

**Site 1**  
1.0 - 2.0 acres

**Site 2**  
0.74 - 1.74 acres

**SALE**

# Highway (I-90) Development Sites +/- 0.74 Acres - 2.0 Acres

**JUST IMAGINE DRIVE (CHESTER ROAD)**

Avon, OH 44011

**PRESENTED BY:**

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**77,000 VPD**



## SITE DETAILS & HIGHLIGHTS

<b>PRICE/ACRE:</b>	\$700,000 - \$800,000
<b>SITE 1:</b>	+/- 1.0 Acre - 2.0 Acres
<b>SITE 2:</b>	+/- 0.74 Acre - 1.74 Acres
<b>BEST USE:</b>	Retail, Restaurant/QSR, Hotel, Medical, Office, Other
<b>APN:</b>	0400028102191 0400028102187
<b>ZONING:</b>	C-4/M-1 General Business/ Industrial Overlay

Two highway development sites off I-90 at Nagel Rd, in majorly expanding corridor off, across from Cleveland Clinic Avon Hospital and Residence Inn and adjacent to GetGo.

Just steps away from Nagel Crossing, new planned development including Starbucks, Chipotle, Noodles & Co., and more. New Top Golf, Dick's Sporting Goods and Cooper's Hawk Winery planned 1.5 miles west on Chester Road.

Surrounded by many of the area's largest employers (Ford Ohio Assembly Plant, Cleveland Clinic, Jenne Distributors, Shurtape Technologies & Duck Brand World Headquarters, etc.).

Avon is one of the fastest growing cities in Northeast Ohio with continuous growth and positive economic/business development trends.



- Rapidly developing Chester Rd corridor off of I-90; Nagel Road exit
- 77,000 VPD (I-90) and 16,000 VPD (Nagel Road)
- 66,000 employees and 4,500 businesses within 5 miles
- 20,818 households and 52,223 population within 3 miles
- Median HH income \$106,346 (3 mi.) and \$95,126 (5 mi.)
- Steps from new Nagel Crossing planned development
- Within 3 miles from multiple other shopping retail/business centers including Crocker Park, Avon Commons, and Avon Crossing
- Excellent highway visibility and frontage

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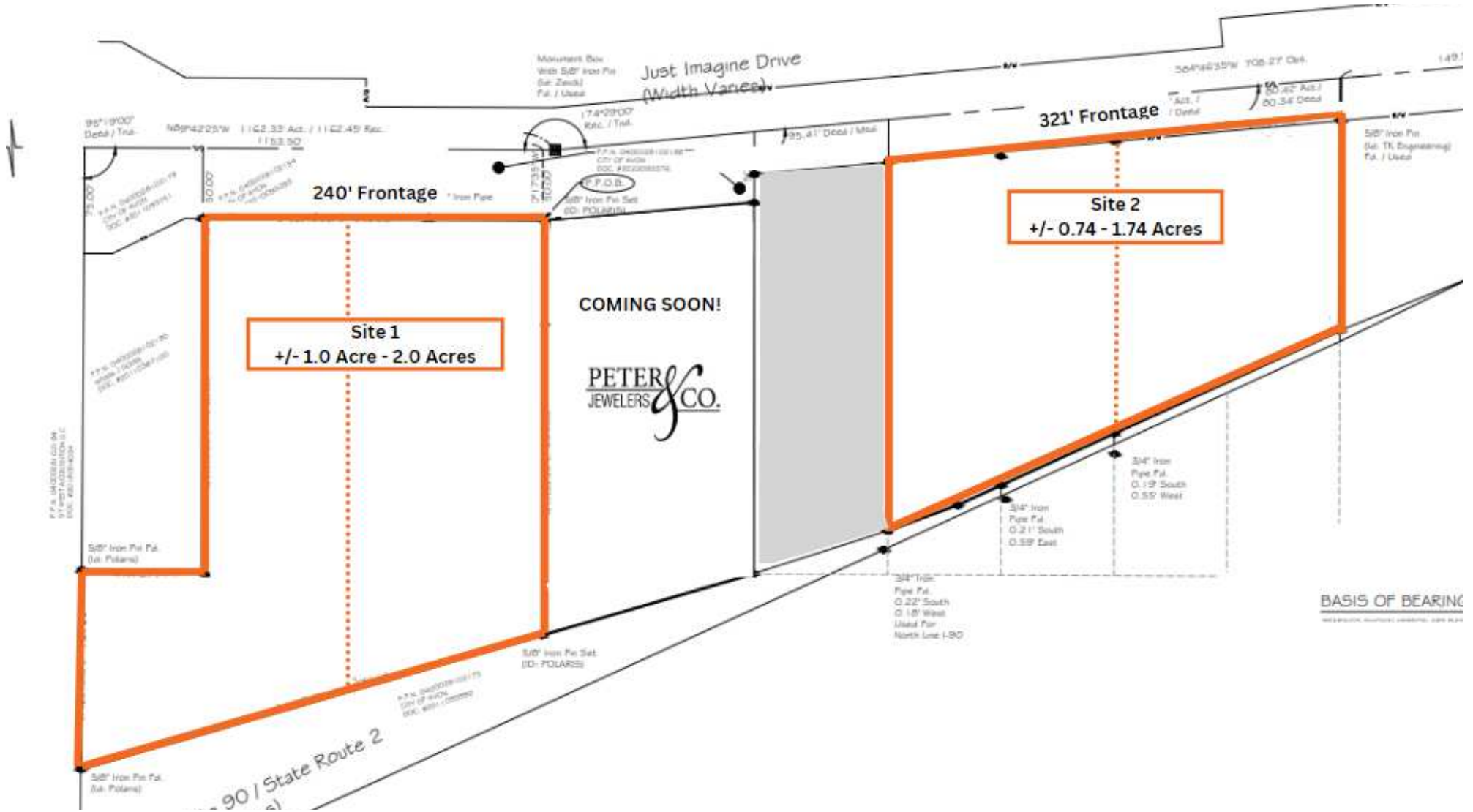
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# JUST IMAGINE DRIVE/I-90



