

High Visibility Commercial Site in Avon

For Sale | 1426 Center Road, Avon, Ohio 44011



Walmart
SUBWAY

BEST
BUY

CIRCLE K

petco

ALDI

Wendy's

Culver's

University
Hospitals

Avon Dental Care

Avon City Hall

THE
SALVATION
ARMY

CUSHMAN &
WAKEFIELD

CRESCO
Real Estate

Redevelopment Opportunity

- Versatile One (1) acre site on busy Avon thoroughfare
- Immediate access from Center Road, heart of booming Avon market
- 14,730 VPD on Center Rd
- Average household income \$156,452
- General business zoning for food or retail services

Sale Price: \$1,200,000



Demographics (5 Mile)

Population	104,896
Households	42,774
Median Age	43.6
Businesses	3,578
Employees	41,308



Building Details

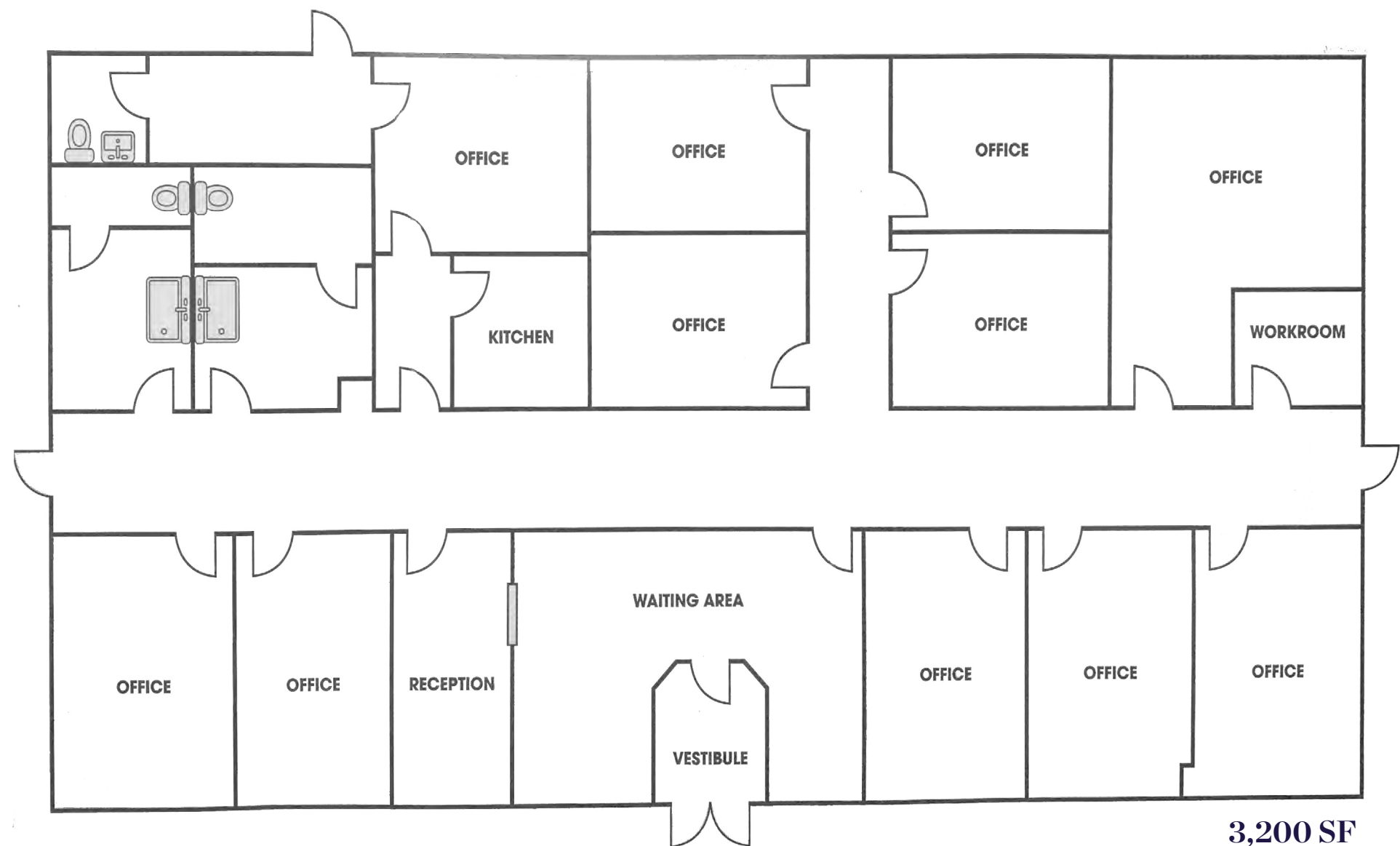
- 3,200 SF ideal for professional or medical office user
- Densely laid out with 12 private offices (10 windowed), 15 person waiting area, 3 restrooms plus kitchenette
- Operable windows
- 3 entrances
- Heavily parked with ~ 40 spaces, an incredible 13 spaces per 1000 RSF
- Tenant in place through March 2027 providing solid income prior to re-use / redevelopments
- Monument & entrance signage

