

3.18 AC AVON HIGHWAY EXIT LAND SITE

38550 CHESTER ROAD, AVON, OHIO 44011

CBRE

FOR SALE



EXCLUSIVE CONTACT:

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THE OPPORTUNITY

- For Sale: \$1,350,000 (~\$425,000 / AC)
- 3.18 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

Jet Signs
Since Wek Easy... Signs Done FAST

polycase

ExtraSpace
Storage

AVON
BOUL
STOP

BUDERER DRUG CO.
EST. 1928
MAKING MEDICINE PERSONAL

ABC
Equipment Rental & Sales

CRASH
CHAMPIONS
COLLEGE BASKETBALL

UNDER CONTRACT

SITE
3.18 AC

±558'

Cletcher Rd - 13,177 VPD

FAIRFIELD
INN & SUITES®
Marriott

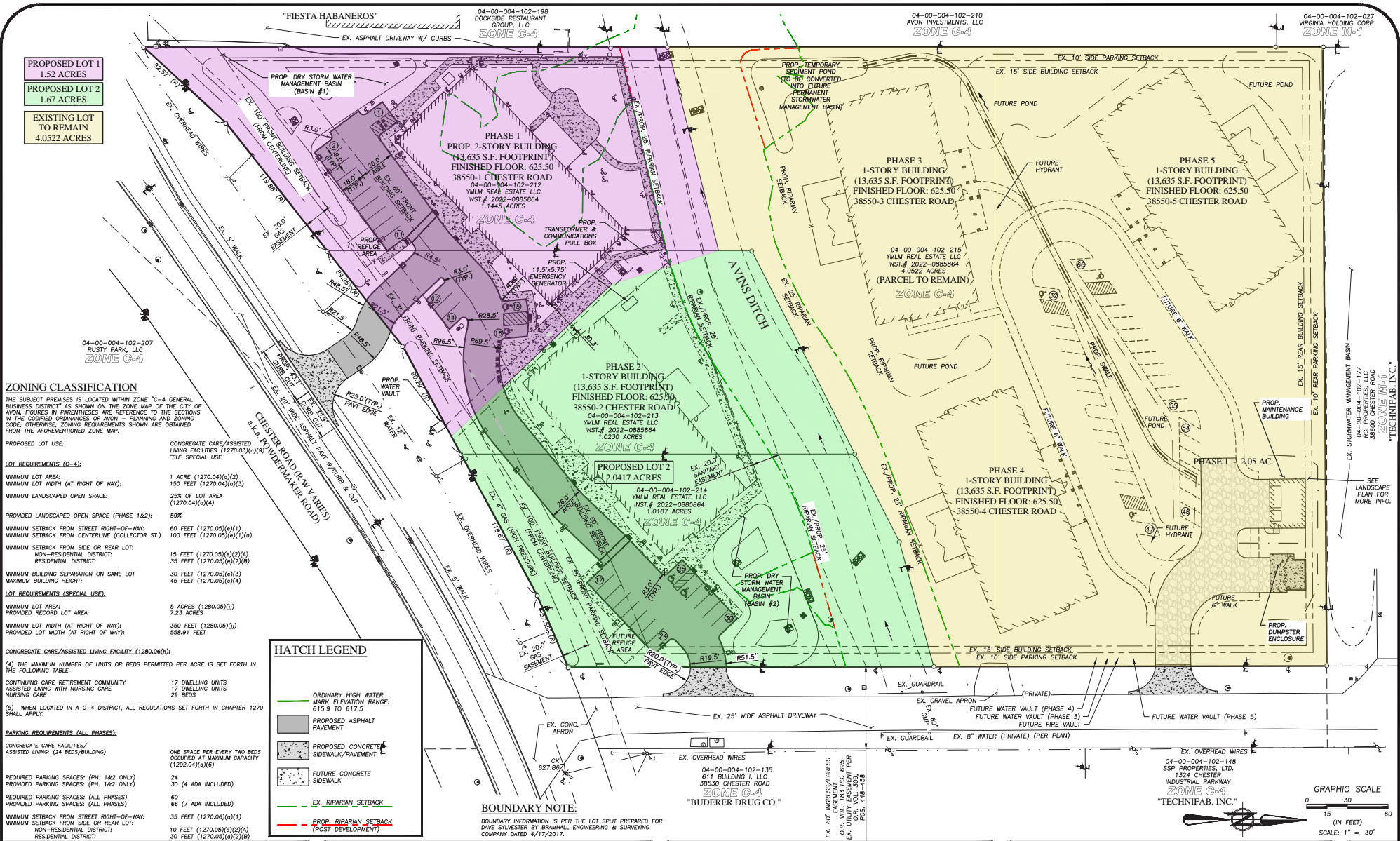
FIESTA
HABANEROS

AERIAL VIEW



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 (1270.04)(a)(4)
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: 15 FEET (1270.05)(a)(2)(A) NON-RESIDENTIAL DISTRICT; 35 FEET (1270.05)(a)(2)(B) RESIDENTIAL DISTRICT

MINIMUM BUILDING SEPARATION ON SAME LOT:
MAXIMUM BUILDING HEIGHT: 35 FEET (1270.05)(a)(3) 45 FEET (1270.05)(a)(4)

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 (4 ADA INCLUDED)
PH: 1&2 (ONLY): 60 (7 ADA INCLUDED)
PH: 1&2 (ONLY): 66 (7 ADA INCLUDED)
PH: 1&2 (ONLY): 60 (7 ADA INCLUDED)

MINIMUM SETBACK FROM STREET RIGHT-OF-WAY:
MINIMUM SETBACK FROM SIDE OR REAR LOT: 35 FEET (1270.06)(a)(1)
NON-RESIDENTIAL DISTRICT: 10 FEET (1270.05)(a)(2)(A)
RESIDENTIAL DISTRICT: 30 FEET (1270.05)(a)(2)(B)

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

DRAWN BY: CAT
CHECKED BY: APA

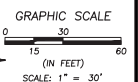
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

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

SEE LANDSCAPE PLAN FOR MORE INFO.
EX. STORMWATER MANAGEMENT BASIN
EX. PROPERTIES, LLC 17 AC PROPERTIES, LLC 3860 CHESTER ROAD ZONE M-1
"TECHNIFAB, INC."



1:25,000 Scale Ortho Aerial Photographs/General Development Plan/1:625 Preliminary Lot Split Exhibit Form, Project No. 18-2023-1123-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

	1 Mile	3 Miles	5 Miles
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

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