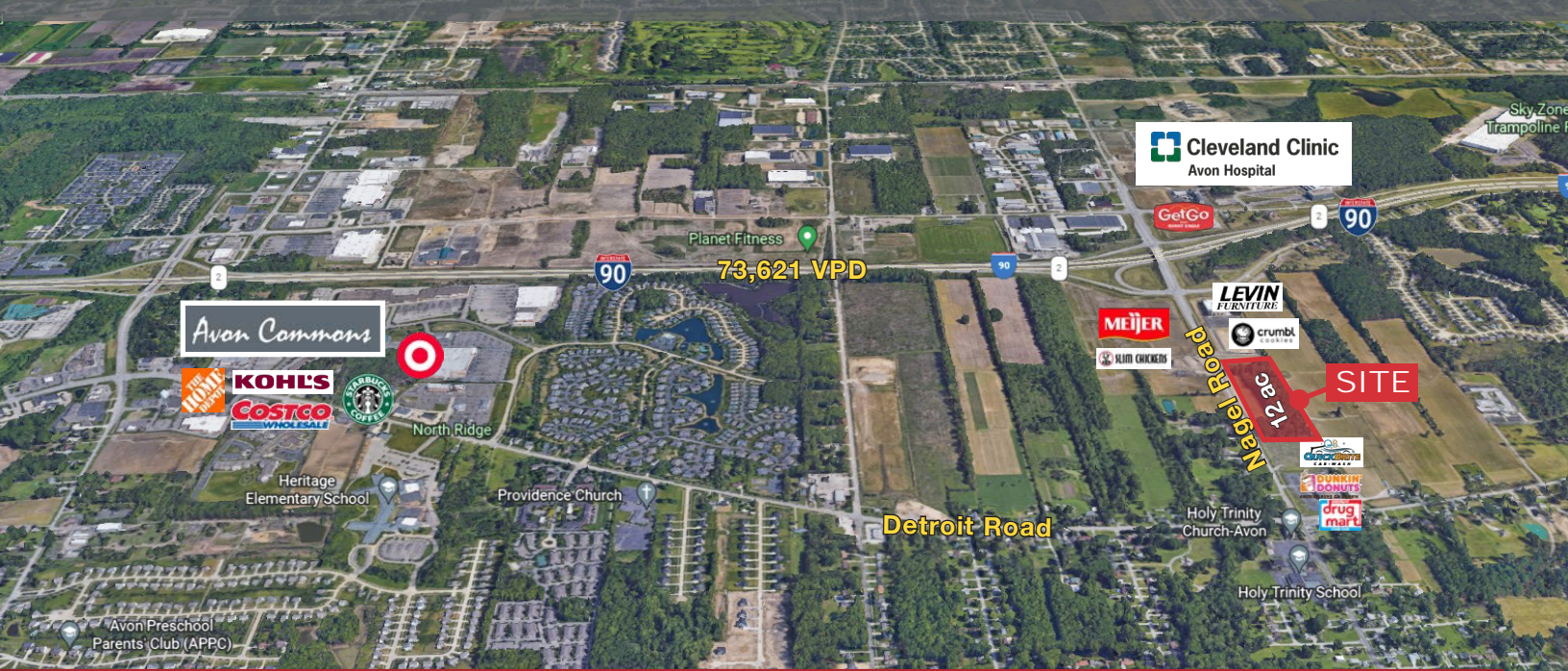


## Avon Land for Sale



# 2295 Nagel Rd. Avon, OH

### Property Features

- 12 Acre Site in Heavy Retail Area
- Signalized Corner on Nagel Near Detroit and I-90
- Currently Zoned Commercial
- Located in Avon, One of the Fastest Growing Communities in Northeast Ohio
- Traffic counts: 36,681 VPD
- Parcel # 04-00-027-101-19