Quick Stats

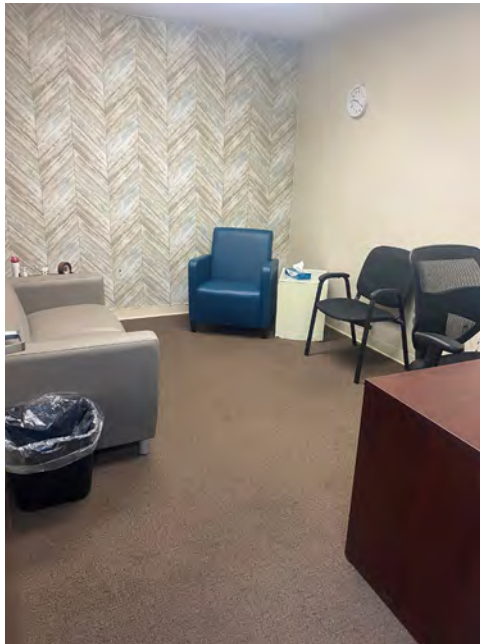
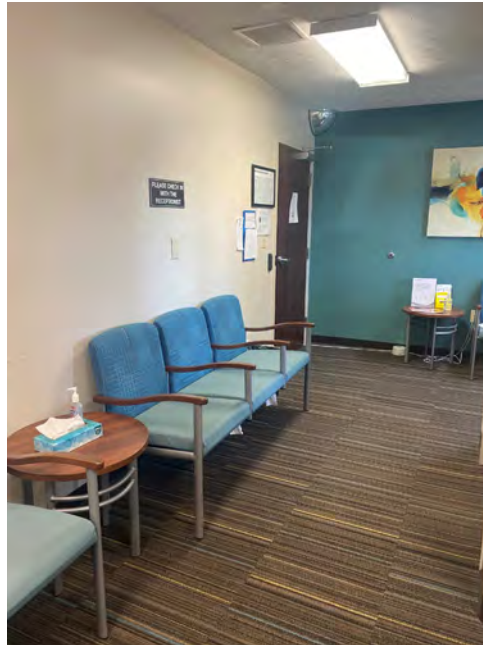
Building Size	3,200 SF
Year Built (Renovated)	1991 (2016)
Parcel #	0400016101024, 0400016101025 & 0400016101205
Land Area	One (1) Acre
# of Floors	One (1)



Floor Plan



Property Photos



Neighborhood





Avon, Ohio

Avon, Ohio, is a growing suburb located about 20 miles west of downtown Cleveland. Known for its family-friendly atmosphere and excellent schools, Avon offers a mix of small-town charm and modern conveniences. The city is home to a variety of parks, recreational facilities, and shopping destinations, including Avon Commons, which features popular retail stores and restaurants. Avon's historic French Creek District adds a unique character to the area, with its quaint shops and annual events. The community is also recognized for its commitment to quality of life, making it an appealing place to work, live and visit.

Top Area Employers

- Cleveland Clinic
- University Hospitals Health System
- Shurtape Technologies
- A.J. Rose Manufacturing Company
- Technifab
- Jenne Distributors, Inc.
- Parker Hannifin Corporation
- Bendix



**1426 CENTER ROAD
AVON, OHIO 44011**

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