

# 7.23 AC AVON HIGHWAY EXIT LAND SITE

38550 CHESTER ROAD, AVON, OHIO 44011

CBRE

FOR SALE



EXCLUSIVE CONTACT:

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# THE OPPORTUNITY

- 7.23 AC Highway Development Site with over 500' frontage For Sale
  - » Shovel ready development site: Seller invested significant capital, including detention basin and utilities to accommodate future development
- For Sale: \$2,169,000 (\$300,000 / AC)
- Zoned: C-4 General Business District
- All utilities are located at the site
- Avon is one of the fastest growing retail markets in the state.
- Join nearby retailers including future Top Golf, Meijer, Menards, Cabelas, Dicks Sporting Goods, Duluth, Walmart, Target, Costco, Kohls, Lowes, Hobby Lobby and more!
- Affluent market with average household incomes of \$140,513 in a 3 mile radius



## Quick Stats - 3 Mile Radius



DAYTIME  
POPULATION

**39,106**



POPULATION

**36,196**



HOUSEHOLDS

**14,743**



POPULATION  
25 & OVER

**25,194**



AVG. HOUSEHOLD  
INCOME

**\$140,513**

# AERIAL VIEW

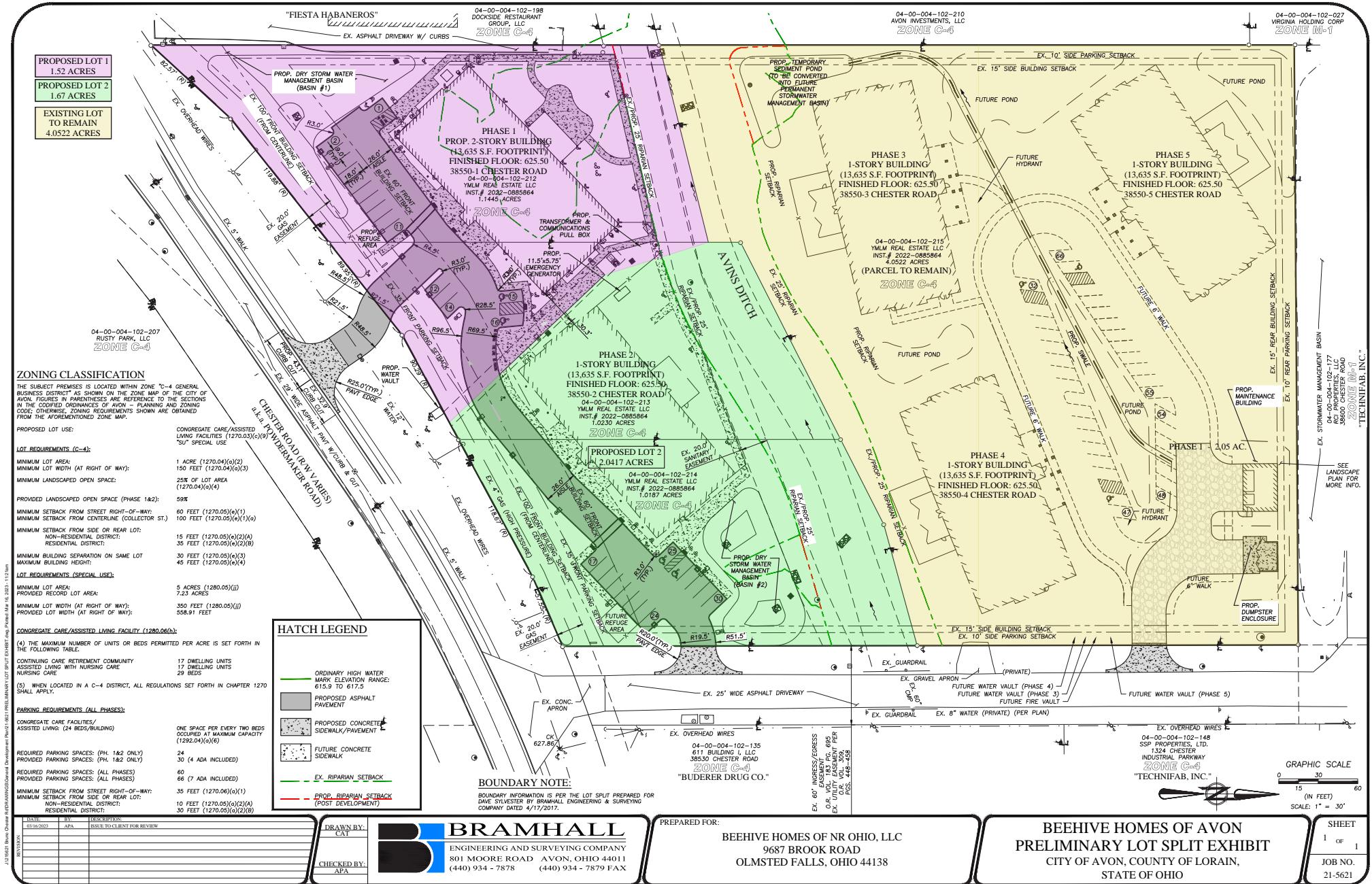


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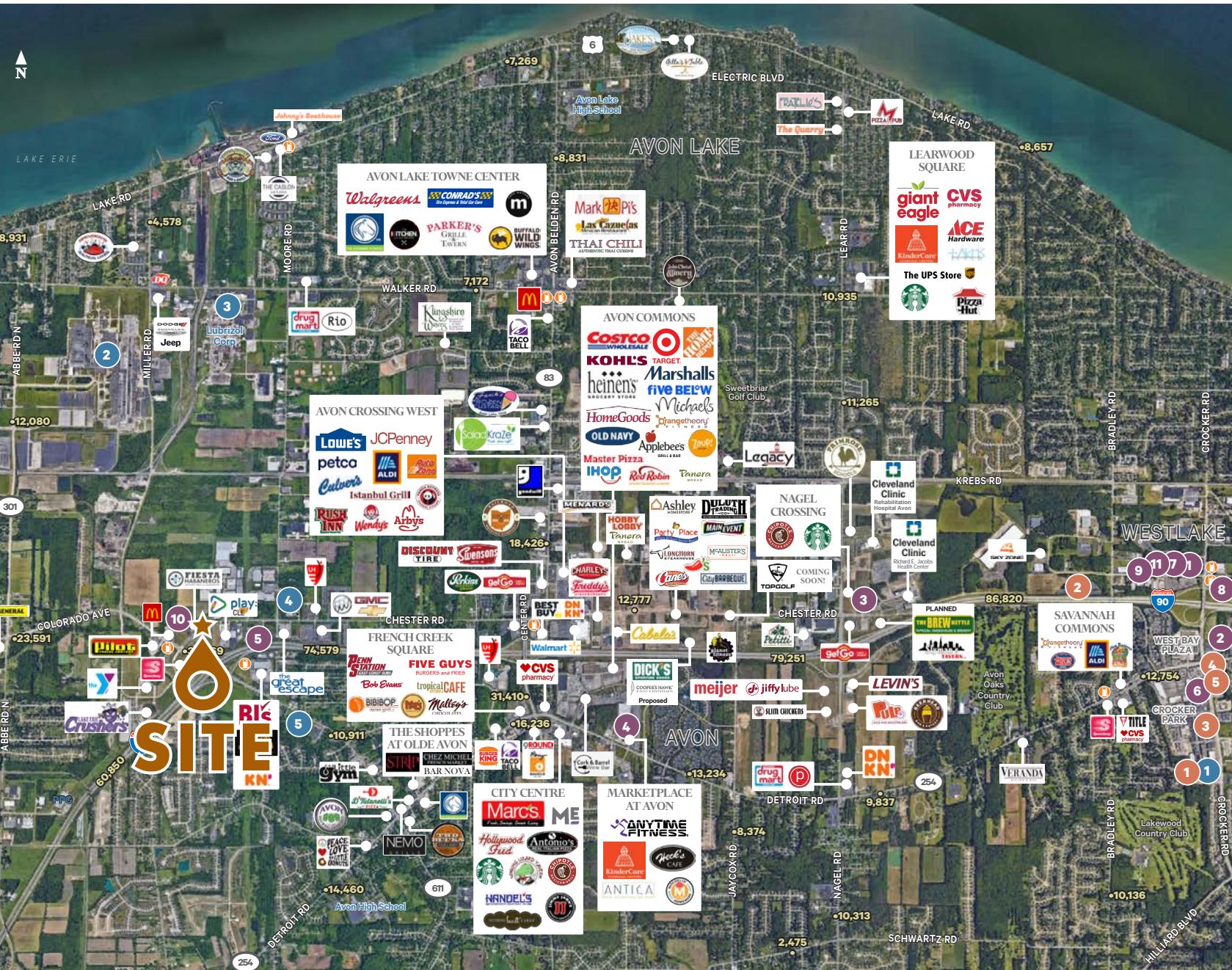
# AERIAL VIEW



# PARCEL SPLIT



# RETAIL TRADE MAP



# Avon

## RETAIL TRADE AREA

## TRADE AREA INFO

Center Rd and Chester Rd  
(3 Miles)

- Population: 42,122
  - Daytime Population: 45,580