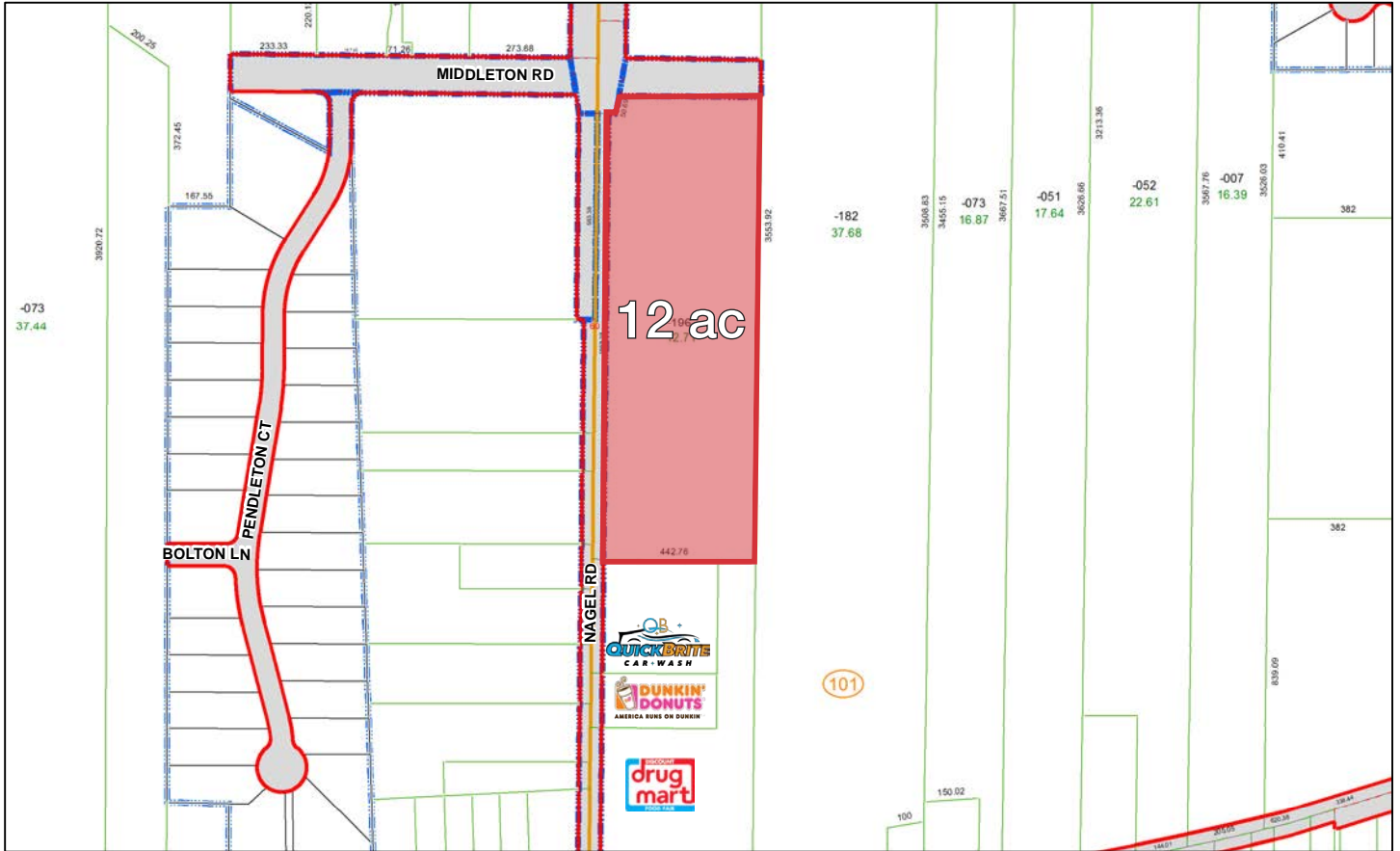


Demographics	1 Mile	3 Miles	5 Miles
Population	2,829	49,044	133,309
Average Household Income	\$116,382	\$148,040	\$128,176

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NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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May 28, 2021 12:22:09 PM

