

# Available For Sale

## Pad-Ready 7.23 Acres in Rapidly Growing Area

### 38550 Chester Road | Avon, Ohio



**David Hollister**  
 Managing Director  
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 Licensed Real Estate Salesperson



















**Terry Coyne**  
 Vice Chairman  
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 Licensed Real Estate Broker





- 7.23 acres
- Zoned C-4 general business
- Site work completed — pad-ready site
- Storm basins and sewers installed.
- Consolidation of parcels completed.
- Wetland certified by army corps engineers & EPA.
- Variance available for assisted/independent living & memory care
- Parcel Numbers: 0400004102212, 0400004102213, 0400004102214 and 0400004102215
- Immediate access to I-90 and State Route 2

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>598,926</b> Population	 <b>23.8%</b> High School Diploma	 <b>\$73,026</b> Median Household Income	 <b>64.6%</b> White Collar	 <b>15.6%</b> Services
 <b>42.3</b> Median Age	 <b>27.8%</b> Some College	 <b>\$44,481</b> Per Capita Income	 <b>19.8%</b> Blue Collar	 <b>3.1%</b> Unemployment Rate
 <b>256,749</b> Households	 <b>37.7%</b> Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 <b>\$60,628</b> Median Disposable Income		 <b>13.7%</b> Spend 7+ hours commuting to and from work per week	 <b>20,127</b> Total Businesses	 <b>295,655</b> Total Employees









**NEXT TO**  
FAIRFIELD  
INN & SUITE  
MARRIOTT



**2.8 MILES**  
TO AVON  
COMMONS  
SHOPPING  
CENTER



**2.1 MILES**  
TO WALMART  
SUPERCENTER



**I-90 AND  
CHESTER  
ROAD  
VISIBILITY**

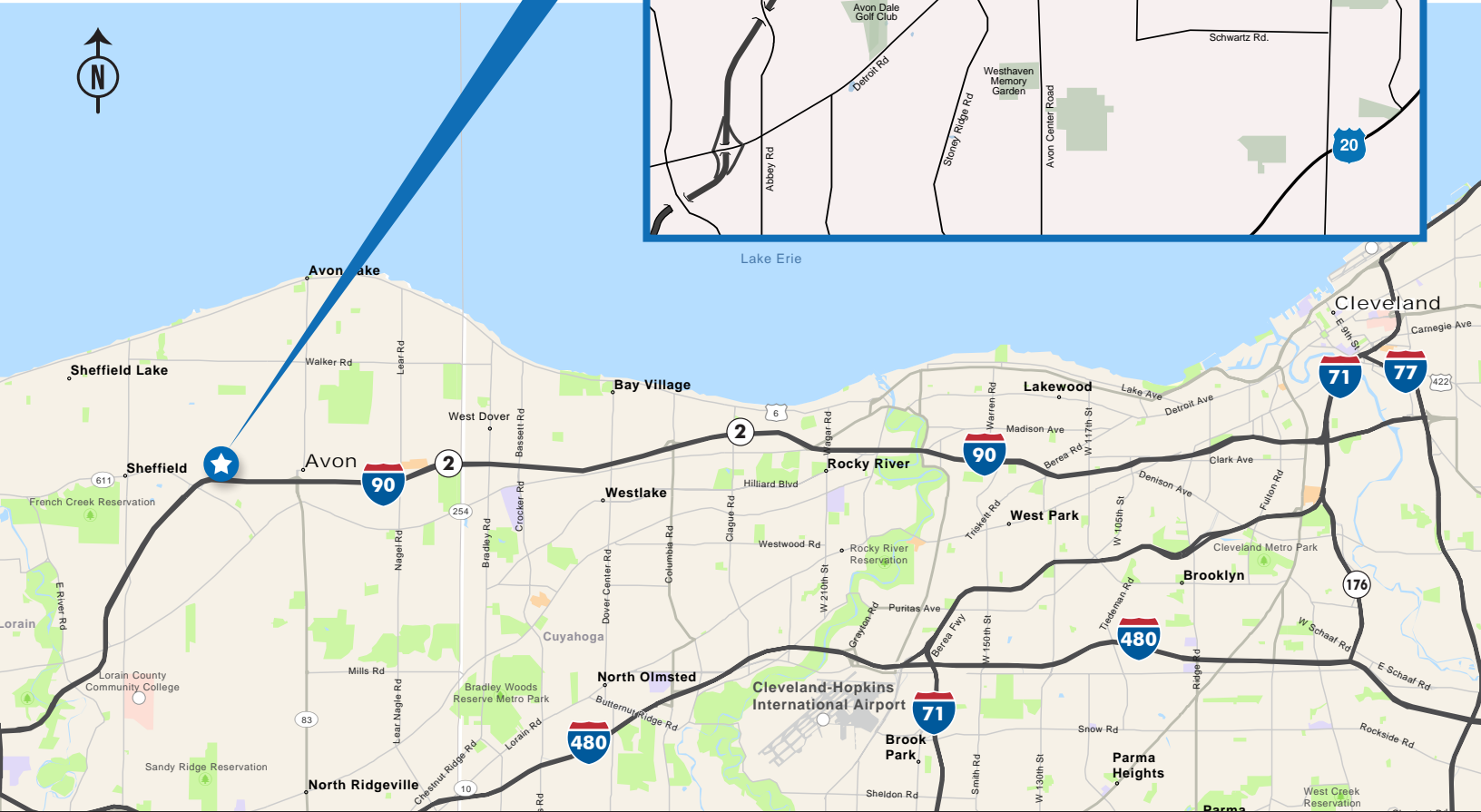




**26 MINUTES**  
WEST OF  
DOWNTOWN  
CLEVELAND



**24 MINUTES**  
TO CLEVELAND  
HOPKINS  
INTERNATIONAL  
AIRPORT



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