

# HIGH PROFILE 5.65 ACRE DEVELOPMENT SITE

## SOUTHEAST CORNER OF NAGEL RD & I-90, AVON, OHIO 44011

FOR SALE



- THE LAST REMAINING INTERCHANGE CORNER SITE ALONG I-90 AT THE NAGEL ROAD & ROUTE 83 EXITS
- AVG HH INCOME 1 MILE: \$180,016
- TRAFFIC COUNTS: 79,251 VPD ALONG I-90
- HIGHWAY FRONTAGE: 795' FT
- EXPANSIVE ZONING: C-4

### EXCLUSIVE CONTACT

Joseph W. Khouri  
 Senior Vice President  
 216 658 6120  
 joseph.khouri@cbre.com





# THE OPPORTUNITY

- 5.65 Acres Available for Sale
- Accessibility: Direct Access via I-90 / Nagel Road Exit
- Expansive Zoning Classification: C-4
- Visibility: I-90 Frontage: 795' ft and Avon Road Frontage: 234.9' FT
- Positioned in close proximity to major retail and business venues, such as Avon Commons, Cleveland Clinic, University Hospitals, and surrounded by several retail Power Centers, take advantage of Avon's excellent demographics, booming residential growth, shopping, business and medical drivers
- Traffic Counts: 79,251 VPD along I-90
- A powerhouse market, Avon is well known as one of the fastest growth markets in Ohio, boasting 3 exits along I-90 with massive retail, residential, medical and business growth since 2000.
- The Avon retail node is the 4th most visited retail trade area in NE Ohio with 7.4 million annual visits (via Placer.ai retail node 6039)

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## QUICK STATS - 3 MILE RADIUS