- Legend**
- Parcel Line
  - Dashed Parcel Line
  - Sublot Line
  - Right-of-way Parcel Line
  - PLSS Boundaries
  - Original Lot Lines
  - Road Centerlines
  - Subdivisions/...
  - Right of Ways
  - Parcels\_Black



1 inch = 376 feet

0 205 410 820 ft

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## Executive Summary

2295 Nagel Rd, Avon, Ohio, 44011  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.45544  
Longitude: -81.98904

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,375	34,294	108,327
2010 Population	2,709	44,814	125,151
2021 Population	2,784	48,021	131,289
2026 Population	2,829	49,044	133,309
2000-2010 Annual Rate	7.02%	2.71%	1.45%
2010-2021 Annual Rate	0.24%	0.62%	0.43%
2021-2026 Annual Rate	0.32%	0.42%	0.31%
2021 Male Population	47.4%	48.5%	48.3%
2021 Female Population	52.6%	51.5%	51.7%
2021 Median Age	43.6	43.9	44.6

In the identified area, the current year population is 131,289. In 2010, the Census count in the area was 125,151. The rate of change since 2010 was 0.43% annually. The five-year projection for the population in the area is 133,309 representing a change of 0.31% annually from 2021 to 2026. Currently, the population is 48.3% male and 51.7% female.

### Median Age

The median age in this area is 43.6, compared to U.S. median age of 38.5.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2021 White Alone	91.7%	91.1%	91.2%
2021 Black Alone	1.1%	1.6%	1.9%
2021 American Indian/Alaska Native Alone	0.0%	0.1%	0.2%
2021 Asian Alone	5.5%	4.4%	3.7%
2021 Pacific Islander Alone	0.0%	0.0%	0.1%
2021 Other Race	0.5%	0.7%	0.9%
2021 Two or More Races	1.1%	1.9%	2.1%
2021 Hispanic Origin (Any Race)	4.2%	4.0%	4.3%

Persons of Hispanic origin represent 4.3% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 23.6 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2021 Wealth Index	211	185	153
2000 Households	505	12,837	40,920
2010 Households	1,020	17,425	49,223
2021 Total Households	1,061	18,961	52,461
2026 Total Households	1,084	19,429	53,450
2000-2010 Annual Rate	7.28%	3.10%	1.86%
2010-2021 Annual Rate	0.35%	0.75%	0.57%
2021-2026 Annual Rate	0.43%	0.49%	0.37%
2021 Average Household Size	2.55	2.50	2.47

The household count in this area has changed from 49,223 in 2010 to 52,461 in the current year, a change of 0.57% annually. The five-year projection of households is 53,450, a change of 0.37% annually from the current year total. Average household size is currently 2.47, compared to 2.51 in the year 2010. The number of families in the current year is 35,572 in the specified area.

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## Executive Summary

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	12.9%	13.3%	12.5%
<b>Median Household Income</b>			
2021 Median Household Income	\$102,754	\$100,356	\$86,479
2026 Median Household Income	\$116,683	\$108,188	\$95,425
2021-2026 Annual Rate	2.58%	1.51%	1.99%
<b>Average Household Income</b>			
2021 Average Household Income	\$147,348	\$132,940	\$114,896
2026 Average Household Income	\$163,157	\$148,040	\$128,176
2021-2026 Annual Rate	2.06%	2.18%	2.21%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$57,865	\$51,950	\$45,950
2026 Per Capita Income	\$64,416	\$58,002	\$51,432
2021-2026 Annual Rate	2.17%	2.23%	2.28%

