

COMMERCIAL DEVELOPMENT OPPORTUNITY

34455-34925 CHESTER ROAD, AVON, OHIO 44011
GROUND LEASE OR BUILT TO SUIT



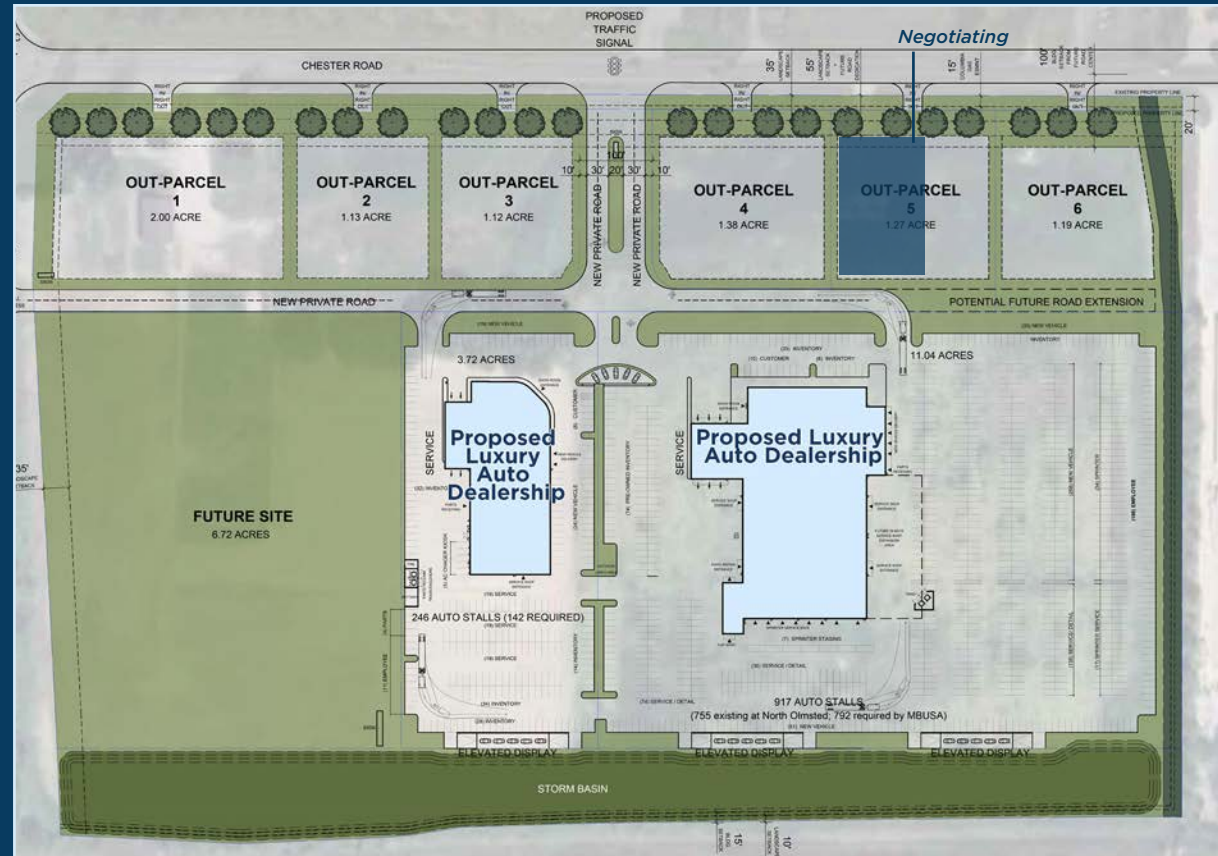
CUSHMAN & WAKEFIELD

CRESCO
Real Estate

OVERVIEW

- High-profile, shovel-ready development opportunities available adjacent to two proposed luxury auto dealerships in one of Northeast Ohio's fastest growing retail trade areas
- Multiple outparcels available (1 – 6.74 AC) for ground lease or build-to-suit – flexible delivery conditions; additional signalized access points proposed
- Prominent visibility from I-90 (79,251 VPD), great frontage/access from Chester Road (14,400 VPD) and Jaycox Road
- Average Household Incomes in excess of \$150,000; close proximity to high-demographic areas including Avon, Avon Lake, Westlake, and Bay Village
- Over a million SF in newer retail product in immediate area including Menard's, Main Event, Ashley Furniture, Dick's Sporting Goods (under construction), Top Golf (under construction), Raising Cane's, City BBQ, Cooper's Hawk (coming soon), Starbucks, and Chipotle, among others

PROPERTY VIDEO



QUICK STATS

Total Space	14.9 Acres
Available Space	1.00 - 6.74 Acres
Chester Road Frontage	+1,500'
Avon Population	+22,000



DEMOGRAPHICS

117,084

Population
(2024 | 5 Mile)

44.3

Median Age
(2024 | 5 Mile)

47,593

Households
(2024 | 5 Mile)

\$152,760

Household Income
(2024 | 5 Mile)

2,732

Total Businesses
(2024 | 5 Mile)

32,605

Total Employees
(2024 | 5 Mile)

GREAT LOCATION





**34455-34925 CHESTER ROAD
AVON, OHIO 44011**

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