

DEVELOPMENT OPPORTUNITY - AVON, OHIO



HEALTH CAMPUS
BOULEVARD
AVON, OHIO 44011

 **Cleveland Clinic**
CLEVELAND CLINIC
AT AVON HOSPITAL
RICHARD E. JACOBS
CAMPUS

KREBS ROAD

HEALTH CAMPUS BOULEVARD

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BOULEVARD

AVON, OHIO 44011

PRIME DEVELOPMENT OPPORTUNITY 19.18 ACRES OF LAND ADJACENT TO THE
CLEVELAND CLINIC AT AVON HOSPITAL AT THE RICHARD E. JACOBS CAMPUS

CBRE



THE OFFERING

This offering presents an exceptional opportunity to acquire 19.18 acres of prime development land in Avon, OH - one of the most desirable and fastest growing suburbs in Northeast Ohio. The site is strategically positioned adjacent to the Cleveland Clinic Avon Hospital at the Richard E. Jacobs Campus, which just announced a \$350 million expansion of its campus. The site's proximity to a major medical hub creates substantial long-term demand drivers and enhances the visibility and viability of future development.

Avon is recognized for its robust economic growth, affluent residential base, and ongoing commercial development. The presence of Cleveland Clinic's regional hospital has accelerated demand for supporting residential, medical, retail, hospitality, and service uses.

PROPERTY OVERVIEW

Address	Health Campus Boulevard Avon, Ohio 44011
Site Area	19.18 Acres
Parcel #	0400028101114 (Lorain County)
Traffic Count	Nagel Road/I-90 - 81,325 VPD (2025)
Zoning	C-4 Neighborhood Business/M-1 General Industrial
Tax District	Avon CSD

PROPERTY OVERVIEW

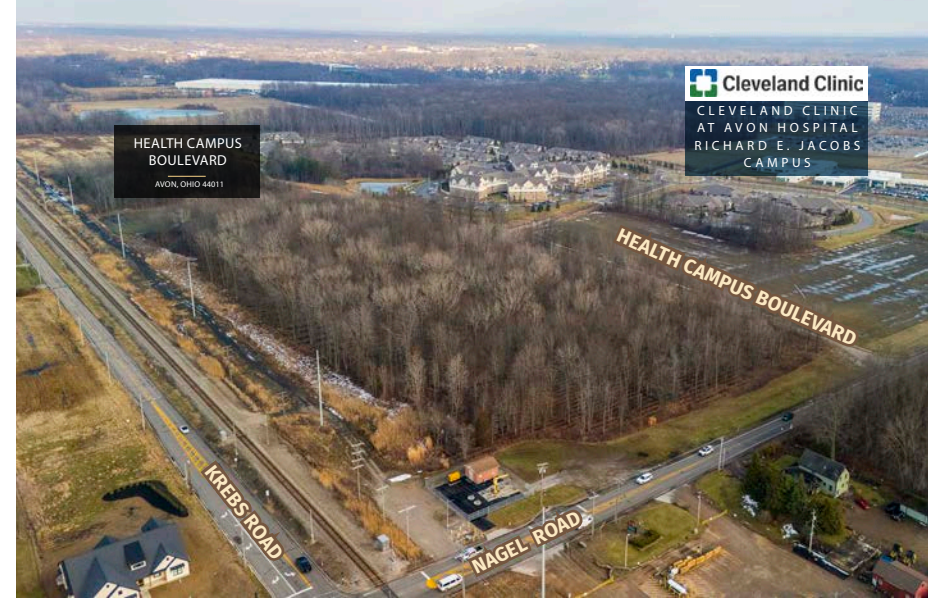
The 19.18 acres of land presents an opportunity to acquire a large parcel development site for real estate developers and institutional investors, which is located adjacent to the Cleveland Clinic Avon Hospital at the Richard E. Jacobs Campus.

This area sits at the intersection of healthcare-driven employment, affluent residential growth, and I-90 regional accessibility, creating a rare environment where medical, mixed-use, and commercial development can thrive simultaneously.

The combination of strong demographics, proven development momentum, and proximity to one of the nation's most respected healthcare systems positions this land as a high-confidence, long-term value play.