### Households by Income

Current median household income is \$86,479 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$95,425 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$114,896 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$128,176 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$45,950 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$51,432 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	158	147	152
2000 Total Housing Units	531	13,496	42,557
2000 Owner Occupied Housing Units	461	10,534	34,486
2000 Renter Occupied Housing Units	44	2,303	6,434
2000 Vacant Housing Units	26	659	1,637
2010 Total Housing Units	1,076	18,439	51,869
2010 Owner Occupied Housing Units	905	14,356	40,259
2010 Renter Occupied Housing Units	115	3,069	8,964
2010 Vacant Housing Units	56	1,014	2,646
2021 Total Housing Units	1,111	19,784	55,140
2021 Owner Occupied Housing Units	946	15,465	42,866
2021 Renter Occupied Housing Units	115	3,496	9,595
2021 Vacant Housing Units	50	823	2,679
2026 Total Housing Units	1,135	20,333	56,494
2026 Owner Occupied Housing Units	970	15,930	43,927
2026 Renter Occupied Housing Units	114	3,498	9,523
2026 Vacant Housing Units	51	904	3,044

Currently, 77.7% of the 55,140 housing units in the area are owner occupied; 17.4%, renter occupied; and 4.9% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 51,869 housing units in the area - 77.6% owner occupied, 17.3% renter occupied, and 5.1% vacant. The annual rate of change in housing units since 2010 is 2.76%. Median home value in the area is \$258,080, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.75% annually to \$295,503.

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## Traffic Count Profile

2295 Nagel Rd, Avon, Ohio, 44011  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.45544  
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.09	Nagel Rd	Detroit Rd (0.08 miles S)	2001	1,350
0.28	Nagel Rd	Pear St (0.03 miles S)	2012	6,447
0.30	Nagel Rd	Avon Rd (0.20999999 miles N)	2013	8,280
0.41	DETROIT RD	N Star Ln (0.37 miles NE)	2020	8,400
0.56	RAMP FROM NAGEL RD TO IR90 EB	Avon Rd (0.1 miles SE)	2020	7,088
0.56	RAMP FROM IR90 EB TO NAGEL RD	Avon Rd (0.14 miles E)	2020	4,497
0.56	NAGLE RD	Jennie Rd (0.02 miles N)	2020	6,903
0.56		(0.0 miles )	2019	7,652
0.57	Jaycox Rd	Detroit Rd (0.07 miles S)	2001	850
0.58		(0.0 miles )	2019	4,506
0.63	I- 90	Nagel Rd (0.20999999 miles E)	2016	73,621
0.65	Jaycox Rd	Detroit Rd (0.18000001 miles N)	2013	6,902
0.66	RAMP FROM NAGEL RD TO IR90 WB	Nagel Rd (0.05 miles E)	2020	4,456
0.68	I-90	Jaycox Rd (0.23999999 miles W)	2020	68,864
0.70	RAMP FROM IR90 WB TO NAGEL RD	Nagel Rd (0.08 miles SW)	2020	7,805
0.74	Detroit Rd	Covington Pl (0.07 miles NW)	2014	11,011
0.79	Nagel Rd	Lear Rd (0.04 miles N)	2013	15,982
0.81	JAYCOX RD	Emory Dr (0.08 miles N)	2020	7,037
0.84	DETROIT RD	Covington Pl (0.05 miles SE)	2020	11,929
0.92	Schwartz Rd	Nagel Rd (0.1 miles W)	2001	1,700
0.95	Lear Rd	Nagel Rd (0.12 miles S)	2013	9,873
0.96	Detroit Rd	N Star Ln (0.23999999 miles SW)	2011	15,100
1.08	Detroit Rd	Waters Edge Dr (0.05 miles SW)	2012	12,715
1.10	I- 90	Nagel Rd (0.66000003 miles SW)	2014	75,440
1.12	Chester Rd	Jaycox Rd (0.2 miles E)	2019	13,214
1.12	Schwartz Rd	Spruce Ct (0.01 miles W)	2001	1,550
1.13	Jaycox Rd	Schwartz Rd (0.07 miles S)	2001	1,500
1.15	I- 90	Jaycox Rd (0.41999999 miles E)	2014	67,400
1.36	NORTHWEST FWY	Bradley Rd (0.08 miles E)	2020	74,804
1.38	I- 90	Bradley Rd (0.44 miles E)	2016	80,624

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