

FOR SALE | LEASE

2695 Creekside Drive

TWINSBURG, OHIO 44087

**Significant
Price Reduction**



**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 **State Route 91 interchange of I-480** (44,558 VPD)
- Well maintained / masonry construction

**With I-480
Highway
Visibility**

Shawn Darling

Sales Associate

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Joseph V. Barna, SIOR

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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~~ **\$2,200,000**
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		
I-480 and Darrow Road	44,558 VPD	

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LOCATION OVERVIEW



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

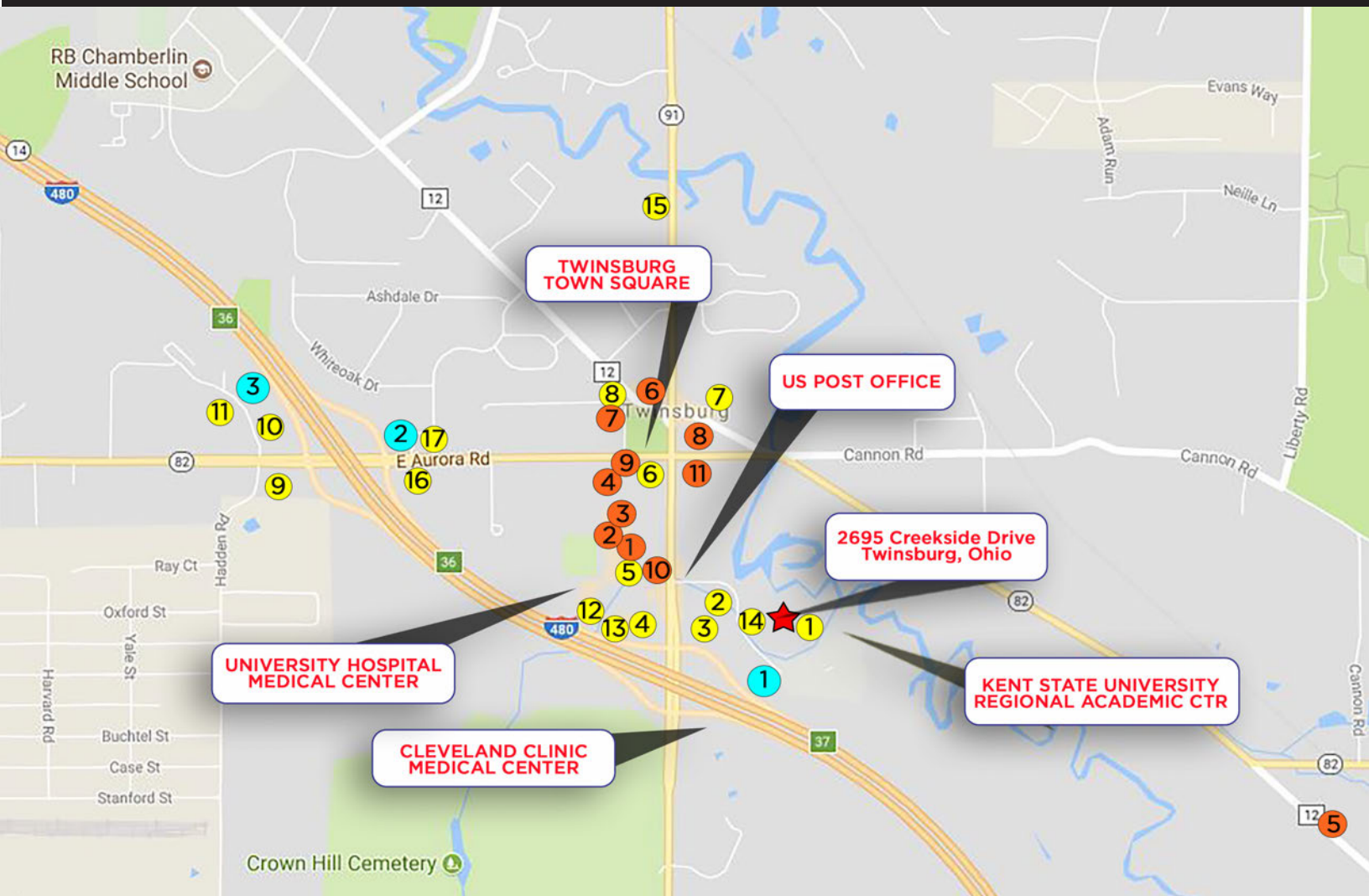
1. Mandarin Seafood Buffet
2. Chipotle Mexican Grill
3. DQ Grill & Chill Restaurant
4. Panini's Bar & Grill
5. Panera Bread
6. Starbucks
7. Master Pizza
8. Fresh Start Diner
9. Bob Evans
10. Cracker Barrel
11. Blue Canyon Tavern

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



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PRESTIGIOUS LOCATION
EASY ACCESS TO I-480
PROACTIVE BUSINESS COMMUNITY

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