

+/- 30 ACRE INDUSTRIAL LAND SITE IN A RAPIDLY GROWING AREA Moore Road | Avon, Ohio **Sale Price:** \$2,800,020 (\$93,334/ACRE)





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#### LAND SITE

#### **HIGHLIGHTS**



Parcel

04-000-090-00-072



Size

29.780 acres



Zoning

M-1 General Industrial



**Utilities** 

All utilities to site



Highway Proximity

Close to I-90 and State Route 2



#### **Excellent Location**

- One of Ohio's fastest growing communities
- Pro-business community that provides economic incentive programs, exceptional educational and recreational resources, a robust economic environment and a dynamic workforce

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# **SURVEY**



# INDUSTRY **AERIAL**

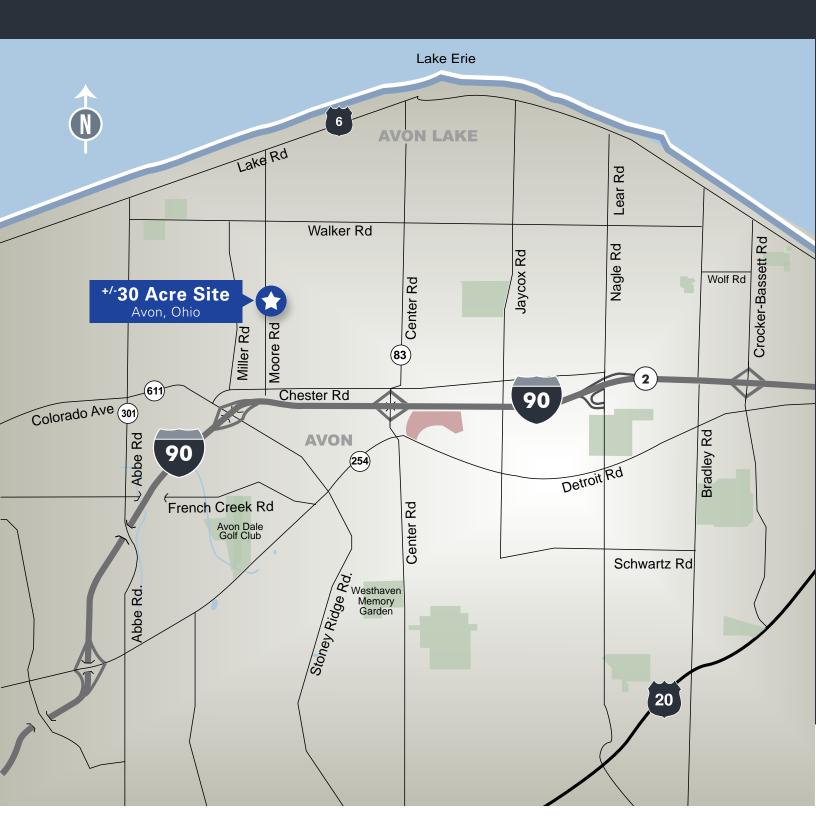


#### EMPLOYMENT

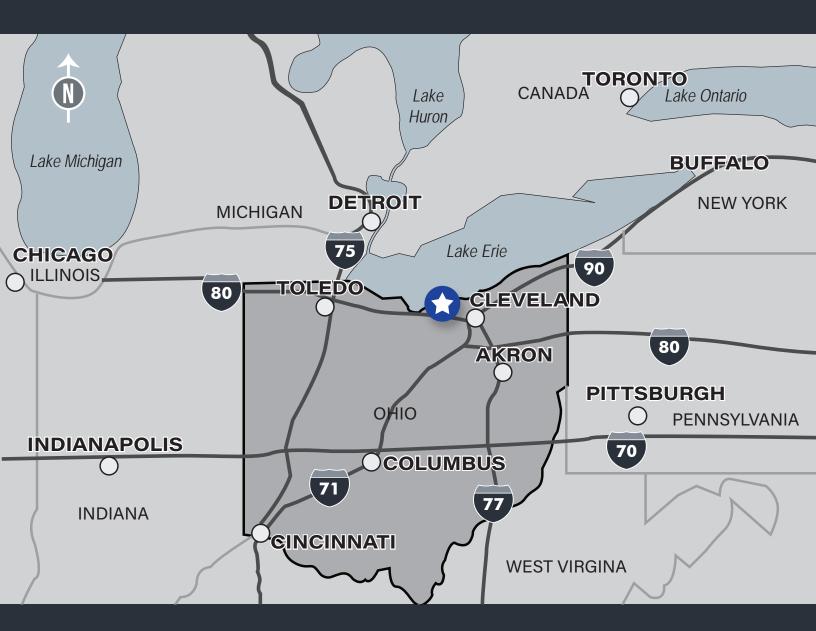
#### **OVERVIEW**

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
604,683 Population	23.8% High School Diploma	\$72,392 Median Household Income	64.5% White Collar	15.6% Services
42.2 Median Age	27.8% Some College	\$44,402 Per Capita Income	19.9% Blue Collar	3.2% Unemployment Rate
□^	37.6% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
<b>260,382</b> Households		13.8%	19,899	279,894
\$60,213 Media Disposable Income		Spend 7+ hours commuting to and from work per week	Total Businesses	Total Employees

# LOCATION



### REGIONAL MAP



Avon, Ohio is a strategic location in the northeastern part of the state, providing distinct regional advantages both within Ohio and relative to its neighboring states. Accessibility is a key strength, with Interstate 90 and other major routes allowing quick connections not only across Ohio but also to cities in Pennsylvania, Michigan, and Indiana. This makes Avon appealing to businesses seeking regional distribution options and professionals who value mobility throughout the Midwest. Avon's robust economic development and expanding business infrastructure attracts investors from the broader region, solidifying its reputation as a desirable hub for commercial growth.

## +/-30 Acre Site

Moore Road | Avon, Ohio

#### **AVON, OHIO MARKET OVERVIEW**

Avon, Ohio has experienced robust growth in its commercial real estate market, making it an attractive destination for established and new businesses. The city 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. In addition, Avon boasts a thriving business environment, featuring a range of shopping centers such as the Avon Commons, commercial industries, national retailers, local boutiques, medical facilities and dining options. The combination of a supportive business climate and a high quality of life has made Avon a sought-after location for all businesses.

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**NEWMARK** 