DAYTIME  
POPULATION

57,460



2024  
POPULATION

50,202



2024  
HOUSEHOLDS

19,631



2024  
POPULATION  
25 & OVER

35,274



2024  
AVG. HOUSEHOLD  
INCOME

\$171,924





**FUTURE  
RESIDENTIAL  
DEVELOPMENT**

**SITE**  
5.65 ACRES

# PROPERTY INFORMATION

Parcel Numbers: 0400028102165 / 0400028102166

Total Acreage: 5.65 Acres

Immediate access via I-90 / Nagel Road exit

Zoning Classification: C-4 / General Business District

I-90 Highway Frontage: 795' FT

Avon Road Frontage: 234.9' FT

Ownership: Fee Simple

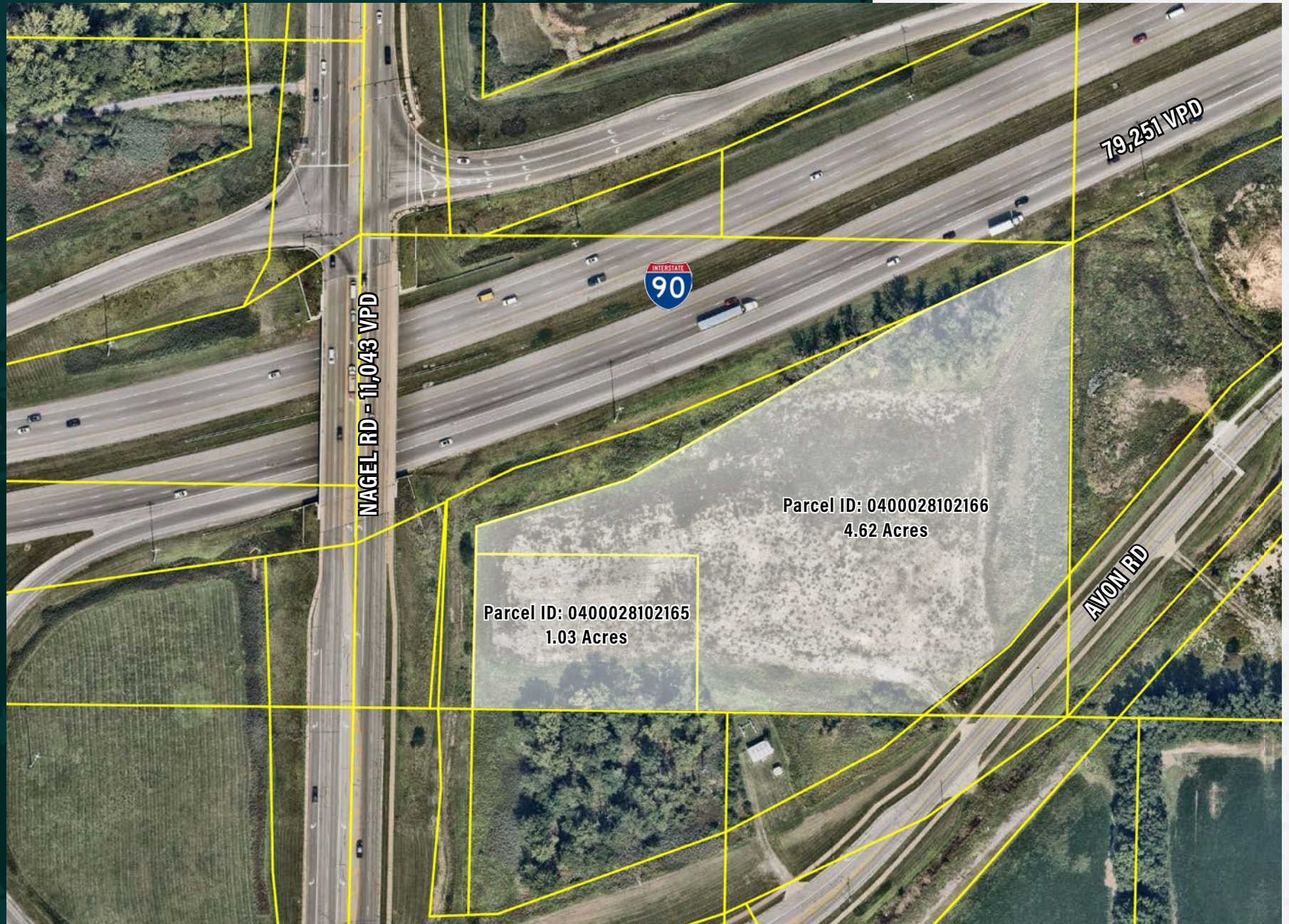
Current Ownership: SEQ LEAR NAGEL, LLC

Tax District: City of Avon





# PARCEL AERIAL

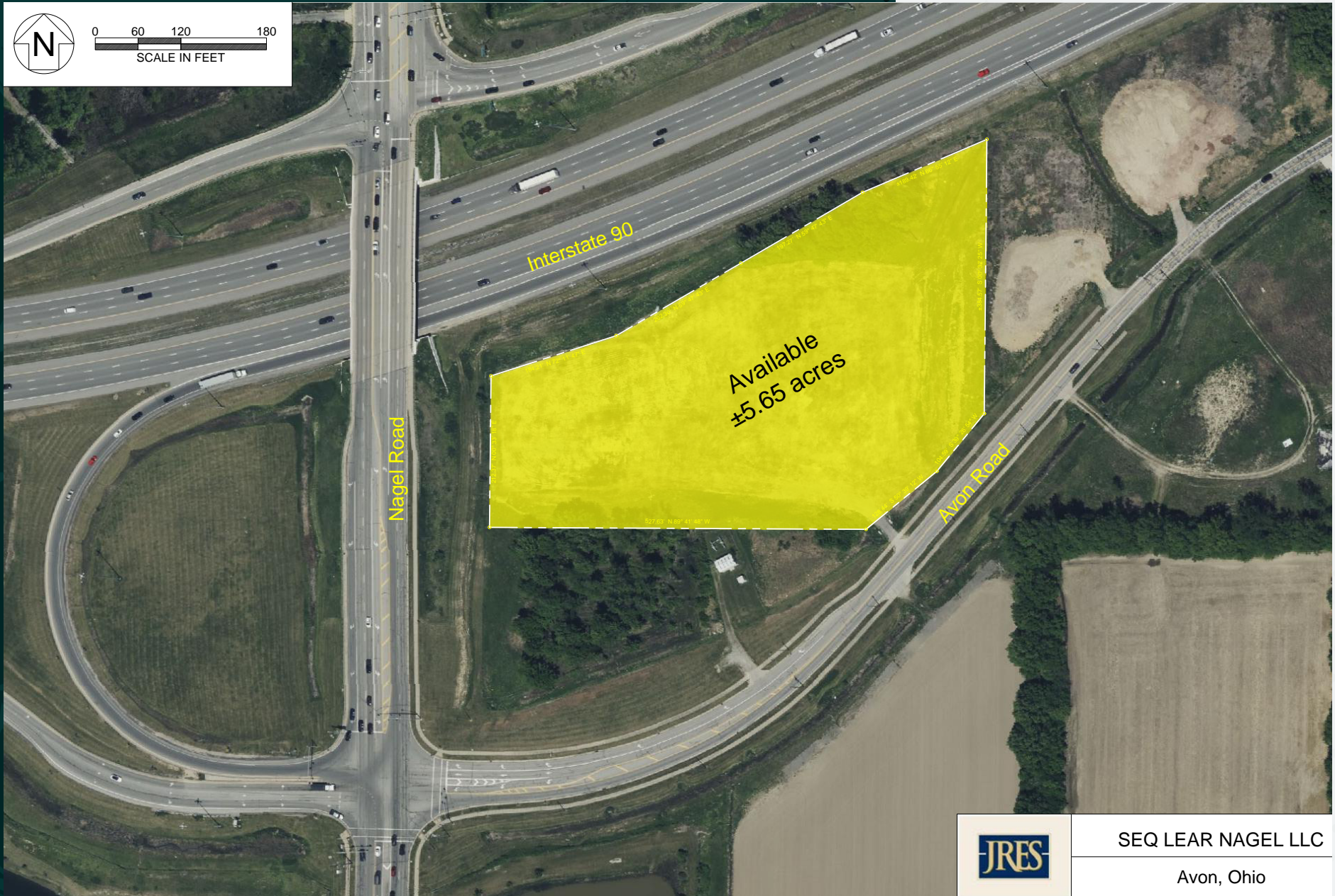




# SITE OUTLINE PLAN



0 60 120 180  
SCALE IN FEET



SEQ LEAR NAGEL LLC

Avon, Ohio



# SITE OVERVIEW PLAN



0 30 60 120  
SCALE IN FEET

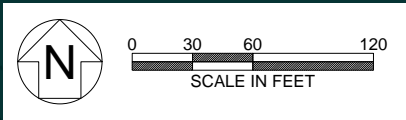


SEQ LEAR NAGEL LLC

Avon, Ohio



# CONCEPTUAL SITE PLANS

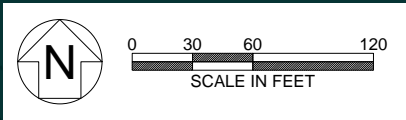


SEQ LEAR NAGEL LLC

Avon, Ohio



# CONCEPTUAL SITE PLANS



SEQ LEAR NAGEL LLC

Avon, Ohio



# AERIAL VIEW SW

**CLEAN**  
EXPRESS AUTO WASH

**crumbl**  
cookies

**Rule**  
JUICE AND SMOOTHIE BAR

**SHEETZ**  
RESTAURANT

**meijer**

**jiffylube** **SLIM CHICKENS**

**LEVIN**  
FURNITURE

**CROCKER PARK**  
2 MILES

**BARNES & NOBLE** **GIANT EAGLE MARKET DISTRICT** **Starbucks** **The Cheesecake Factory**  
**TRADER JOE'S** **Apple Store** **THE ESCAPE GAME**  
**MISSION BBQ** **REGAL** **SHAKE SHACK**  
**CONDADO** **NORDSTROM rack** **TEXAS de BRAZIL** **HYATT PLACE**  
**lululemon** **BLUE** **HYDE PARK** **BONEFISH GRILL**

**SITE**  
5.65 ACRES

**NAGEL RD - 11,043 VPD**

246'

795'

234.9'

**79,251 VPD**

**90**  
INTERSTATE

**FUTURE  
RESIDENTIAL  
DEVELOPMENT**

**AVON RD**



# AERIAL VIEW NE

HUMMUS REPUBLIC



Residence INN  
BY MARRIOTT



Cleveland Clinic

**SITE**  
5.65 ACRES



**CROCKER PARK**  
2 MILES

- BARNES & NOBLE
- TRADER JOE'S
- MISSION BBQ
- CONDADO
- lululemon
- MARKET DISTRICT
- Apple Store
- REGAL
