

# 20+ AC LOCAL RETAIL ZONED DEVELOPMENT SITE

11633 AVON BELDEN ROAD, EATON TWP, OH 44044

FOR SALE



**SITE**  
20+ AC  
DEVELOPMENT SITE



RETAIL ZONED  
DEVELOPMENT SITE

**Kevin Moss**  
First Vice President  
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**CBRE, Inc.**  
950 Main Ave, Suite 200  
Cleveland, Ohio 44113  
216 687 1800



# THE OPPORTUNITY



- For Sale: \$45,000 / AC
- Land is divisible down to 5 AC
  - Pricing subject to parcel configuration
- Zoning: Limited Retail Zoning
- Dimensions: 625' x 1,438'
- All utilities to the site
- Traffic Counts of 6,843 VPD in front of site (Source: ODOT TIMS)
- 174,662 people in a 15 minute drive time with an annual population growth rate of 0.48%/yr
- \$103,410 average household income in a 20 minute drive radius

## QUICK STATS - 15 MINUTE DRIVE-TIME



DAYTIME  
POPULATION

**151,084**



2023  
POPULATION

**174,662**



2023  
HOUSEHOLDS

**70,636**



2023  
POPULATION  
25 & OVER

**126,556**



2023  
AVG. HOUSEHOLD  
INCOME

**\$100,223**

## CONTACT US

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# AERIAL VIEW

Royalton Road - 9,689 VPD

N Avon Belden Road - 6,843 VPD



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DEVELOPMENT SITE

# DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes	20 Minutes
2023 Population - Current Year Estimate	5,307	54,455	174,662	361,445
2028 Population - Five Year Projection	5,364	55,198	175,988	361,063
2023 Daytime Population	4,123	39,617	151,084	353,908
2023 Households - Current Year Estimate	2,134	20,790	70,636	146,857
2023 Average Household Income	\$104,586	\$103,476	\$100,223	\$104,410
2028 Average Household Income Projection	\$122,351	\$119,215	\$115,275	\$119,909
2023 Median Household Income	\$76,774	\$78,537	\$75,204	\$76,363
2023 Per Capita Income	\$41,145	\$39,286	\$40,413	\$42,588
2023 Population 25 and Over	3,964	39,322	126,556	260,469

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