



NAGEL PLAZA - OUTPARCEL AVAILABLE

NAGEL RD. & MIDDLETON RD, AVON, OH 44011



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PASSOV GROUP
COMMERCIAL BROKERAGE

NAGEL PLAZA OUTPARCEL

PROPERTY HIGHLIGHTS

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- Prime 1+ Acre outlot (Ground Lease)
- Avon is the fastest growing suburb along I-90 corridor
- The I-90 & Nagel Road exit is the next exciting retail corridor to hit the trade area
- Across from newly opened Meijer

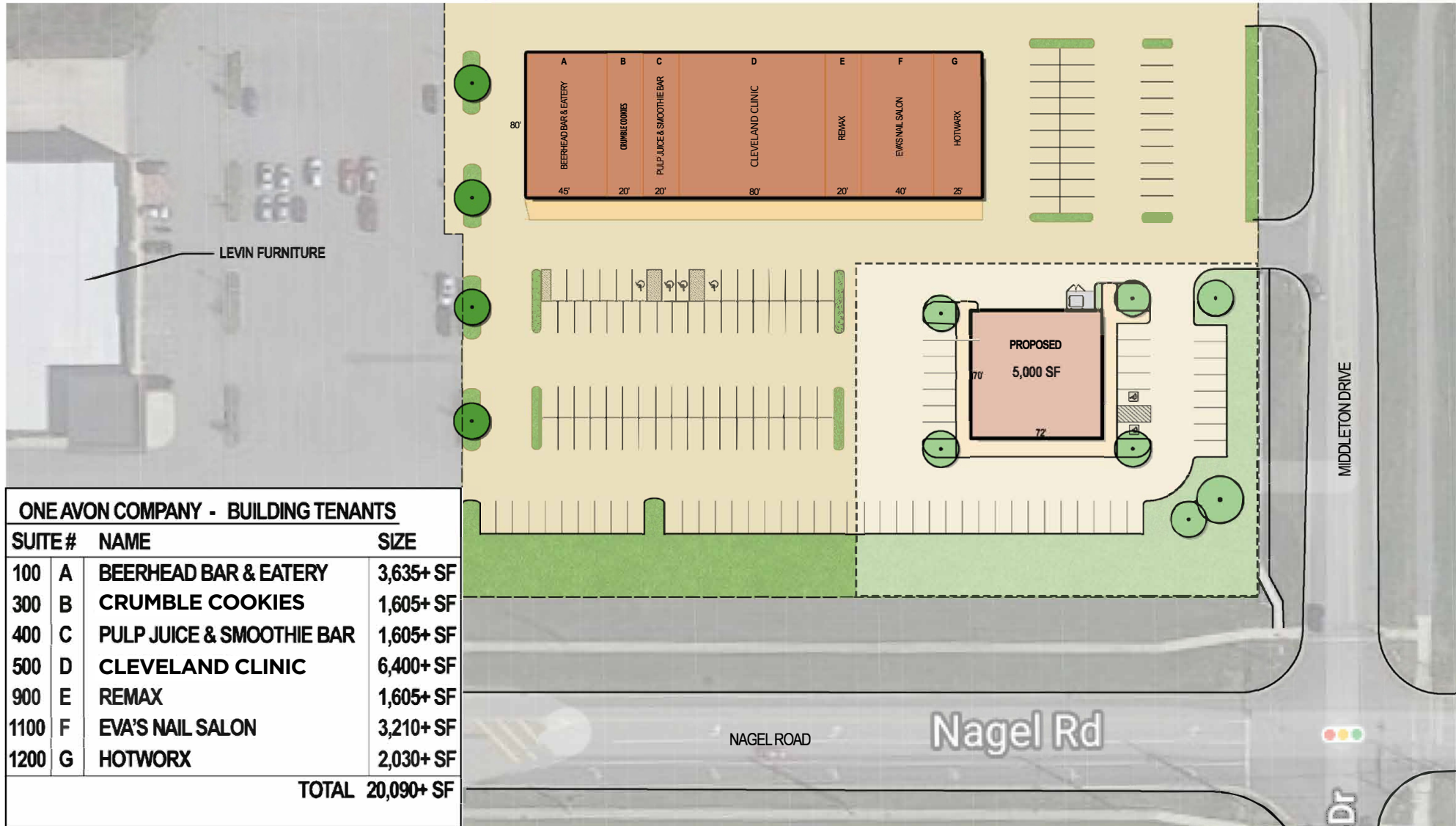
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	2,171	48,463	130,201
2028 Projection	2,422	50,653	133,974
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	103	1,982	4,686
2023 Estimated Total Employees	1,461	24,282	54,355
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$101,417	\$171,859	\$150,593
2023 Estimated Median Household Income	\$117,060	\$124,542	\$109,530