- NORDSTROM rack
- BLUE
- STARBUCKS
- THE ESCAPE GAME
- SHAKE SHACK
- TEXAS & BRAZIL
- HYATT PLACE
- BONEFISH GRILL

**FUTURE  
RESIDENTIAL  
DEVELOPMENT**

79,251 VPD

795'

2319'

246'

WAGEL RD - 11,043 VPD

AVON RD





# RETAIL TRADE AREA



- The Avon retail node is the fourth most visited retail trade area in NE Ohio with 7.4 million annual visits (via Placer.ai retail node 6039)
- Avon ranks in the 87% percentile of retail markets in Ohio, and 84% nationwide



# RETAIL TRADE AREA



## Avon RETAIL TRADE AREA

**TRADE AREA INFO**  
Center Rd and Chester Rd  
(3 Miles)

- Population: 42,122
- Daytime Population: 45,580
- Total Households: 16,176
- Median HH Income: \$119,369
- Total Businesses: 1,507
- Total Employees: 21,158

**MAJOR OFFICE BLDGS**  
969,267 Total SF

1. American Greetings - 655,969 SF
2. Westshore Phase II - 89,000 SF
3. Tech West - 79,800 SF
4. Gemini II - 72,249 SF
5. Gemini III - 72,249 SF

**HOTELS**  
11 Hotels/1,288 Rooms

1. Doubletree - 266 Rooms
2. Hampton Inn - 122 Rooms
3. Residence Inn - 116 Rooms
4. Cambria - 113 Rooms
5. WoodSpring Suites - 113 Rooms
6. Hyatt Place - 110 Rooms
7. Sonesta Suites - 104 Rooms
8. Red Roof Inn - 98 Rooms
9. Holiday Inn Express - 91 Rooms
10. Fairfield Inn - 82 Rooms
11. Extended Stay America - 73 Rooms

**MAJOR EMPLOYERS**

1. Cleveland Clinic
2. SherTech Brands
3. University Hospitals
4. Technifab
5. AJ Rose Mfg. Co.

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Last Updated: December 9, 2024



# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	1,416	50,202	125,537
2024 Daytime Population	4,129	57,460	126,259
2024 Households - Current Year Estimate	615	19,631	50,132
2024 Average Household Income	\$180,016	\$171,924	\$148,895
2029 Average Household Income Projection	\$197,261	\$195,477	\$171,136
2024 Median Household Income	\$125,435	\$125,086	\$109,248
2024 Per Capita Income	\$78,554	\$68,075	\$59,647
2024 Population 25 and Over	1,071	35,274	88,991

## EXCLUSIVE CONTACT:

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