



2230-2300 Nagel Rd. (West) Avon, OH 44011

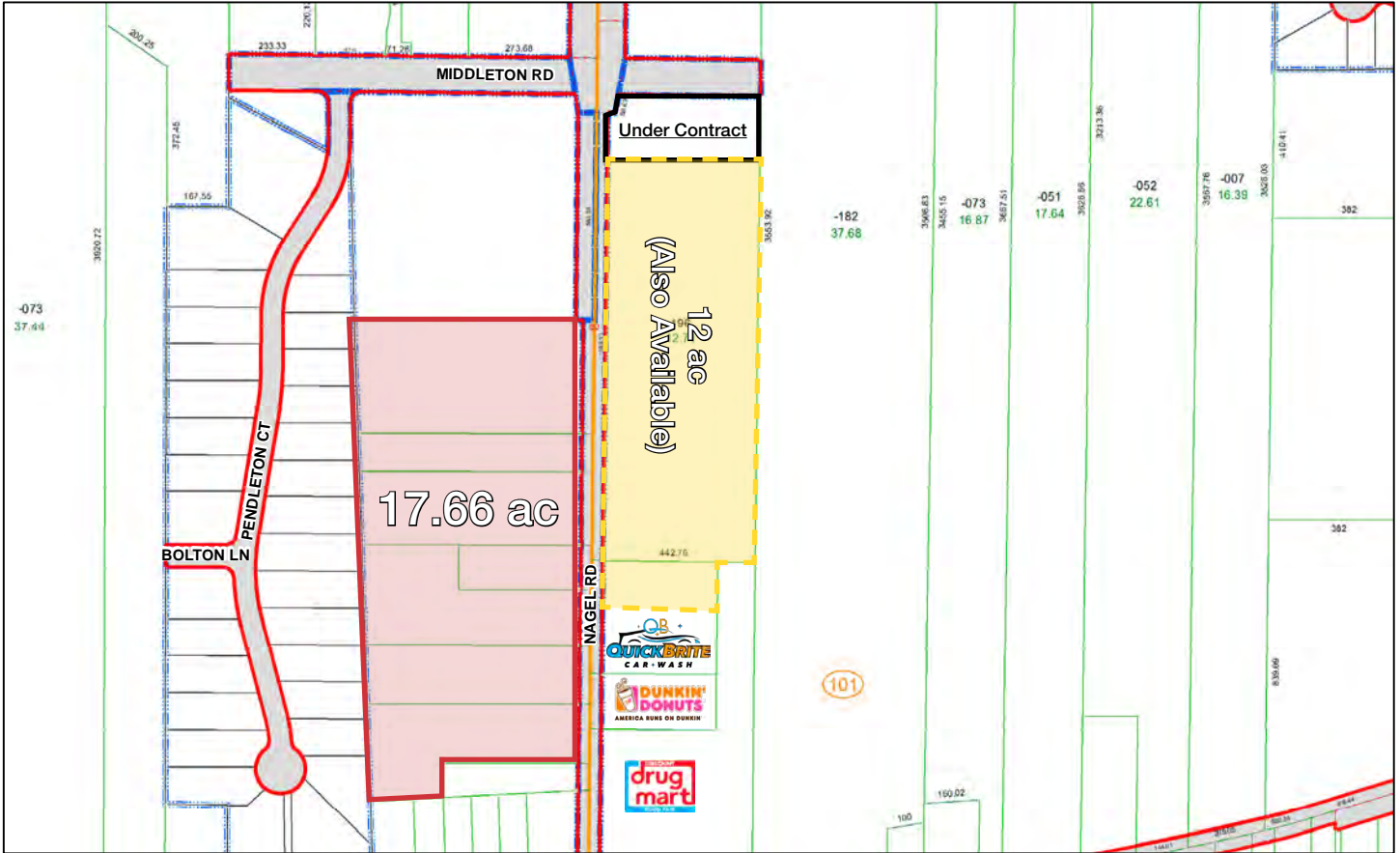
Property Features

- Located in Avon, one of the fastest growing communities in Northeast Ohio
- Average household income \$132,000
- 0.33 miles south of I-90 exit
- 1,325' frontage on Nagel Rd.
- Close proximity to Meijer, Cleveland Clinic, Avon Commons & other national regional tenants
- All utilities available



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



1 inch = 376 feet

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Executive Summary

2230 Nagel Rd, Avon, Ohio, 44011



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	2,379	43,405	123,565
2020 Population	2,690	47,425	133,049
2025 Population	2,736	47,587	133,111
2030 Population	2,752	47,685	133,228
2010-2020 Annual Rate	1.24%	0.89%	0.74%
2020-2025 Annual Rate	0.32%	0.06%	0.01%
2025-2030 Annual Rate	0.12%	0.04%	0.02%