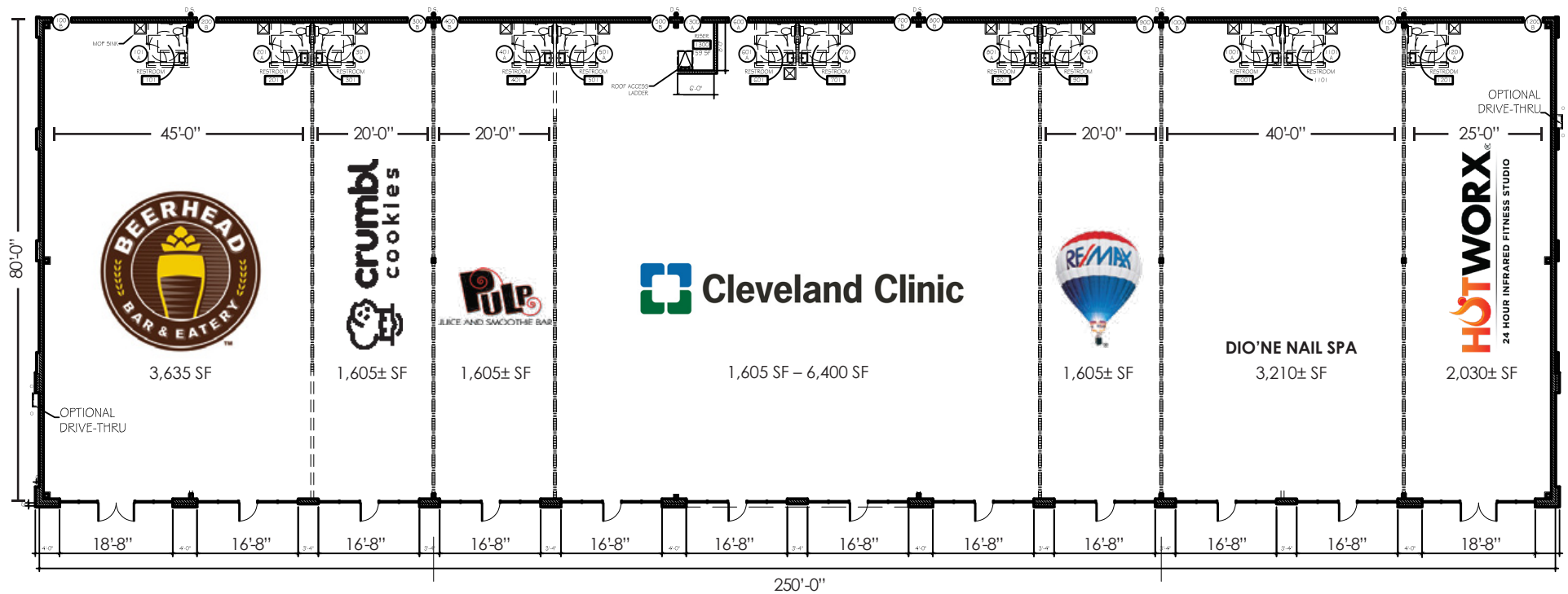
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SITE PLAN



