

3.4 AC SIGNALIZED HIGHWAY DEVELOPMENT SITE

1500 NAGEL ROAD, AVON, OH

GROUND LEASE



PRIME SIGNALIZED DEVELOPMENT
SITE AT THE BUSY AVON
CHESTER / NAGEL HIGHWAY EXIT

Kevin Moss
Senior Vice President
216 363 6453
kevin.moss@cbre.com

Vince Mingo
Senior Associate
216 535 0188
vince.mingo@cbre.com

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THE OPPORTUNITY



QUICK STATS – 10 MINUTE DRIVE TIME



DAYTIME
POPULATION

93,724



2024
POPULATION

81,022



2024
HOUSEHOLDS

32,680



2024
POPULATION
25 & OVER

57,455



2024
AVG. HOUSEHOLD
INCOME

\$166,406

3.4 AC Signalized AC pad available! Join the future K1 and future fast food restaurant at the high profile Avon Chester/Nagel intersection.

- Join K1 Speed and a future Fast Food user at the high profile Chester / Nagel intersection
- Zoned: Future Land Use Area 13
- Dimensions: 330' x 370'
- Join nearby retailers including future Top Golf, Meijer, Menards, Cabela's, Dicks Sporting Goods, Duluth, Walmart, Target, Costco, Kohls, Lowes, Hobby Lobby and more!
- Neighborhood restaurants include Chipotle, Starbucks, Slim Chickens, Raising Canes, Panera, McAlisters Deli, Coopers Hawk, Chilis, Longhorn, City BBQ, and much more!
- High traffic counts of 35,971 VPD at the intersection of Chester Road and Nagel Road.
- One highway exit from Crocker Park, Northeast Ohio's premium lifestyle center and most visited shopping destination in northern Ohio.
- Excellent Daytime Population of 93,724 people in a 10-minute drive time radius.
- Affluent area with an average household income of \$166,406 in a 10-minute radius.

AERIAL VIEW



AERIAL VIEW



DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2024 Population	81,022	524,285	993,222
2029 Projected Population	81,130	523,470	992,520
2024 Daytime Population	93,724	489,374	1,079,433
2024 Households	32,680	228,749	437,930
2024 Average Household Income	\$166,406	\$105,264	\$94,106
2029 Projected Average Household Income	\$185,847	\$118,613	\$106,063
2024 Median Household Income	\$120,672	\$72,322	\$65,406
Population 25 and Over	57,455	376,082	712,075

CONTACT US

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CBRE, INC. 950 Main Avenue, Suite 800, Cleveland, OH 44113

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