

# 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**

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**CBRE**



# THE OPPORTUNITY



**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, Cabelas, Dicks Sporting Goods, Duluth, Walmart, Target, Costco, Kohls, Lowes, Hobby Lobby and more!
- Neighborhood restaurants include Chipotle, Starbucks, Slim Chickens, Raising Canes, Panera, McAlister's 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.

## 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**



# AERIAL VIEW



# AERIAL VIEW

**LOWE'S**  
JCPenney  
Svensons  
Culver's  
Wendy's

**Walmart**

Coming Soon!  
TOPGOLF

Planet Fitness

**Cabela's**  
ASHLEY  
MAIN EVENT  
DULUTH TRADING CO.  
DICK'S SPORTING GOODS

**Canes**  
CITY BARBECUE  
McALISTERS  
Freddy's  
LONCHORN STEAKHOUSE

**Petit's**  
GARDEN CENTER

FUTURE LUXURY  
CAR DEALERSHIP +  
RETAIL MIXED-USE  
DEVELOPMENT

PENDING  
DEAL

Chester Rd - 13,177 VPD

Nagel Rd - 11,400 VPD

**80,361**  
VPD

**getGo**  
wetGo

Coming Soon!  
K1 SPEED

**NAGEL COMMONS**  
CHIPOTLE  
Starbucks  
honeygrow  
HUMMUS REPUBLIC

Residence INN

**Cleveland Clinic**  
FUTURE \$340M  
EXPANSION

±398'  
±330'  
3.4 AC PAD  
SITE AVAILABLE  
±351'  
±375'



# AERIAL VIEW



DOWNTOWN CLEVELAND  
14.5 miles

Cleveland Clinic  
FUTURE \$340M  
EXPANSION

80,361  
VPD

CROCKER PARK

Market DISTRICT	Chick-fil-A	BARNES & NOBLE
TRADER JOE'S	CHIBLAAH	SHAKE SHACK
MYDE PARK	MISSION BBQ	CONCADO
ARHAUS	lululemon	american greetings
SEPHORA	WARBY PARKER	

Residence INN  
by Courtyard

NAGEL COMMONS

CHIPOTLE  
STARBUCKS  
honeygrow  
HUMMUS REPUBLIC

11,445 VPD

Coming Soon!  
K1  
SPEED

±351'

3.4 AC PAD  
SITE AVAILABLE

±398'

PENDING  
DEAL

±375'



Nagel Rd - 11,400 VPD

±330'

Chester Rd - 13,177 VPD



# 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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