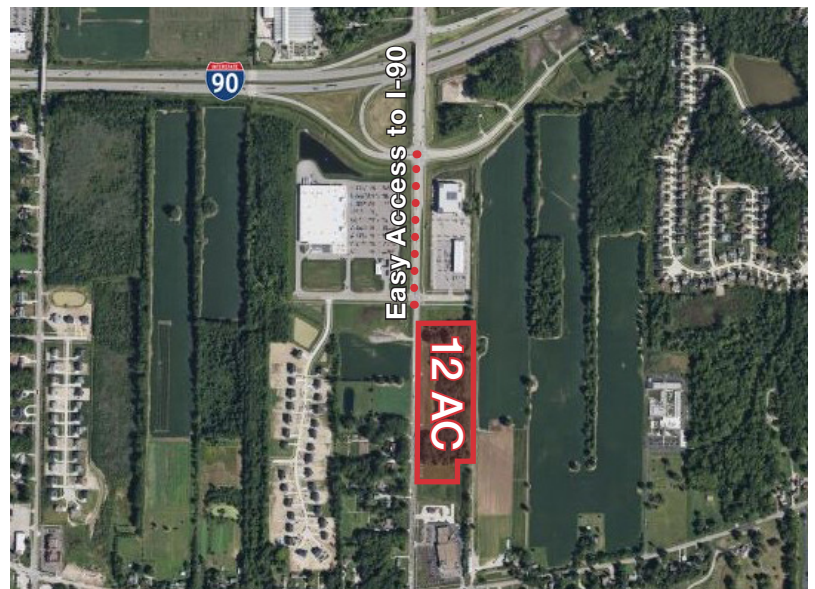




2295 Nagel Rd. Avon, OH

Property Features

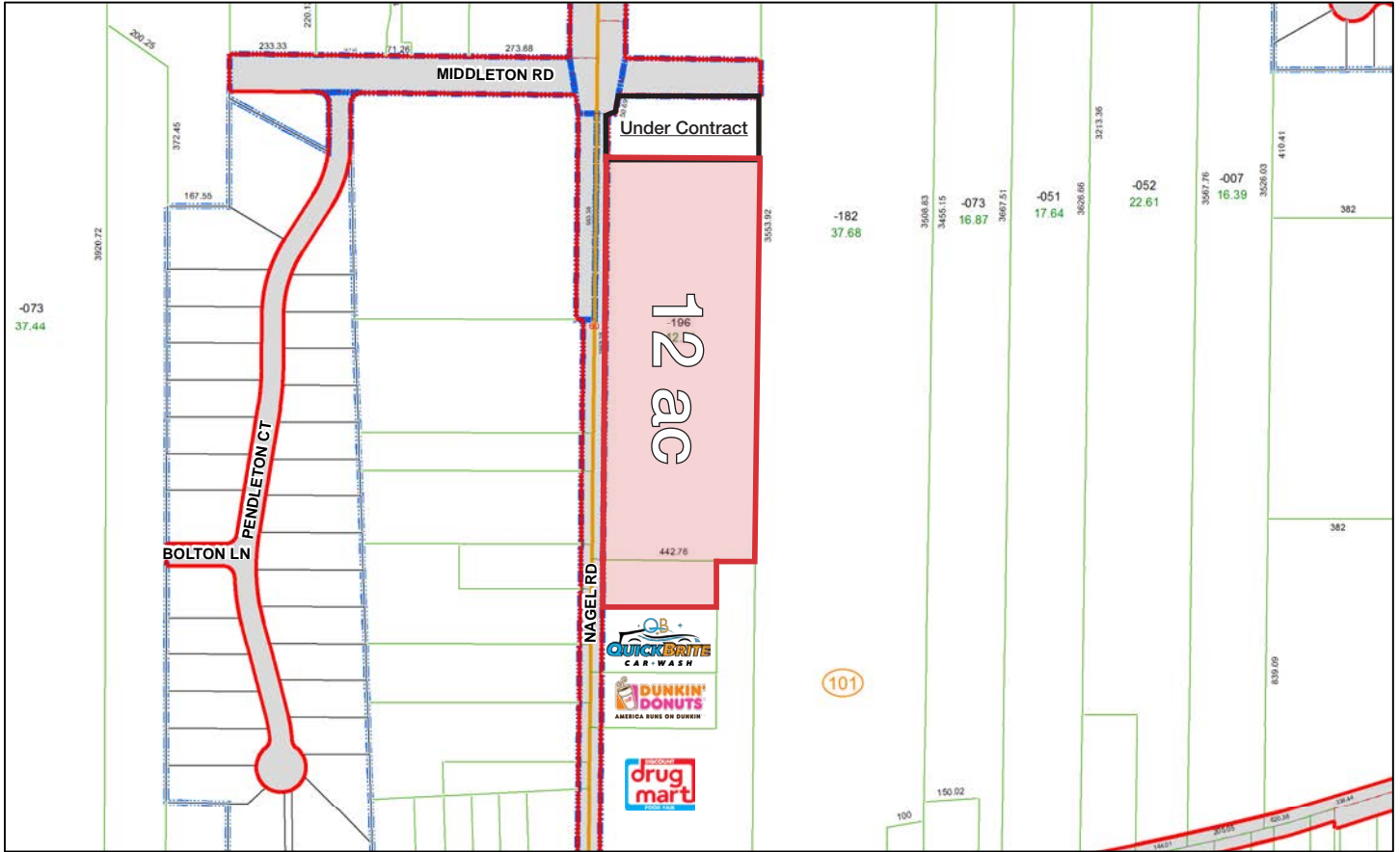
- Located in Avon, one of the fastest growing communities in Northeast Ohio
- Average household income \$132,000
- 0.24 miles south of I-90 exit
- 1,200' frontage on Nagel Rd.
- Close proximity to Meijer, Cleveland Clinic, Avon Commons & other national regional tenants
- All utilities available