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FLOOR PLAN



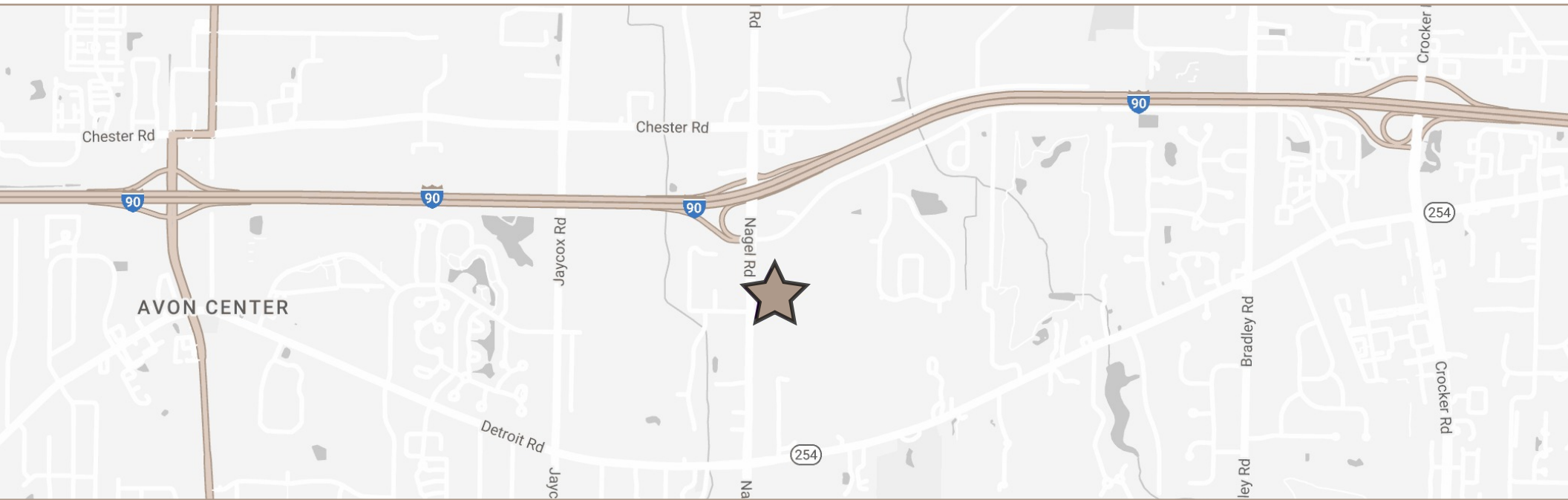
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TRADE AERIAL



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LOCATION OVERVIEW



Avon, Ohio, epitomizes the modern American suburb with its blend of residential charm and bustling commercial activity. Nestled in Lorain County, Avon offers a strategic location at the crossroads of major transportation arteries, including Interstate 90 and State Route 83. This accessibility not only facilitates smooth commutes for residents but also positions Avon as a coveted destination for businesses seeking a thriving commercial environment. As a result, the city has seen a surge in commercial real estate development, presenting enticing opportunities for investors keen on tapping into this dynamic market.

One of the key factors driving commercial real estate growth in Avon is its vibrant retail sector. The city is home to a diverse array of shopping centers, boutiques, and dining establishments, catering to the needs and preferences of a growing population. This retail landscape not only attracts local shoppers but also draws visitors from neighboring areas,

bolstering the demand for commercial spaces. Additionally, Avon's strategic location within the Greater Cleveland metropolitan area positions it as a retail hub, further enhancing its appeal for businesses looking to establish a presence in a thriving consumer market.

Furthermore, Avon's economic vitality extends beyond retail, with opportunities abound in sectors such as healthcare, professional services, and technology. The city's pro-business policies and supportive infrastructure make it conducive for companies of all sizes to flourish. Whether it's office spaces in bustling business districts or industrial facilities in strategic locations, Avon offers a diverse range of commercial real estate options for investors seeking long-term growth and profitability. With its strategic advantages and vibrant business landscape, Avon stands out as a promising destination for commercial real estate investment in Northeast Ohio.

