

COMMERCIAL DEVELOPMENT OPPORTUNITY

34455-34925 CHESTER ROAD, AVON, OHIO 44011
GROUND LEASE OR BUILT TO SUIT



TARGET KOHL'S

THE HOME DEPOT *Michaels* **OLD NAVY**
HomeGoods **Marshalls** **FIVE BELOW**

Walmart *Cabela's* **DULUTH TRADING**
MAIN EVENT **Ashley HOMESTORE** **DICK'S SPORTING GOODS**

COSTCO WHOLESALE



TOP GOLF

Car's
CITY BARBECUE



79,200 VPD

JAYCOX ROAD

10,267 VPD



Mercedes-Benz
OPENING Q4 2027

PORSCHE
OPENING Q4 2027

OUTPARCEL 1
2.00 AC

OUTPARCEL 2
1.13 AC

OUTPARCEL 3
1.12 AC

OUTPARCEL 4
1.38 AC

OUTPARCEL 5
1.27 AC

OUTPARCEL 6
1.19 AC

CHESTER ROAD

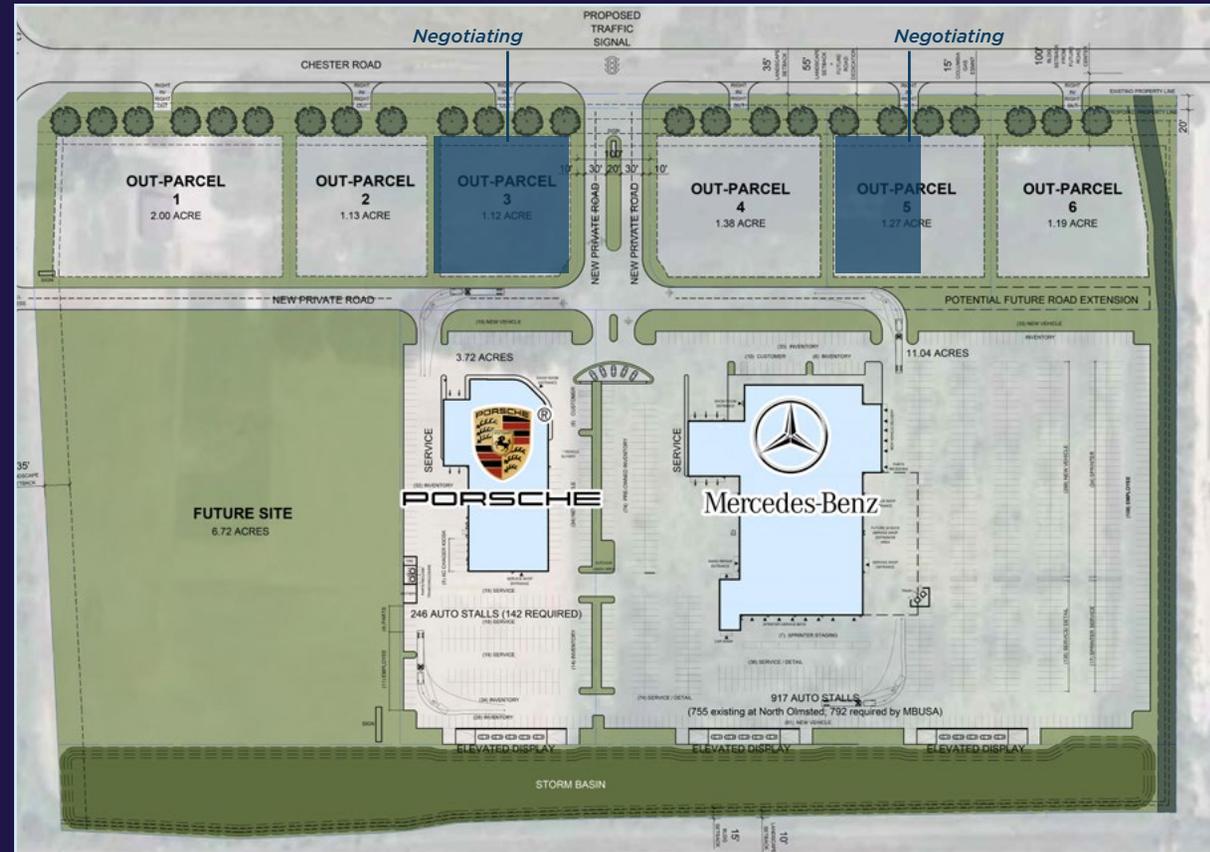
14,400 VPD

CUSHMAN & WAKEFIELD

CRESCO
Real Estate

OVERVIEW

- High-profile, shovel-ready development opportunities available adjacent to two proposed luxury auto dealerships in one of Northeast Ohio's fastest growing retail trade areas
- Multiple outparcels available (1 - 6.74 AC) for ground lease or build-to-suit - flexible delivery conditions; additional signalized access points proposed
- Prominent visibility from I-90 (79,251 VPD), great frontage/access from Chester Road (14,400 VPD) and Jaycox Road
- Average Household Incomes in excess of \$150,000; close proximity to high-demographic areas including Avon, Avon Lake, Westlake, and Bay Village
- Over a million SF in newer retail product in immediate area including Menard's, Main Event, Ashley Furniture, Dick's Sporting Goods (now open), Top Golf (now open), Raising Cane's, City BBQ, Cooper's Hawk (now open), Starbucks, and Chipotle, among others



QUICK STATS

Total Space	14.9 Acres
Available Space	1.00 - 6.74 Acres
Chester Road Frontage	+1,500'
Avon Population	+22,000

PROPERTY VIDEO



DEMOGRAPHICS

117,084

Population
(2024 | 5 Mile)

44.3

Median Age
(2024 | 5 Mile)

47,593

Households
(2024 | 5 Mile)

\$152,760

Household Income
(2024 | 5 Mile)

2,732

Total Businesses
(2024 | 5 Mile)

32,605

Total Employees
(2024 | 5 Mile)

GREAT LOCATION

SIGNIFICANT RETAIL GROWTH IN LAST FIVE YEARS

SITE



FIVE GUYS
BIBBOP
TROPICAL CAFE
Great Clips
CHASE
TACO BELL
Bob Evans
GameStop
BURGER KING

AMERICA'S BEST
Huntington
SportClips
Starbucks
CVS
WALGREENS

DUNKIN'
drug mart



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