

Development Opportunity Zoned for Light Industrial

PIN OAK PARKWAY

FIRST COMMERCE PARK

83

AVON BELDEN ROAD

18,666 VPD

2 AC Land Available | Development Opportunity

Pin Oak Parkway & First Commerce Park | Avon Lake, Ohio 44012

For Sale

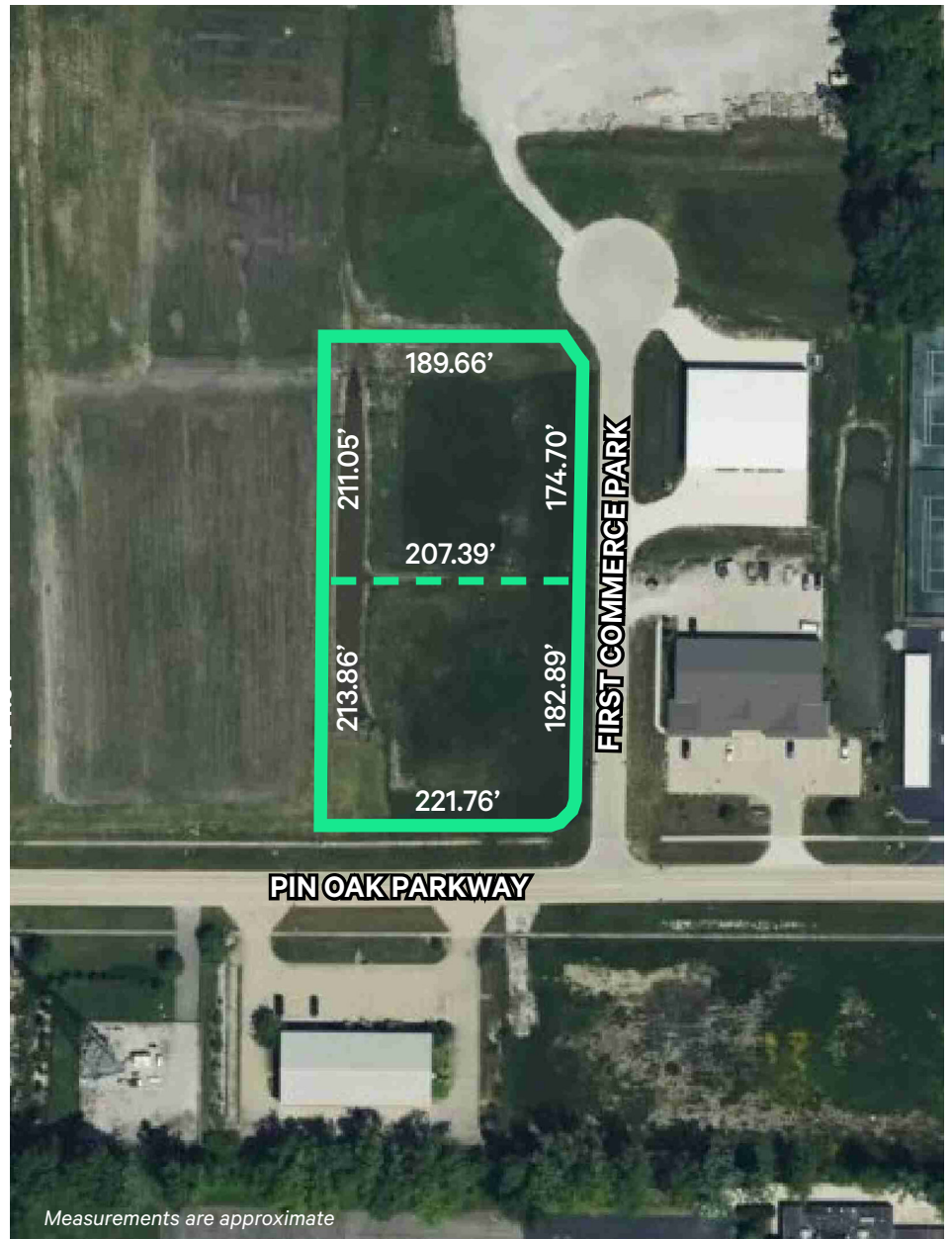
Property Overview

Development Opportunity on 2 Acres
of Vacant Commercial Land

- + **PPN:** 0400017102224 & 0400017102225 (Lorain County)
- + **Available:** 2 Acres
- + **Frontage:** 211.76' along Pin Oak Parkway
- + **Zoning:** I-1 Light Industrial
- + **Excellent Access:** Located right off of Route 83, connecting to I-90 at Center Road (1.4 miles) which sees 62,216 VPD
- + All utilities at site
- + Avon Lake and the west side of Cleveland are one of the fastest growing areas in Ohio