Age	1 mile	3 miles	5 miles
2025 Median Age	49.1	45.2	44.5
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	89.0%	87.0%	87.5%
Black Alone	0.8%	2.0%	1.9%
American Indian Alone	0.1%	0.1%	0.1%
Asian Alone	4.1%	4.3%	3.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.1%	1.0%	1.2%
Two or More Races	4.8%	5.6%	5.8%
Hispanic Origin	3.7%	4.1%	4.4%
Diversity Index	26.0	29.8	29.5

Households	1 mile	3 miles	5 miles
2010 Total Households	931	16,806	48,420
2020 Total Households	1,093	18,400	52,557
2025 Total Households	1,119	18,685	53,402
2030 Total Households	1,137	18,866	53,939
2010-2020 Annual Rate	1.62%	0.91%	0.82%
2020-2025 Annual Rate	0.45%	0.29%	0.30%
2025-2030 Annual Rate	0.32%	0.19%	0.20%
2025 Average Household Size	2.39	2.50	2.45
Wealth Index	192	184	160

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Executive Summary | 2230 Nagel Rd, Avon, Ohio, 44011 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	18.8%	18.8%	17.9%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$131,708	\$130,421	\$114,022
2030 Median Household Income	\$151,159	\$151,569	\$129,874
2025-2030 Annual Rate	2.79%	3.05%	2.64%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$172,809	\$174,936	\$155,370
2030 Average Household Income	\$188,360	\$193,923	\$174,417

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$71,480	\$69,538	\$62,475
2030 Per Capita Income	\$78,674	\$77,644	\$70,763
2025-2030 Annual Rate	1.94%	2.23%	2.52%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	41.4	42.7	43.3

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	69.0	67.3	62.7

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	116	114	118
2010 Total Housing Units	940	17,824	51,048
2010 Owner Occupied Hus (%)	90.0%	80.7%	81.7%
2010 Renter Occupied Hus (%)	10.0%	19.3%	18.3%
2010 Vacant Housing Units (%)	1.0%	5.7%	5.2%
2020 Housing Units	1,129	19,344	55,133
2020 Owner Occupied HUs (%)	82.2%	79.0%	80.3%
2020 Renter Occupied HUs (%)	17.8%	21.1%	19.7%
Vacant Housing Units	8.5%	4.9%	4.7%
2025 Housing Units	1,156	19,629	55,893
Owner Occupied Housing Units	83.7%	80.1%	81.2%
Renter Occupied Housing Units	16.3%	19.9%	18.8%
Vacant Housing Units	3.2%	4.8%	4.5%
2030 Total Housing Units	1,173	19,872	56,559
2030 Owner Occupied Housing Units	962	15,264	44,183
2030 Renter Occupied Housing Units	175	3,602	9,755
2030 Vacant Housing Units	36	1,006	2,620

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Traffic Count Profile

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Rings: 1, 3, 5 mile radii



Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.20	Nagel Rd	Detroit Rd	2001	1,350
0.20	Nagel Rd	Avon Rd	2013	8,280
0.40	Nagel Rd	Pear St	2012	6,447
0.50	RAMP FROM IR90 EB TO NAGEL RD	Avon Rd	2021	5,032
0.50	RAMP FROM IR90 EB TO NAGEL RD	Avon Rd	2020	4,497
0.50	RAMP FROM NAGEL RD TO IR90 EB	Avon Rd	2021	8,174
0.50			2019	7,652
0.50	Detroit Road	N Star Ln	2021	8,803
0.50	I- 90	Nagel Rd	2016	73,621
0.50	Jaycox Rd	Detroit Rd	2001	850
0.60	RAMP FROM NAGEL RD TO IR90 WB	Nagel Rd	2021	4,898
0.60	Northwest Freeway	Jaycox Rd	2021	73,461
0.60	RAMP FROM IR90 WB TO NAGEL RD	Nagel Rd	2021	9,154
0.70	Jaycox Rd	Detroit Rd	2013	6,902
0.70	Nagel Road	Jennie Rd	2021	7,403
0.70	Detroit Rd	Covington Pl	2014	11,011
0.70	Nagel Rd	Lear Rd	2013	15,982
0.80	Detroit Road	Covington Pl	2021	12,502
0.90	Lear Rd	Nagel Rd	2013	9,873
0.90	Jaycox Road	Emory Dr	2021	7,544
1.00	Detroit Rd	N Star Ln	2011	15,100
1.00	Schwartz Rd	Nagel Rd	2001	1,700
1.00	Chester Rd	Jaycox Rd	2019	13,214
1.00	I- 90	Nagel Rd	2014	75,440
1.10	Chester Road	Center Rd	2021	12,777
1.10	I- 90	Jaycox Rd	2014	67,400
1.10	Detroit Rd	Waters Edge Dr	2012	12,715
1.20	Jaycox Rd	Schwartz Rd	2001	1,500

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