  - Total Households: 16,176
  - Median HH Income: \$119,369
  - Total Businesses: 1,507
  - Total Employees: 21,158

## MAJOR OFFICE BLDGS

969 267 Total SE

1. American Greetings - 655,969 SF
  2. Westshore Phase II - 89,000 SF
  3. Tech West - 79,800 SF
  4. Gemini I - 72,249 SF
  5. Gemini II - 72,249 SF

## HOTELS

11 Hotels/1,288 Rooms

1. Doubletree - 266 Rooms
  2. Hampton Inn - 122 Rooms
  3. Residence Inn - 116 Rooms
  4. Cambria - 113 Rooms
  5. WoodSpring Suites - 113 Rooms
  6. Hyatt Place - 110 Rooms
  7. Sonesta Suites - 104 Rooms
  8. Red Roof Inn - 98 Rooms
  9. Holiday Inn Express - 91 Rooms
  10. Fairfield Inn - 82 Rooms
  11. Extended Stay America - 73 Rooms

## MAJOR EMPLOYERS

1. Cleveland Clinic
  2. SherTech Brands
  3. University Hospitals
  4. Technifab
  5. AJ Rose Mfg. Co.

# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	4,026	36,196	101,249
2030 Population - 5 Year Projection	4,065	36,649	102,224
2025 Daytime Population	4,191	39,106	88,894
2025 Households - Current Year Estimate	1,321	14,743	40,315
2025 Average Household Income	\$163,257	\$140,513	\$129,741
2030 Average Household Income Projection	\$178,238	\$154,995	\$143,722
2025 Median Household Income	\$135,261	\$108,541	\$96,417
2025 Per Capita Income	\$55,236	\$56,987	\$51,872
2025 Population Over 25	2,556	25,194	70,104

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