\$329,000

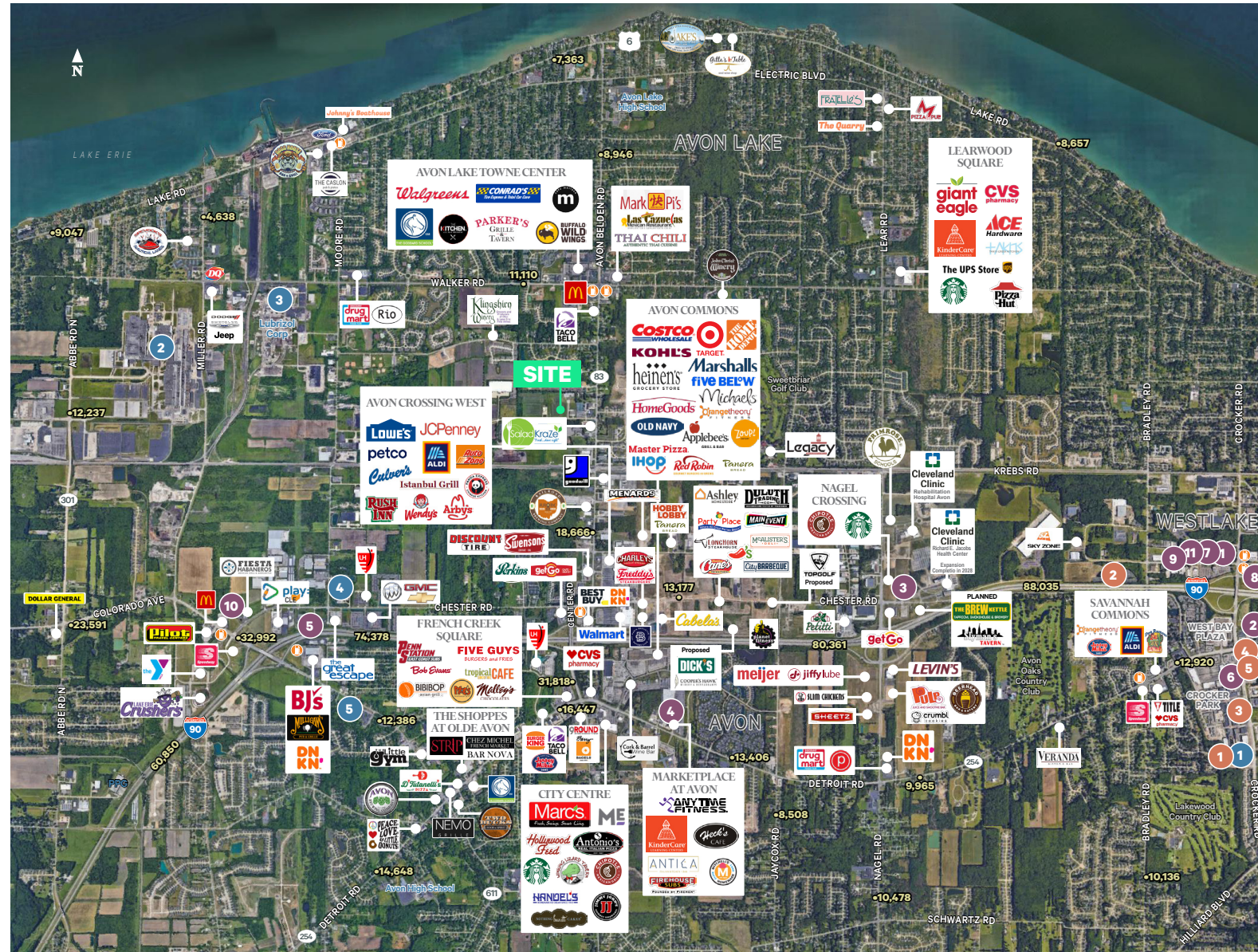
Asking Price



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Avon RETAIL TRADE AREA

TRADE AREA INFO

Center Road & Chester Road
(3 Miles)

- Population: 42,122
- Daytime Population: 45,580
- Total Households: 16,179
- Median HH Income: \$119,369
- Total Businesses: 1,526
- Total Employees: 22,830

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

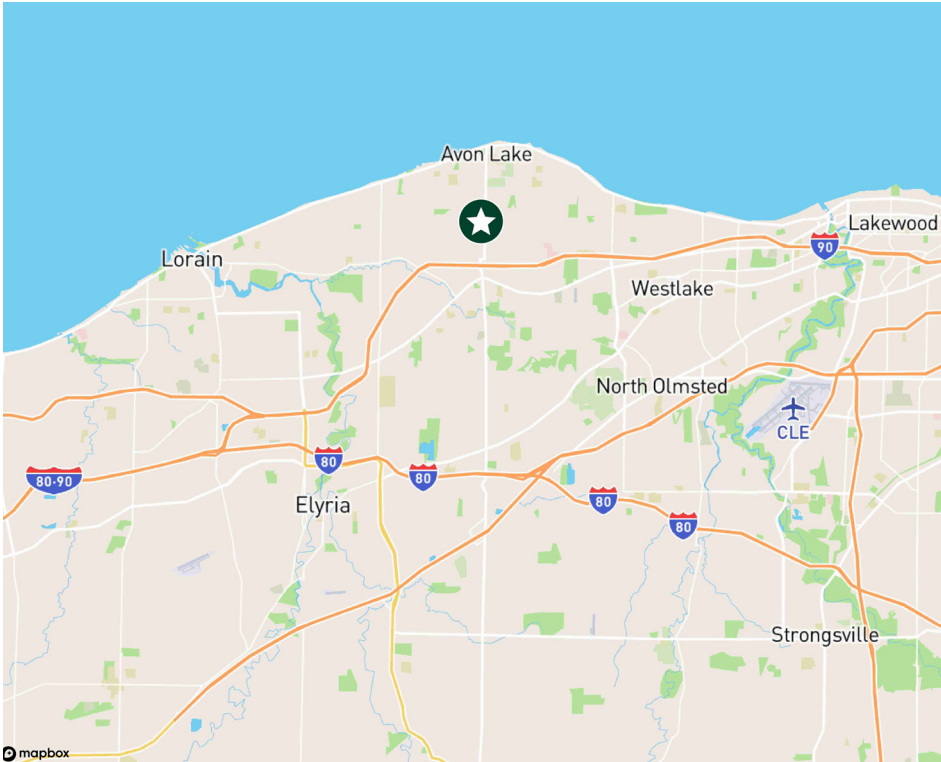
1. Cleveland Clinic
2. SherTech Brands
3. University Hospitals
4. Technifab
5. AJ Rose Mfg. Co.

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Licensed Real Estate Broker
Last Updated: August 28, 2025

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Area Demographics

Categories	1 MILE	5 MILE	10 MILE
2024 Population	4,336	87,070	342,537
2029 Population – Projection	4,496	87,444	342,863
2024 Population 25 & Over	2,995	61,181	245,373
2024 Businesses	305	3,026	11,364
2024 Employees	4,162	44,961	159,732
2024 Households	1,888	34,639	144,712
2024 Avg. Household Income	\$150,279	\$161,791	\$118,959
2024 Housing Units	1,351	27,556	104,429
2024 Housing Value	\$429,047	\$407,328	\$303,085

Contact Us

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