

84,000 SF  
BUILD TO SUIT



37873

AVON COMMERCE PARKWAY

AVON, OH

CBRE

**37873 Avon Commerce Pkwy | Avon, OH**

# PROPERTY OVERVIEW

- 84,000 SF available, office build to suit
- Located within 2 miles of the Ohio Ford Assembly Plant and the closest available space for Ford suppliers
- Fully sprinklered, ESFR
- 7" reinforced concrete floors
- Power: 480/3 phase 800 amp service
- LED lighting throughout - 235 watt - 36,000 Lumen
- Avon provides an ideal environment for business growth, supported by a pro-business community and an excellent school system. Enhance employee well-being with access to Cleveland Clinic's top-tier healthcare, alongside abundant shopping, dining, and entertainment options such as Top Golf, K1 Racing, and Cabela's.

## HIGHLIGHTS

**84,000 SF**

AVAILABLE

TBD  
DOCKS

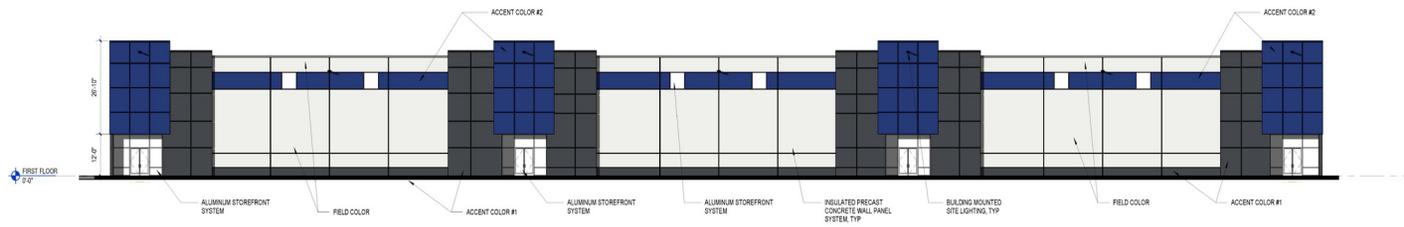
TBD  
DRIVE-IN

**28'**

MINIMUM HEIGHT



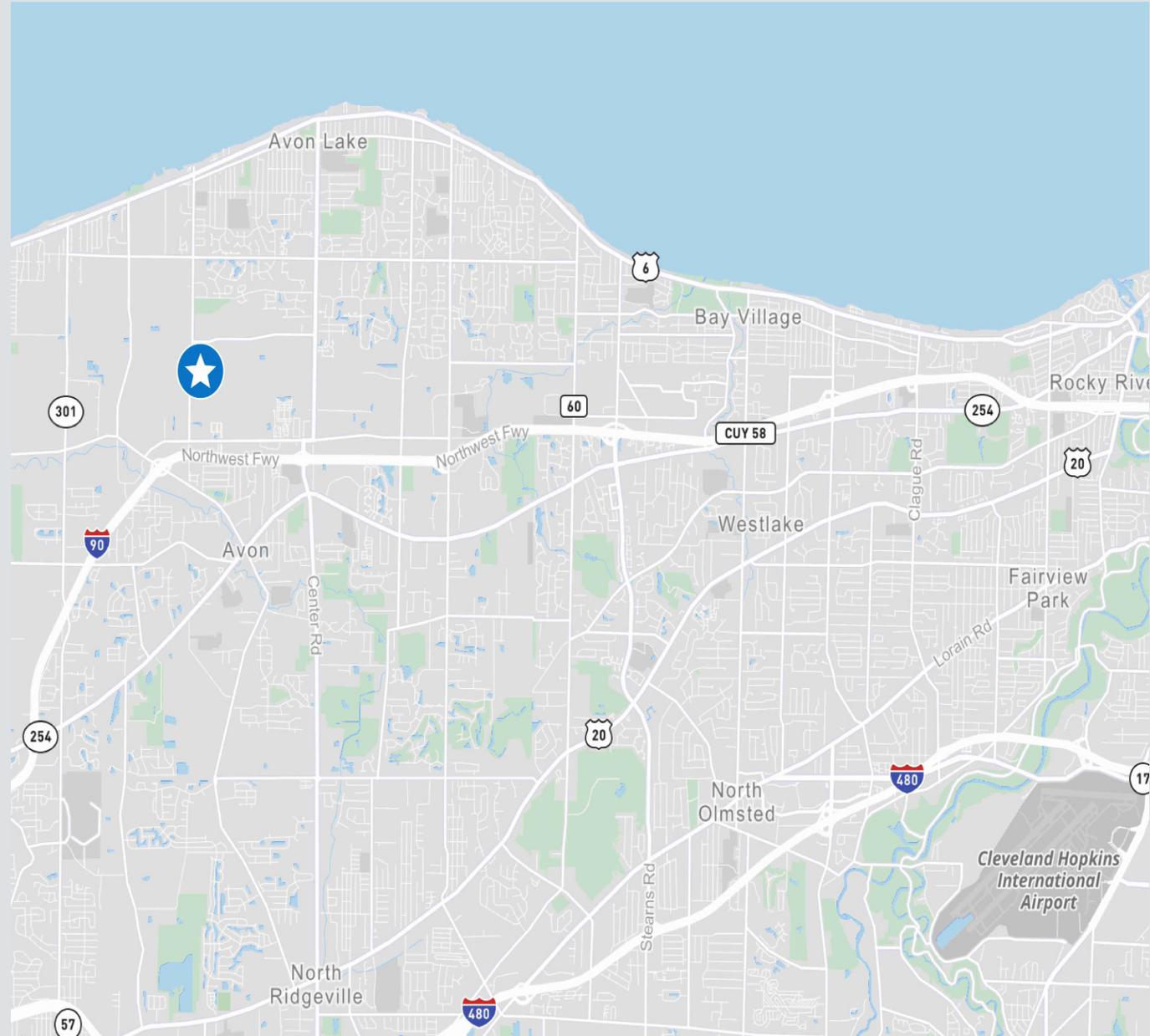
# PROPERTY RENDERING



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



# 2024 AREA DEMOGRAPHICS



CATEGORIES	1 MILE	3 MILE	5 MILE
Population	3,197	49,126	132,116
Daytime Population	5,672	54,840	126,913
Population 25 & Over	2,439	34,596	91,293
Business	316	1,925	3,847
Employees	4,471	28,252	53,989
Households	1,679	21,491	55,071
Avg. HH Income	\$63,399	\$65,933	\$77,751
Avg. Housing Value	\$168,322	\$180,614	\$212,347





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## AVON, OHIO

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