Deborah Maggard
+1 216 496 3777
dmaggard@naipvc.com

Mclain O'Donnell
+1 440 823 4288
mclain.odonnell@naipvc.com

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.



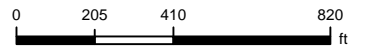
May 28, 2021 12:22:09 PM

Legend

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



1 inch = 376 feet



Deborah Maggard
 +1 216 496 3777
 dmaggard@naipvc.com

Mclain O'Donnell
 +1 440 823 4288
 mclain.odonnell@naipvc.com



Deborah Maggard
 +1 216 496 3777
 dmaggard@naipvc.com

Mclain O'Donnell
 +1 440 823 4288
 mclain.odonnell@naipvc.com

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.

6060 Rockside Woods Blvd., Suite 402
 Independence, Ohio 44131
 +1 216 831 3310
 naipvc.com

Executive Summary

2295 Nagel Rd, Avon, Ohio, 44011

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	2,218	43,781	124,537
2020 Population	2,509	47,730	134,058
2025 Population	2,528	47,868	134,098
2030 Population	2,543	47,960	134,195
2010-2020 Annual Rate	1.24%	0.87%	0.74%
2020-2025 Annual Rate	0.14%	0.06%	0.01%
2025-2030 Annual Rate	0.12%	0.04%	0.01%

Age	1 mile	3 miles	5 miles
2025 Median Age	49.8	45.2	44.4
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	89.3%	87.0%	87.5%
Black Alone	0.8%	2.0%	1.9%
American Indian Alone	0.1%	0.1%	0.1%
Asian Alone	4.0%	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	4.7%	5.6%	5.8%
Hispanic Origin	3.7%	4.1%	4.4%
Diversity Index	25.6	29.8	29.5

Households	1 mile	3 miles	5 miles
2010 Total Households	799	16,985	48,845
2020 Total Households	946	18,574	52,990
2025 Total Households	969	18,852	53,819
2030 Total Households	984	19,032	54,349
2010-2020 Annual Rate	1.70%	0.90%	0.82%
2020-2025 Annual Rate	0.46%	0.28%	0.30%
2025-2030 Annual Rate	0.31%	0.19%	0.20%
2025 Average Household Size	2.55	2.49	2.45
Wealth Index	193	186	159

