



# Highway Development Sites - For Sale

Avon (Chester Rd/Nagel) Development Sites +/- 0.74 Acres - 2 Acres

Just Imagine Drive (Chester Rd), Avon, OH 44011



## PROPERTY SUMMARY

Highway development sites off I-90 at Nagel Rd, in an expanding corridor, across from Cleveland Clinic Avon Hospital with a recently announced \$340M hospital expansion.

Near new Nagel Crossing with Starbucks, Chipotle, Drip, and more and next to the New Peter's Jewelers.

Surrounded by many of the area's largest employers (Ford Ohio Assembly Plant, Cleveland Clinic, Jenne Distributors, Shurtape Technologies & Duck Brand World Headquarters, and more).

Avon is one of the fastest-growing cities in Northeast Ohio, with continuous growth and positive economic and business development trends.

## PROPERTY HIGHLIGHTS

- Excellent highway visibility (I-90)
- Across from Cleveland Clinic Avon Hospital (\$340M expansion underway)
- Rapidly developing Chester Rd corridor off of I-90; Nagel Road exit
- 77,000 VPD (I-90) and 16,000 VPD (Nagel Road)
- 66,000 employees and 4,500 businesses within 5 miles
- 20,818 households and 52,223 population within 3 miles
- Median HH income \$106,346 (3 mi.) and \$95,126 (5 mi.)

	LOT 1		LOT 2
<b>Acres</b>	2.03 Acres	<b>Acres</b>	1.0 -1.74 Acres
<b>APN</b>	04-00-028-102-191	<b>APN</b>	04-00-028-102-187
<b>Market</b>	Avon	<b>Zoning</b>	C-4/M-1 General Business/Industrial Overlay



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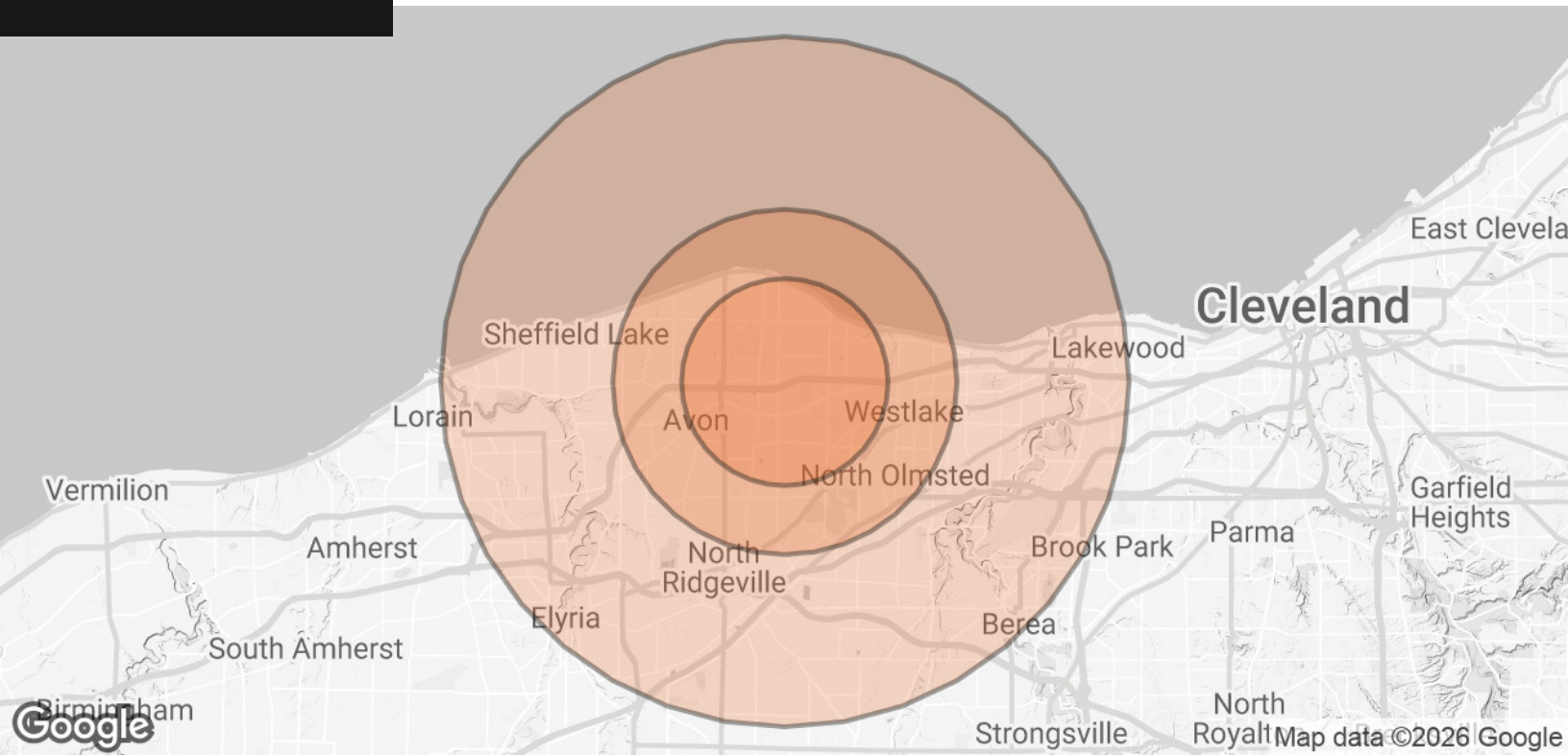




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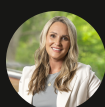


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POPULATION	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	47,126	114,769	390,784
<b>AVERAGE AGE</b>	44.4	44.1	42.1
<b>AVERAGE AGE (MALE)</b>	43.9	41.8	40.7
<b>AVERAGE AGE (FEMALE)</b>	45.7	46.0	43.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	20,289	48,018	176,027
<b># OF PERSONS PER HH</b>	2.3	2.4	2.2
<b>AVERAGE HH INCOME</b>	\$124,179	\$113,428	\$83,821
<b>AVERAGE HOUSE VALUE</b>	\$299,107	\$254,307	\$185,597

2020 American Community Survey (ACS)



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