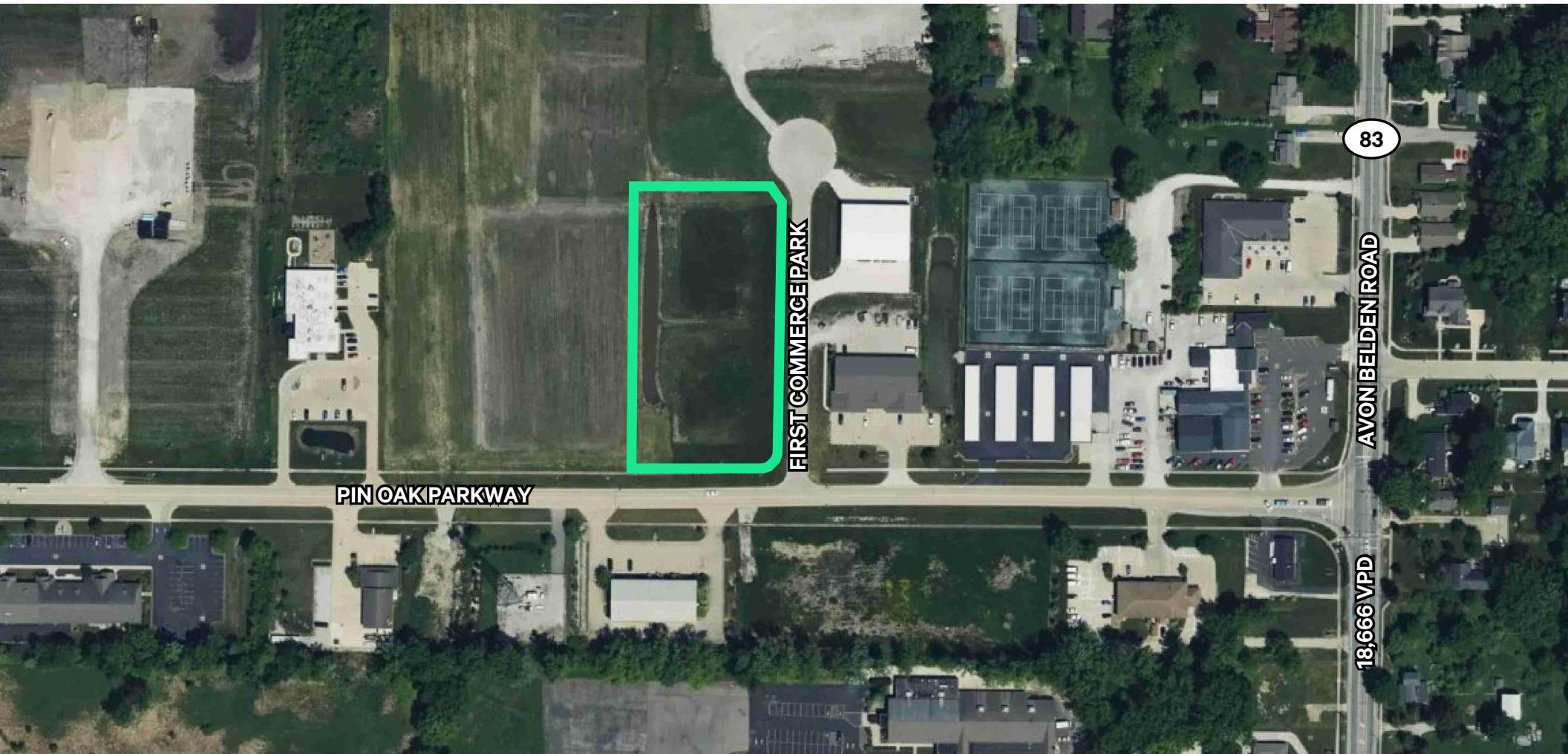


2 Acres Just Off Route 83

Development Opportunity Zoned for Light Industrial

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



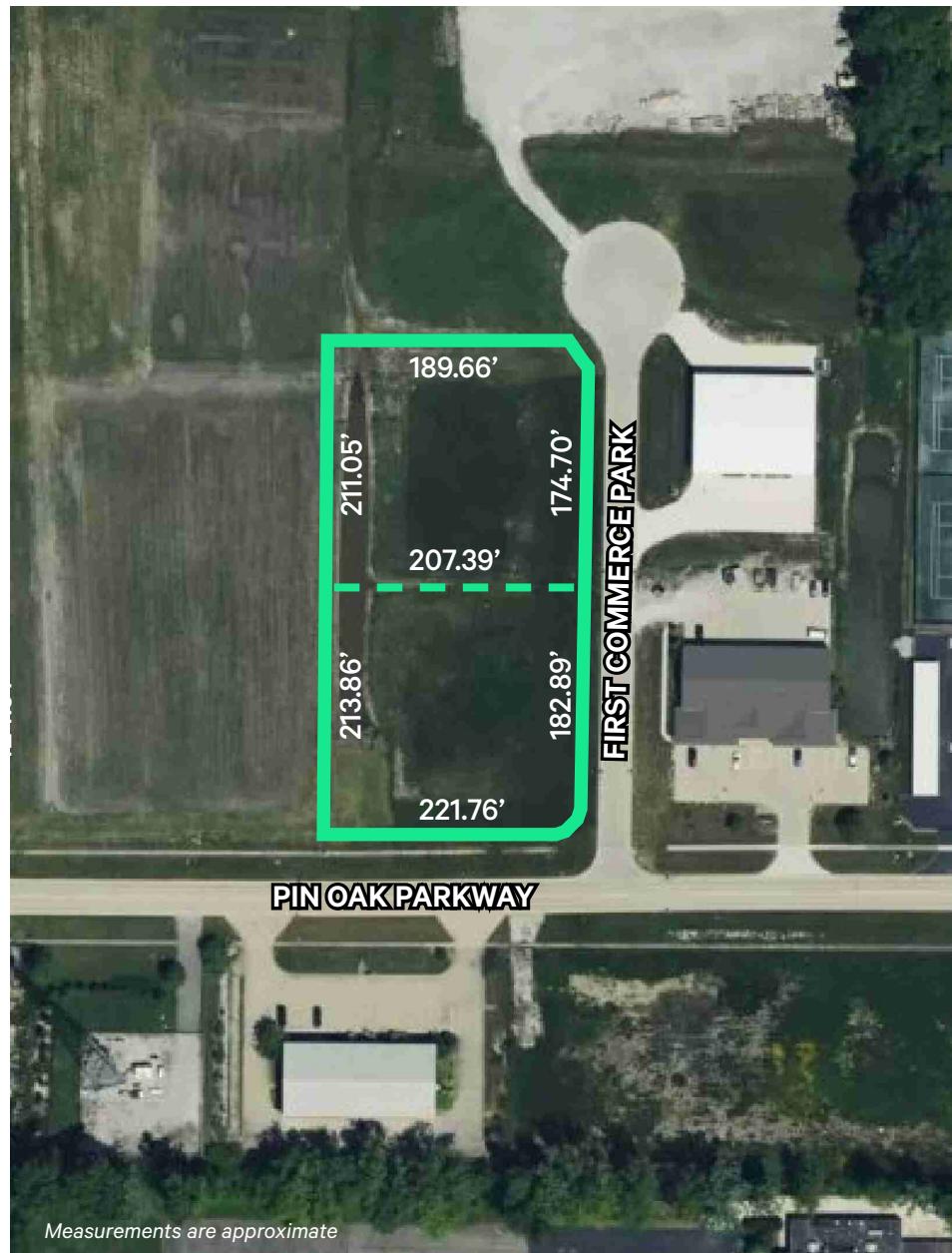
Property Overview

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



2 AC Land Available | Development Opportunity

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

For Sale



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

- American Greetings - 655,969 SF
- Westshore Phase II - 89,000 SF
- Tech West - 79,800 SF
- Gemini I - 72,249 SF
- Gemini II - 72,249 SF

HOTELS

11 Hotels/1,288 Rooms

- Doubletree - 266 Rooms
- Hampton Inn - 122 Rooms
- Residence Inn - 116 Rooms
- Cambria - 113 Rooms
