

2 PARCELS TOTALING 21.6 ACRES

34250 DETROIT ROAD, AVON, OHIO 44011

For Sale



SITE

- AVG HH INCOME 1 MILE: \$178,272
- TRAFFIC COUNTS: 73,621 VPD ALONG I-90
- HIGHWAY FRONTAGE: 339.7' FT
- ZONING CODE: C-4 & R-1

CONTACT

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THE OPPORTUNITY

- 21.6 Acres Available for Sale
- Accessibility: Direct Access via I-90 / Nagel Road Exit
- Expansive Zoning Classification: C-4 & R-1
- Visibility: I-90 Frontage: 339.7' ft and Detroit Road Frontage: 162.4' FT
- Positioned in close proximity to major retail and business venues, such as Avon Commons, Cleveland Clinic, University Hospitals, and surrounded by several retail Power Centers, take advantage of Avon's excellent demographics, booming residential growth, shopping, business and medical drivers
- Traffic Counts: 73,621 VPD along I-90
- A powerhouse market, Avon is well known as one of the fastest growth markets in Ohio, boasting 3 exits along I-90 with massive retail, residential, medical and business growth since 2000.
- The Avon retail node is the 4th most visited retail trade area in NE Ohio with 7.4 million annual visits (via Placer.ai retail node 6039)

QUICK STATS - 3 MILE RADIUS

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DAYTIME
POPULATION

52,699



2024
POPULATION

43,050



2024
HOUSE-
HOLDS

16,699



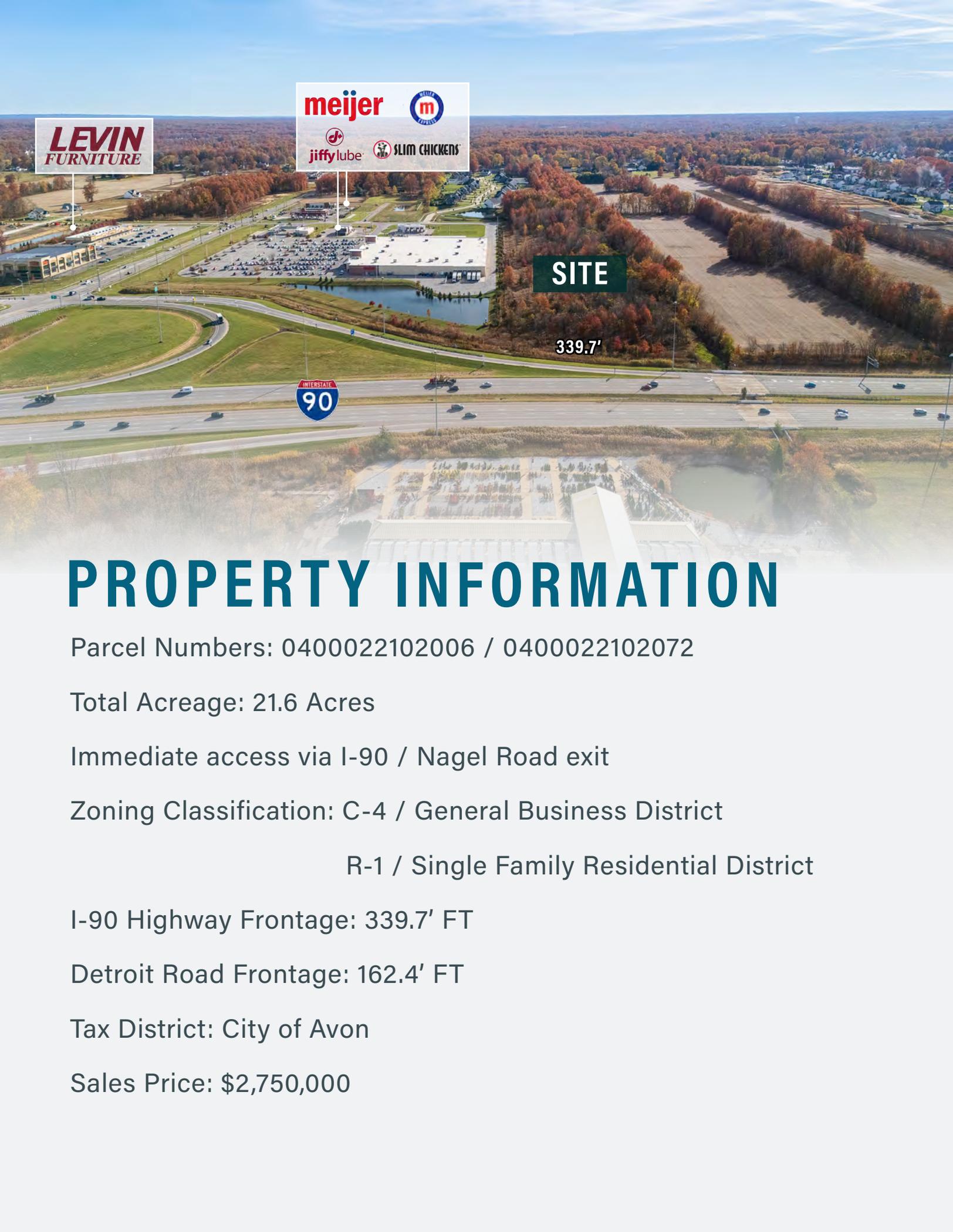
2024
POPULATION
25 & OVER

30,169



2024
AVG. HOUSE-
HOLD INCOME

\$172,676



**LEVIN
FURNITURE**



meijer
jiffylube **SLIM CHICKENS**

SITE

339.7'

PROPERTY INFORMATION

Parcel Numbers: 0400022102006 / 0400022102072

Total Acreage: 21.6 Acres

Immediate access via I-90 / Nagel Road exit

Zoning Classification: C-4 / General Business District

R-1 / Single Family Residential District

I-90 Highway Frontage: 339.7' FT

Detroit Road Frontage: 162.4' FT

Tax District: City of Avon

Sales Price: \$2,750,000

PARCEL AERIAL



AERIAL VIEW



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RETAIL TRADE AREA



- The Avon retail node is the fourth most visited retail trade area in NE Ohio with 7.4 million annual visits (via Placer.ai retail node 6039)
- Avon ranks in the 87% percentile of retail markets in Ohio, and 84% nationwide

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	3,710	44,025	133,819
2024 Daytime Population	3,858	52,699	135,652
2024 Households - Current Year Estimate	1,432	17,210	53,813
2024 Average Household Income	\$178,469	\$173,046	\$154,352
2029 Average Household Income Projection	\$194,521	\$191,383	\$173,139
2024 Median Household Income	\$139,076	\$129,642	\$113,533
2024 Per Capita Income	\$71,444	\$68,169	\$62,147
2024 Population 25 and Over	1,071	35,274	88,991

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