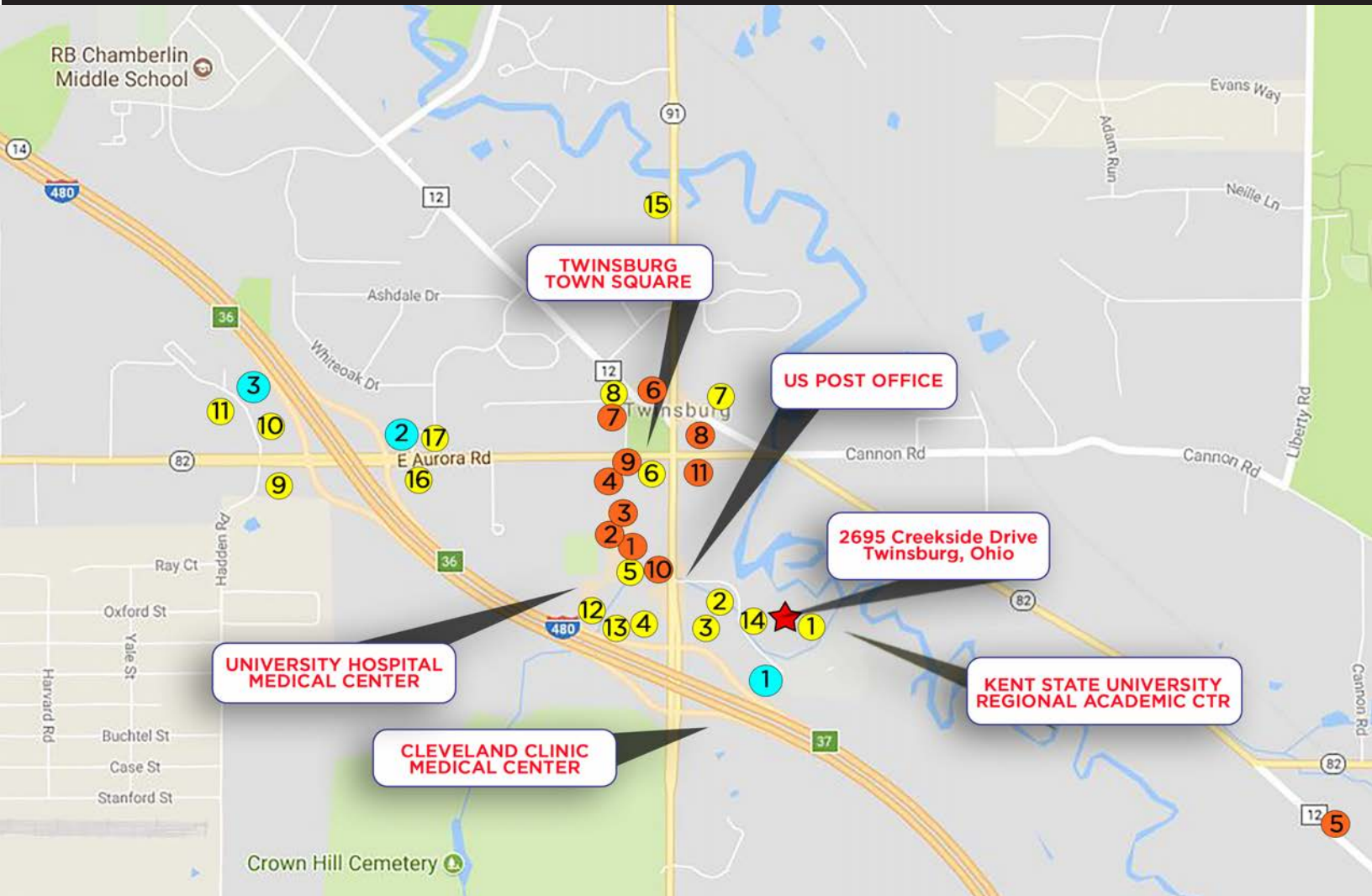
RESTAURANT

1. Mandarin Seafood Buffet
2. Chipotle Mexican Grill
3. DQ Grill & Chill Restaurant
4. Panini's Bar & Grill
5. Panera Bread
6. Starbucks
7. Master Pizza
8. Fresh Start Diner
9. Bob Evans
10. Cracker Barrel
11. Blue Canyon Tavern

12. Mavis Winkles Irish Pub
13. Spice Thai Cuisine
14. Brewsters Café Bistro Pub
15. Rav's Creekside Tap & Grill
16. Burger King
17. McDonalds

HOTELS

1. Comfort Suites
2. Super 8
3. Hilton Garden Inn



TWINSBURG TOWN SQUARE

US POST OFFICE

**2695 Creekside Drive
Twinsburg, Ohio**

**UNIVERSITY HOSPITAL
MEDICAL CENTER**

**CLEVELAND CLINIC
MEDICAL CENTER**

**KENT STATE UNIVERSITY
REGIONAL ACADEMIC CTR**

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PRESTIGIOUS LOCATION
EASY ACCESS TO I-480
PROACTIVE BUSINESS COMMUNITY

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