



ENDCAP FOR LEASE
Center Plaza

2100 CENTER ROAD

Avon, OH 44011

PRESENTED BY:

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PROPERTY SUMMARY



LEASE SUMMARY

LEASE RATE:	\$14-\$16/SF
LEASE TYPE:	NNN
AVAILABLE SF:	1,500 - 3,000 SF
CENTER RD TRAFFIC:	31,400 VPD
DETROIT RD TRAFFIC:	16,200 VPD

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PROPERTY OVERVIEW

End-cap space available at Center Plaza on Center Road, one of Avon’s most prominent commercial corridors.

Located near the busy Detroit Road/Ohio 83 (Center Road) intersection, a \$9 million roadway improvement project is underway to widen both roads, add new through and turn lanes, resurface, upgrade signage, and install new traffic signals. Completion is expected by October 31, 2026, significantly enhancing accessibility.

HIGHLIGHTS

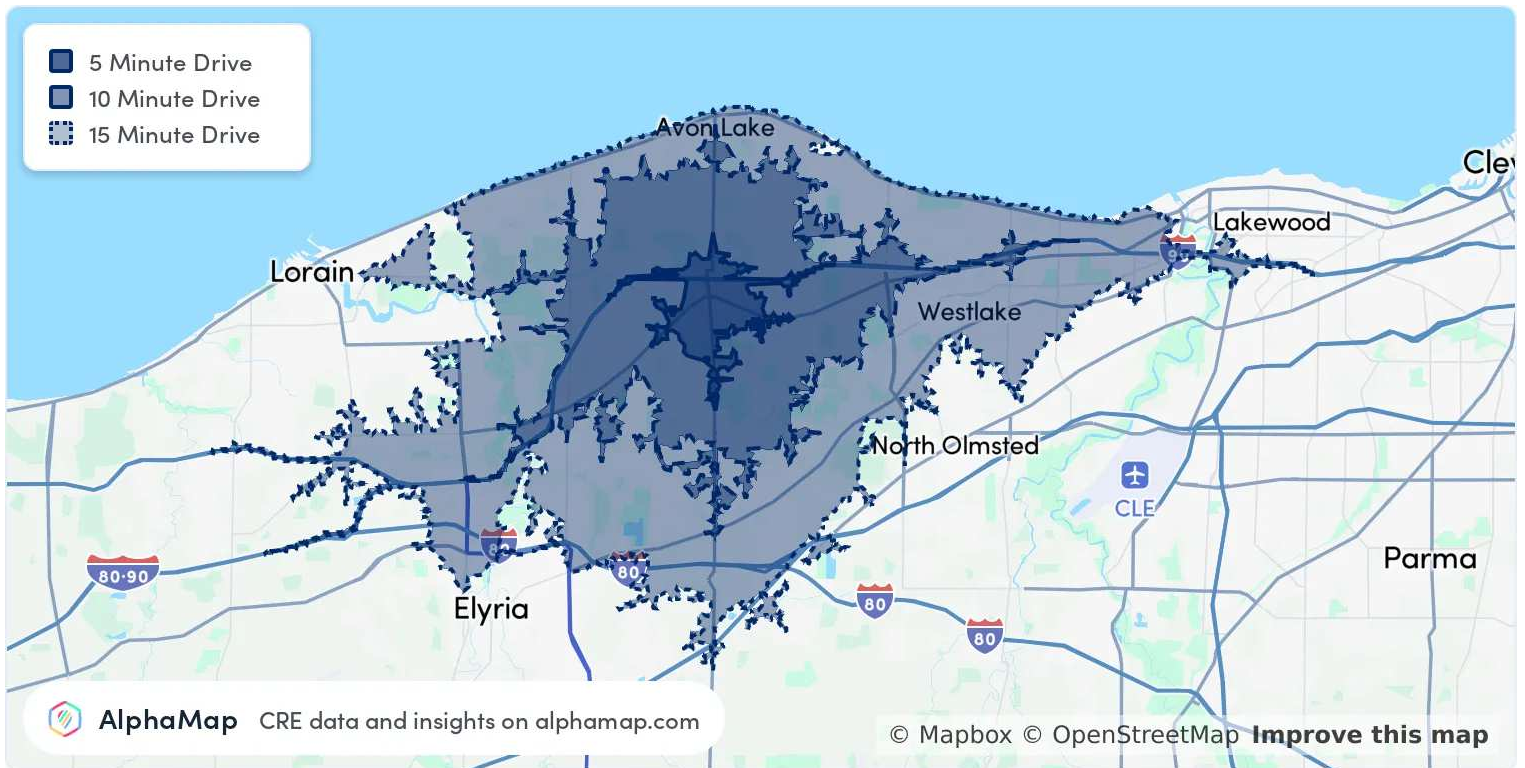
- Monument and building signage
- Space consists of 5-6 private rooms, large open area, kitchenette, and restroom
- Plaza Tenants: Howard Hanna, Air Force, 9Round, Barry Bagels, Pixel Connection, Premier Bank
- Less than 3 minutes (0.4 mi) from I-90
- Close proximity to Avon Commons: Home Depot, Target, Home Goods, Marshalls, Michael’s, Heinen’s, Kohl’s and more
- Nearby restaurants, retail outlets, and other amenities enhance the convenience for both employees and clients
- Avon is one of the fastest growing cities in Ohio

SURROUNDING RETAIL & PROXIMITY TO I-90



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AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	5,383	51,602	165,974
AVERAGE AGE	41	42	43
AVERAGE AGE (MALE)	39	40	42
AVERAGE AGE (FEMALE)	43	43	44

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	2,051	20,346	67,856
PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$153,029	\$143,250	\$130,180
AVERAGE HOUSE VALUE	\$371,698	\$370,995	\$338,271
PER CAPITA INCOME	\$58,857	\$57,300	\$54,241

Map and demographics data derived from AlphaMap

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