



Highway Development Site - For Sale

Avon (Chester Rd/Nagel) Development Site 0.74 Acres - 1.74 Acres

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



PROPERTY SUMMARY

Highway development site 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, next to the new Peter's Jewelers, and a new home to All Around Children.

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.)

Acres

1.0 -1.74 Acres

APN

04-00-028-102-187

Zoning

C-4/M-1 General
Business/Industrial Overlay



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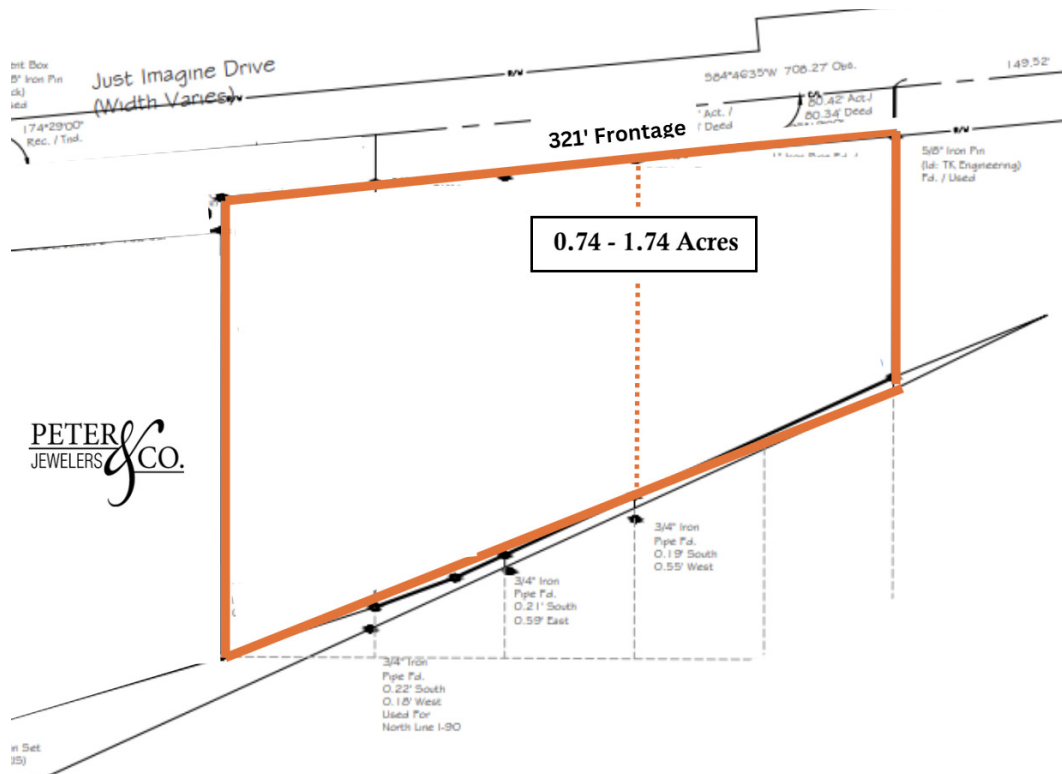




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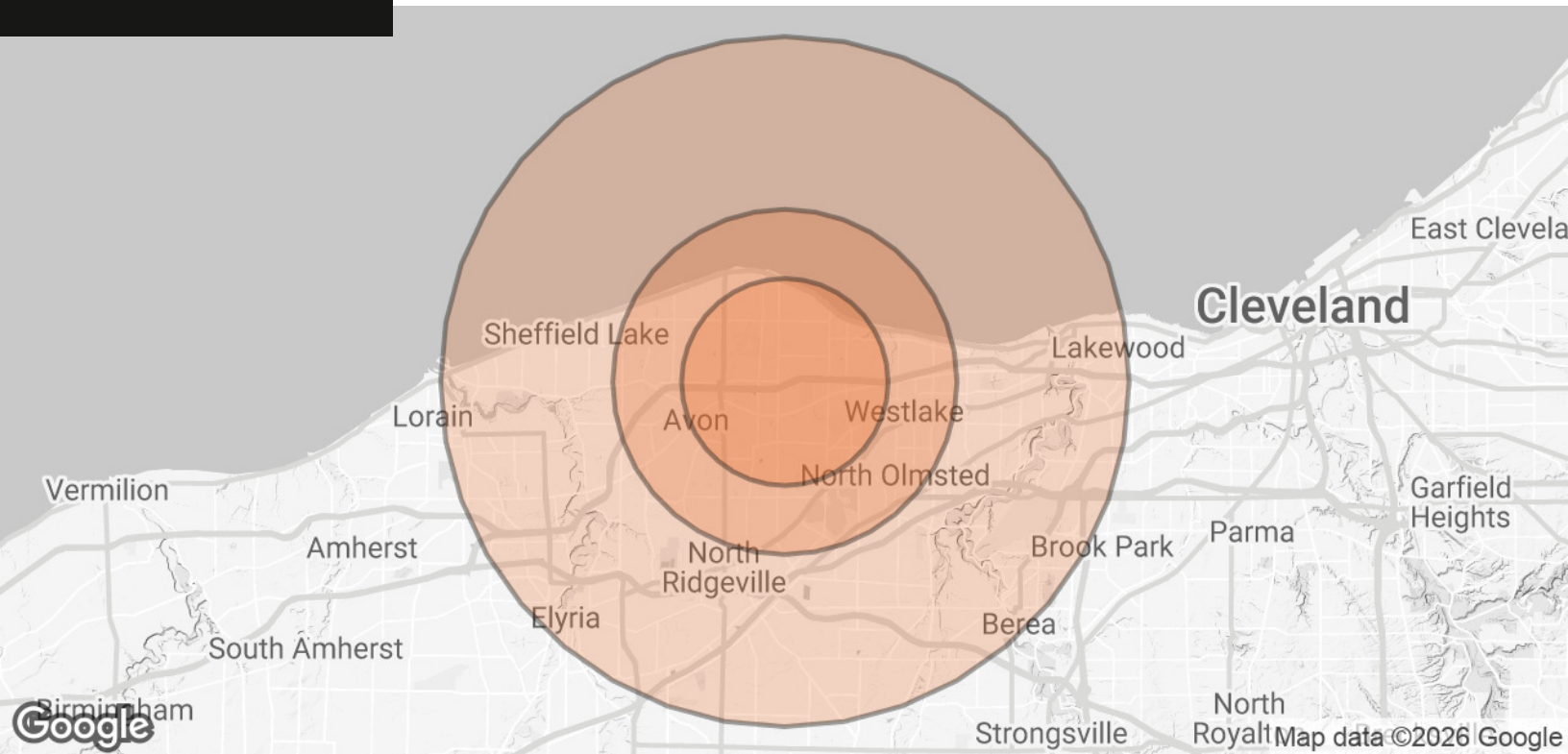




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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	47,126	114,769	390,784
AVERAGE AGE	44.4	44.1	42.1
AVERAGE AGE (MALE)	43.9	41.8	40.7
AVERAGE AGE (FEMALE)	45.7	46.0	43.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	20,289	48,018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

2020 American Community Survey (ACS)



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