PROPERTY SUMMARY

- » All utilities are located at the site
- » Surrounded by UH St. John Medical Center, Cleveland Clinic Avon, & UH Avon Health Center all in immediate proximity
- » Excellent highway access to I-90 and State Route 2
- » Affluent high-income market with average household income of \$175,436 in a 3 mile radius
- » Outstanding Top-Tier School District in the State of Ohio
- » Less than a 30 minute driving from Cleveland Hopkins International Airport
- » Avon is one of the fastest growing communities in the State of Ohio
- » Pro-business community that provides economic incentive programs, exceptional educational and recreational re-sources, a robust economic environment and a dynamic workforce
- » 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
- » The Avon retail node is the 4th most visited retail trade area in Northeast 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



PROPERTY HIGHLIGHTS

- » Prime location in Avon's expanding medical and commercial district
- » Large acreage with versatile development options
- » Strong demographic and affluent economic area
- » Excellent long term appreciation potential

DEVELOPMENT POTENTIAL

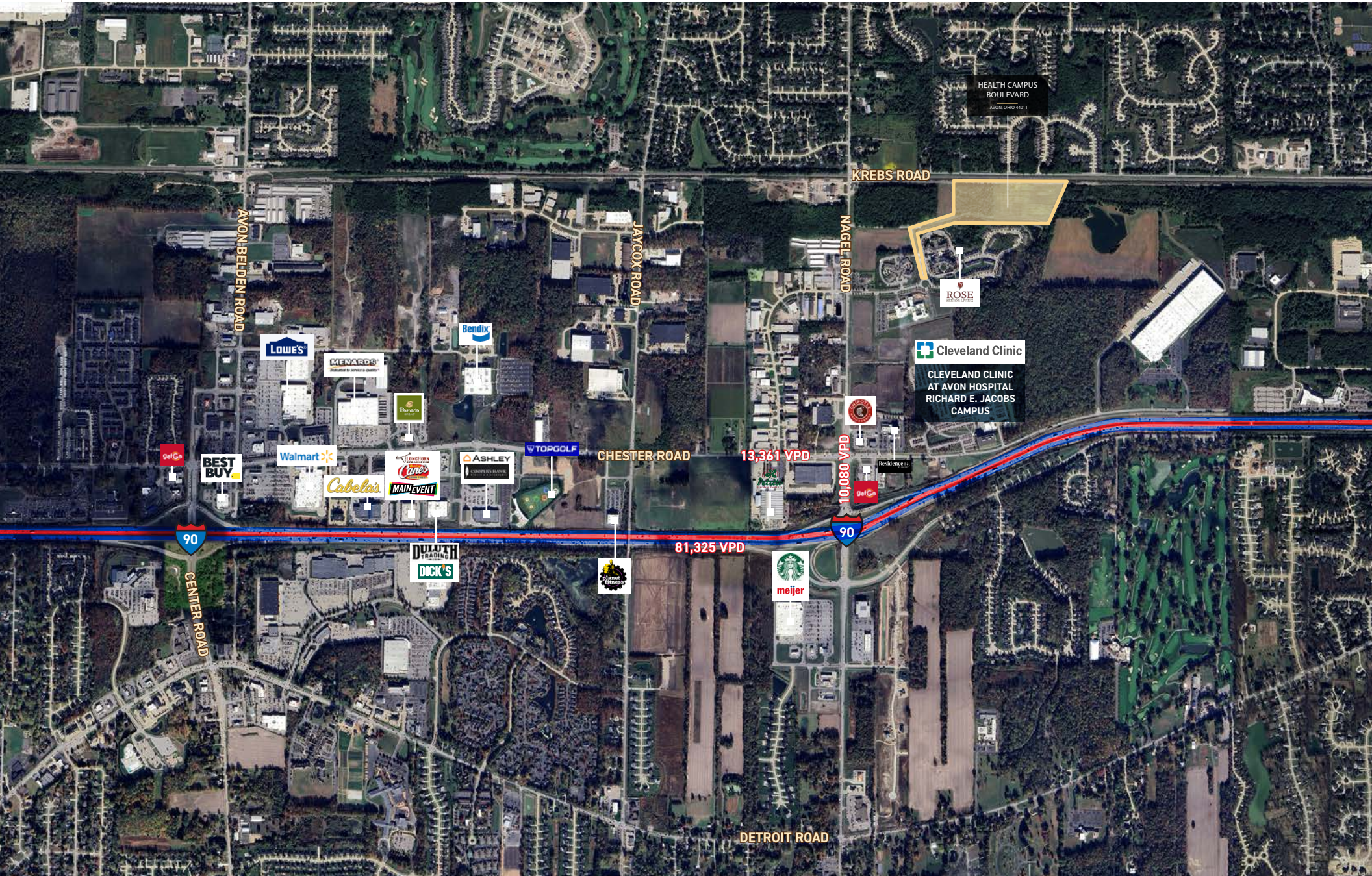
The property's size, configuration, and frontage offer flexibility for a broad range of uses, including:

- » Medical offices or outpatient facilities
- » Professional office developments
- » Retail or lifestyle oriented commercial uses
- » Hospitality and lodging

PROPERTY AERIAL PHOTOS



AVON, OHIO AERIAL OVERVIEW



AVON, OHIO OVERVIEW

Avon, Ohio is a thriving, high-growth affluent suburb located on Cleveland's west side in Lorain County. Avon is known for its high quality of life, strong community identity, and balanced blend of suburban comfort and modern amenities. Avon is one of the most desirable places to live, driven by convenient access to regional employment centers. With easy access to I-90, Avon serves as a convenient home base for commuters traveling throughout the Cleveland metropolitan area.

Cleveland Clinic's recently announced \$340 million expansion of Avon Hospital and the Richard E. Jacobs Health Center is a major economic catalyst for the Avon market—creating one of the strongest healthcare growth zones on Cleveland's west side. The project will nearly double the size of the Avon medical campus, adding a new inpatient bed tower, expanded emergency department, larger imaging and lab facilities, and more operating rooms, directly responding to a more than 40% increase in surgeries and admissions and a 75% rise in imaging services at Avon Hospital since 2017. For land investors, this surge in medical demand translates into strengthened housing need, increased traffic to the area, and long-term employment growth. Additionally, the Richard E. Jacobs Health Center will add 90 new exam rooms and expand cancer treatment capabilities, including radiation oncology, further solidifying Avon as a premier regional healthcare hub. With construction beginning in 2026 and completion expected in 2028, the surrounding market is poised for rising property values, higher demand for residential and mixed-use development, and enhanced long-term economic stability. This level of institutional investment makes Avon one of Northeast Ohio's most strategically positioned locations for land acquisition, residential development, and commercial growth, offering investors an exceptional opportunity to capitalize on a rapidly expanding healthcare-anchored community.

Avon is known for its well-maintained neighborhoods, a mix of newer developments and established homes, and a strong pro-business community. Property values have continually appreciated, fueled by excellent schools, convenient access to major highways, and a host of amenities. The combination of a supportive business climate and a high quality of life has made Avon a sought-after location for all businesses.



AVON AREA HIGHLIGHTS

- » Rapidly growing west-side Cleveland suburb with ongoing demand
- » Strong retail adjacency drives both residential and commercial viability
- » Local charm and community identity increase market stickiness
- » Proximity to Cleveland's west side provides commuter accessibility without sacrificing suburban appeal
- » Diverse lifestyle amenities broaden affluent buyer demographics
- » High-quality parks and recreation consistently support property values
- » Strategic access to major highways and employment centers

AVON RETAIL TRADE AREA OVERVIEW

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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DEMOGRAPHICS
3 MILE RADIUS



2025 HH INCOME
\$176,642



2025 AVERAGE VALUE OF
OWNER OCCUPIED HOUSING
UNITS
\$444,117



2025 EMPLOYEES
31,014



2025 POPULATION
48,876



2025 DAYTIME
POPULATION
54,940



DAYTIME WORKERS
31,924




2025 MEDIAN AGE
45



2025 BUSINESSES
2,071



2025 POPULATION
25 AND OVER
34,435



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