

# 7.23 AC AVON HIGHWAY EXIT LAND SITE

38550 CHESTER ROAD, AVON, OHIO 44011

CBRE

PRICE REDUCED!

CHESTER RD BETWEEN CENTER RD & NAGEL RD



DETROIT RD / AVON COMMONS



## EXCLUSIVE CONTACT:

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**CBRE, Inc.**  
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# THE OPPORTUNITY

- For Sale: \$1,950,000 (10% Price Reduction!)
- 7.23 AC Highway Development Site with over 500' frontage For Sale
  - » Shovel ready development site: Seller invested significant capital, including detention basin and utilities to accommodate future development
- Zoned: C-4 General Business District
- All utilities are located at the site
- Avon is one of the fastest growing retail markets in the state.
- Join nearby retailers including future Top Golf, Meijer, Menards, Cabelas, Dicks Sporting Goods, Duluth, Walmart, Target, Costco, Kohls, Lowes, Hobby Lobby and more!
- Affluent market with average household incomes of \$140,513 in a 3 mile radius



## Quick Stats - 3 Mile Radius



DAYTIME  
POPULATION  
**39,106**



POPULATION  
**36,196**



HOUSEHOLDS  
**14,743**



POPULATION  
25 & OVER  
**25,194**



AVG. HOUSEHOLD  
INCOME  
**\$140,513**

# AERIAL VIEW



Technifab  
TAKING FLIGHT™

polycase

JET SIGNS  
Service Made Easy... Sizes Done FAST

ExtraSpace  
Storage

AVON BOOT SHOP

CRASH CHAMPIONS  
COLLECTION REPAIR TEAM

ABC Equipment Rental & Sales

BUDERER DRUG CO.  
EST. 1895  
NATURAL MEDICINE PERSONAL

**SITE**  
7.23 AC

FIESTA HABANEROS  
MEXICAN GRILL & MARGARITAS

FAIRFIELD  
INN & SUITES  
Marriott

Chester Rd - 13,177 VPD

CBRE

# AERIAL VIEW



INTERSTATE  
**90**  
74,378  
VPD

**Redwood**  
APARTMENT HOMES

Colorado Ave - 32,992 VPD

**TAKE 5**  
CONCRETE

bp

**McDonald's**

**Pilot**

**FAIRFIELD**  
INN & SUITES  
Marriott

**FIESTA**  
HABANEROS  
MEXICAN GRILL & MARGARITAS

**SITE**  
7.23 AC

±558'

±869'

±456'

±559'

