

1-5 ACRE HIGHWAY PAD SITES AVAILABLE

1500 NAGEL ROAD, AVON, OH

GROUND LEASE



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

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



THE OPPORTUNITY



High profile 1-5 AC Pad Sites Available for Ground Lease or Build-to-Suit!

- Zoned: Future Land Use Area 13
- Dimensions: 589' x 375'
- Join nearby retailers including Meijer, Menards, Cabelas, Duluth, Walmart, Target, Costco, Kohls, Lowes, Hobby Lobby and more!
- Neighborhood restaurants include Chipotle, Starbucks, Slim Chickens, Raising Canes, Panera, McAlisters Deli, Chilis, Longhorn, City BBQ, and much more!
- High traffic counts of 23,705 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 99,312 people in a 10-minute drive time radius.
- Affluent area with an average household income of \$146,851 in a 10-minute radius.

QUICK STATS – 10 MINUTE DRIVE TIME



DAYTIME
POPULATION

99,312



2023
POPULATION

90,713



2023
HOUSEHOLDS

36,424



2023
POPULATION
25 & OVER

64,132



2023
AVG. HOUSEHOLD
INCOME

\$146,851

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AERIAL VIEW



Walmart

LOWE'S
JCPenney
Swensons
Culver's
Wendy's

FUTURE
CAR
DEALERSHIP

PROPOSED
TOPGOLF

Cane's
City BARBECUE
McALISTER'S
Freddy's
LONGHORN STEAKERY

Petitti
CASA CORONA

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

5 AC
PAD SITE

589.43'

375.25'

Nagel Rd - 10,928 VPD

Chester Rd - 12,777 VPD

NAGEL COMMONS
CHIPOTLE
STARBUCKS
noodles & COMPANY
HUMMUS REPUBLIC

INTERSTATE 90
77,017 VPD

getGo
wetGo GAS

Residence INN
Cleveland Clinic AVON

AERIAL VIEW

DOWNTOWN CLEVELAND
14.5 miles

Cleveland Clinic
AVON

90 77,017
VPD

Residence INN
by Choice Hotels

NAGEL COMMONS
CHIPOTE
STARBUCKS
noodles
& COMPANY
HUMMUS REPUBLIC

Nagel Rd - 10,928 VPD

getGo
wetGo CAR WASH

CROCKER PARK
Market DISTRICT
Chick-fil-A
TRADER JOE'S
HYDRE PARK
MISSION BBQ
ARHAUS
SEPHORA
BARNES & NOBLE
SHAKE SHACK
The Cheesecake Factory
CONDADO
lululemon
American Greetings
WARBY PARKER

5 AC
PAD SITE
Chester Rd - 12,777 VPD

DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes	20 Minutes
2023 Population	14,360	90,713	270,740	549,953
2028 Projected Population	14,374	90,618	269,047	547,073
2023 Daytime Population	17,511	99,312	245,404	516,045
2023 Households	6,074	36,424	114,943	238,868
2023 Average Household Income	\$143,354	\$146,851	\$111,892	\$92,544
2028 Projected Average Household Income	\$161,332	\$165,657	\$127,970	\$106,531
2023 Median Household Income	\$101,998	\$103,535	\$76,914	\$61,438
Population 25 and Over	9,860	64,132	194,763	390,963

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CBRE, INC. 950 Main Avenue, Suite 200, Cleveland, OH 44113

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