- WoodSpring Suites - 113 Rooms
- Hyatt Place - 110 Rooms
- Sonesta Suites - 104 Rooms
- Red Roof Inn - 98 Rooms
- Holiday Inn Express - 91 Rooms
- Fairfield Inn - 82 Rooms
- Extended Stay America - 73 Rooms

MAJOR EMPLOYERS

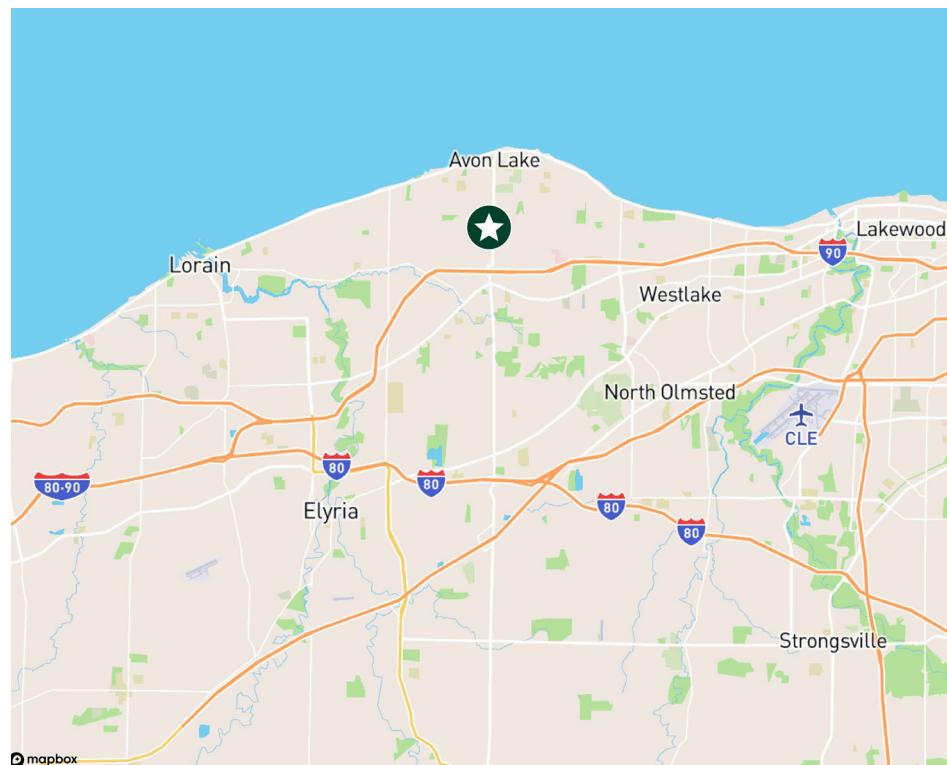
- Cleveland Clinic
- SherTech Brands
- University Hospitals
- Technifab
- AJ Rose Mfg. Co.

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.

Licensed Real Estate Broker

Last Updated: August 28, 2025

CBRE



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

Mike Petrigan, SIOR
Senior Vice President
+1 216 363 6435
mike.petrigan@cbre.com

CBRE, Inc.
950 Main Avenue
Suite 800
Cleveland, Ohio 44113

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.