Deborah Maggard
 +1 216 496 3777
 dmaggard@naipvc.com

Mclain O'Donnell
 +1 440 823 4288
 mclain.odonnell@naipvc.com

Executive Summary | 2295 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	18.9%	18.7%	17.9%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$131,606	\$131,419	\$113,889
2030 Median Household Income	\$151,118	\$152,849	\$129,703
2025-2030 Annual Rate	2.80%	3.07%	2.63%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$171,509	\$176,146	\$155,101
2030 Average Household Income	\$186,972	\$195,297	\$174,183

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$71,670	\$69,933	\$62,375
2030 Per Capita Income	\$78,848	\$78,104	\$70,672
2025-2030 Annual Rate	1.93%	2.23%	2.53%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	41.3	42.6	43.3

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	68.5	67.3	62.6

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	116	114	118
2010 Total Housing Units	807	17,977	51,508
2010 Owner Occupied Hus (%)	90.4%	80.6%	81.8%
2010 Renter Occupied Hus (%)	9.6%	19.4%	18.2%
2010 Vacant Housing Units (%)	1.0%	5.5%	5.2%
2020 Housing Units	979	19,490	55,590
2020 Owner Occupied HUs (%)	82.0%	78.8%	80.3%
2020 Renter Occupied HUs (%)	18.0%	21.2%	19.7%
Vacant Housing Units	8.6%	4.9%	4.7%
2025 Housing Units	1,003	19,773	56,339
Owner Occupied Housing Units	83.5%	80.0%	81.3%
Renter Occupied Housing Units	16.5%	20.0%	18.7%
Vacant Housing Units	3.4%	4.7%	4.5%
2030 Total Housing Units	1,018	20,013	57,003
2030 Owner Occupied Housing Units	831	15,368	44,537
2030 Renter Occupied Housing Units	153	3,665	9,812
2030 Vacant Housing Units	34	981	2,654

Deborah Maggard
 +1 216 496 3777
 dmaggard@naipvc.com

Mclain O'Donnell
 +1 440 823 4288
 mclain.odonnell@naipvc.com

Traffic Count Profile

2295 Nagel Rd, Avon, Ohio, 44011

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
0.40	Detroit Road	N Star Ln	2021	8,803
0.50	RAMP FROM NAGEL RD TO IR90 EB	Avon Rd	2021	8,174
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			2019	7,652
0.60	I- 90	Nagel Rd	2016	73,621
0.60	RAMP FROM NAGEL RD TO IR90 WB	Nagel Rd	2021	4,898
0.60	RAMP FROM IR90 WB TO NAGEL RD	Nagel Rd	2021	9,154
0.60	Northwest Freeway	Jaycox Rd	2021	73,461
0.60	Jaycox Rd	Detroit Rd	2001	850
0.70	Nagel Rd	Lear Rd	2013	15,982
0.70	Nagel Road	Jennie Rd	2021	7,403
0.70	Jaycox Rd	Detroit Rd	2013	6,902
0.80	Detroit Rd	Covington Pl	2014	11,011
0.90	Lear Rd	Nagel Rd	2013	9,873
0.90	Detroit Road	Covington Pl	2021	12,502
0.90	Detroit Rd	N Star Ln	2011	15,100
0.90	Jaycox Road	Emory Dr	2021	7,544
1.00	I- 90	Nagel Rd	2014	75,440
1.00	Schwartz Rd	Nagel Rd	2001	1,700
1.00	Detroit Rd	Waters Edge Dr	2012	12,715
1.10	Chester Rd	Jaycox Rd	2019	13,214
1.10	Chester Road	Center Rd	2021	12,777

Deborah Maggard
 +1 216 496 3777
 dmaggard@naipvc.com

Mclain O'Donnell
 +1 440 823 4288
 mclain.odonnell@naipvc.com