Chester Rd - 13,177 VPD

**BUDERER DRUG CO.**  
EST. 1938  
MAKING MEDICINE PERSONAL

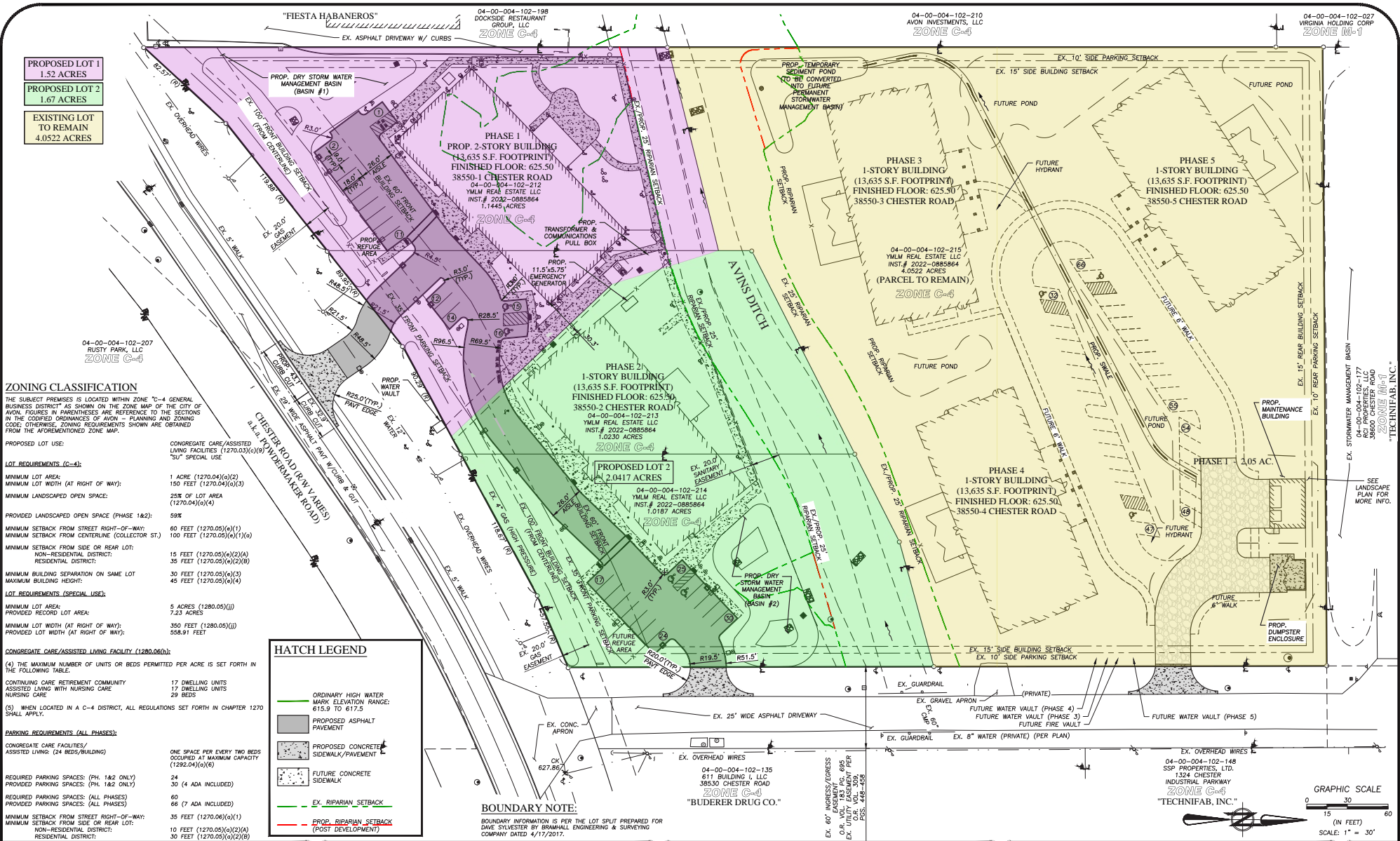
**Technifab**  
TAKING FLIGHT

**Technifab**  
TAKING FLIGHT

**CBRE**

# PARCEL SPLIT

- PROPOSED LOT 1  
1.52 ACRES
- PROPOSED LOT 2  
1.67 ACRES
- EXISTING LOT TO REMAIN  
4.0522 ACRES



**ZONING CLASSIFICATION**  
THE SUBJECT PREMISES IS LOCATED WITHIN ZONE C-4 GENERAL BUSINESS DISTRICT AS SHOWN ON THE ZONE MAP OF THE CITY OF AVON. FIGURES IN PARENTHESES ARE REFERENCE TO THE SECTIONS IN THE CODED ORDINANCES OF AVON - PLANNING AND ZONING CODE; OTHERWISE, ZONING REQUIREMENTS SHOWN ARE OBTAINED FROM THE APPOINTMENTED ZONE MAP.

**PROPOSED LOT USE:**  
CONGREGATE CARE/ASSISTED LIVING FACILITIES (1270.03)(b) "SU" SPECIAL USE

**LOT REQUIREMENTS (C-4):**  
MINIMUM LOT AREA: 1 ACRE (1270.04)(a)(2)  
MINIMUM LOT WIDTH (AT RIGHT OF WAY): 150 FEET (1270.04)(a)(3)  
MINIMUM LANDSCAPED OPEN SPACE: 25% OF LOT AREA  
PROVIDED LANDSCAPED OPEN SPACE (PHASE 1&2): 59%