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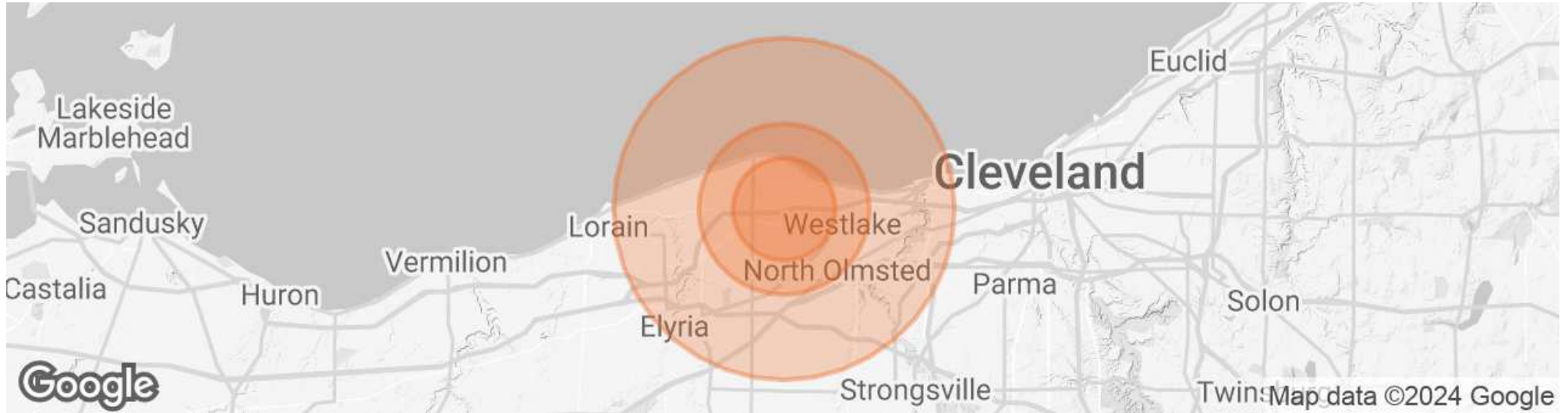
# AVON RETAIL MAP



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL POPULATION</b>	47,126	114,769	390,784
<b>AVERAGE AGE</b>	44.4	44.1	42.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	20,289	48,018	176,027
<b># OF PERSONS PER HH</b>	2.3	2.4	2.2
<b>AVERAGE HH INCOME</b>	\$124,179	\$113,428	\$83,821
<b>AVERAGE HOME VALUE</b>	\$299,107	\$254,307	\$185,597

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