**MINIMUM SETBACK FROM STREET RIGHT-OF-WAY:**  
MINIMUM SETBACK FROM CENTERLINE (COLLECTOR ST.): 100 FEET (1270.05)(a)(1)(a)  
MINIMUM SETBACK FROM SIDE OR REAR LOT:  
NON-RESIDENTIAL DISTRICT:  
RESIDENTIAL DISTRICT:  
MINIMUM BUILDING SEPARATION ON SAME LOT  
MAXIMUM BUILDING HEIGHT:

**LOT REQUIREMENTS (SPECIAL USE):**  
MINIMUM LOT AREA: 5 ACRES (1280.05)(j)  
PROVIDED RECORD LOT AREA: 7.23 ACRES  
MINIMUM LOT WIDTH (AT RIGHT OF WAY): 350 FEET (1280.05)(j)  
PROVIDED LOT WIDTH (AT RIGHT OF WAY): 558.91 FEET

**CONGREGATE CARE/ASSISTED LIVING FACILITY (1280.06)(1):**  
(4) THE MAXIMUM NUMBER OF UNITS OR BEDS PERMITTED PER ACRE IS SET FORTH IN THE FOLLOWING TABLE.

CONTINUING CARE RETIREMENT COMMUNITY	17 DWELLING UNITS
ASSISTED LIVING WITH NURSING CARE	17 DWELLING UNITS
NURSING CARE	29 BEDS

(5) WHEN LOCATED IN A C-4 DISTRICT, ALL REGULATIONS SET FORTH IN CHAPTER 1270 SHALL APPLY.

**PARKING REQUIREMENTS (ALL PHASES):**  
CONGREGATE CARE FACILITIES/ASSISTED LIVING (24 BEDS/BUILDING): ONE SPACE PER EVERY TWO BEDS OCCUPIED AT MAXIMUM CAPACITY (1292.04)(a)(6))  
REQUIRED PARKING SPACES: (PH: 1&2 ONLY): 24  
30 (4 ADA INCLUDED)  
REQUIRED PARKING SPACES: (ALL PHASES): 60  
66 (7 ADA INCLUDED)  
MINIMUM SETBACK FROM STREET RIGHT-OF-WAY: 35 FEET (1270.06)(a)(1)  
MINIMUM SETBACK FROM SIDE OR REAR LOT:  
NON-RESIDENTIAL DISTRICT:  
RESIDENTIAL DISTRICT:

**HATCH LEGEND**

	ORDINARY HIGH WATER MARK ELEVATION RANGE: 615.9 TO 617.5
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK/PAVEMENT
	FUTURE CONCRETE SIDEWALK
	EX. RIPARIAN SETBACK
	PROP. RIPARIAN SETBACK (POST DEVELOPMENT)

DATE	BY	DESCRIPTION
03/20/2023	APA	ISSUE DOCUMENT FOR REVIEW

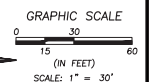
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**BRAMHALL**  
ENGINEERING AND SURVEYING COMPANY  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:  
BEEHIVE HOMES OF NR OHIO, LLC  
9687 BROOK ROAD  
OLMSTED FALLS, OHIO 44138

**BEEHIVE HOMES OF AVON**  
PRELIMINARY LOT SPLIT EXHIBIT  
CITY OF AVON, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
1 OF 1  
JOB NO.  
21-5621



J:\2023\Beehive Chester Rd\Bramhall\GIS\Development\Plan\04-00-004-102-212 PRELIMINARY LOT SPLIT EXHIBIT.dwg, PLOT DATE: 03/20/2023, 11:23 AM

# RETAIL TRADE MAP



## 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 I - 72,249 SF
5. Gemini II - 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 22, 2025

# DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2025 Population - Current Year Estimate	4,026	36,196	101,249
2030 Population - 5 Year Projection	4,065	36,649	102,224
2025 Daytime Population	4,191	39,106	88,894
2025 Households - Current Year Estimate	1,321	14,743	40,315
2025 Average Household Income	\$163,257	\$140,513	\$129,741
2030 Average Household Income Projection	\$178,238	\$154,995	\$143,722
2025 Median Household Income	\$135,261	\$108,541	\$96,417
2025 Per Capita Income	\$55,236	\$56,987	\$51,872
2025 Population Over 25	2,556	25,194	70,104

## EXCLUSIVE CONTACT:

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