

AVON PLAZA FOR LEASE

2 PARCELS - END CAP & BTS/GL OPPORTUNITY

AVON PAD SITE ACROSS FROM MENARDS, WALMART & CABELA'S



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PARCEL #04-00-016-104-061 - PHASE I

- Total Available Square Feet: 2,550 SF
- Recently Rezoned: C-4 (Retail)
- Delivery: Immediate
- Desirable location between Walmart and Cabela's, across from Menards
- Bendix opened November, 2021 with 600+ employees near the site
- Convenient access to I-90 (77,261 vpd), exits OH-83 & Nagle Road
- Recently widened 5 lane road
- Fastest growing community in NE Ohio, Top 10 in Ohio
- New Retailers to Immediate Area: Menards, Cabela's, Meijer, Main Event, Duluth Trading, Planet Fitness, Panda Express, Panera Bread, Hobby Lobby, Culver's, Arby's, Wendy's, Discount Tire, O'Reilly Auto Parts, Swensons, Walmart Gas, Raising Cane's, Chili's, Freddy's Frozen Custard & Steakburgers, McAlister's Deli, Charleys Philly Steaks & more
- Speedway Coming Soon!

VACANT LAND - PHASE II

- Prime office/retail space on ±1.21 AC
- Zoned: C-4
- Opportunity: build-to-suit/ground lease
- Total Building Square Feet: 7,500 SF

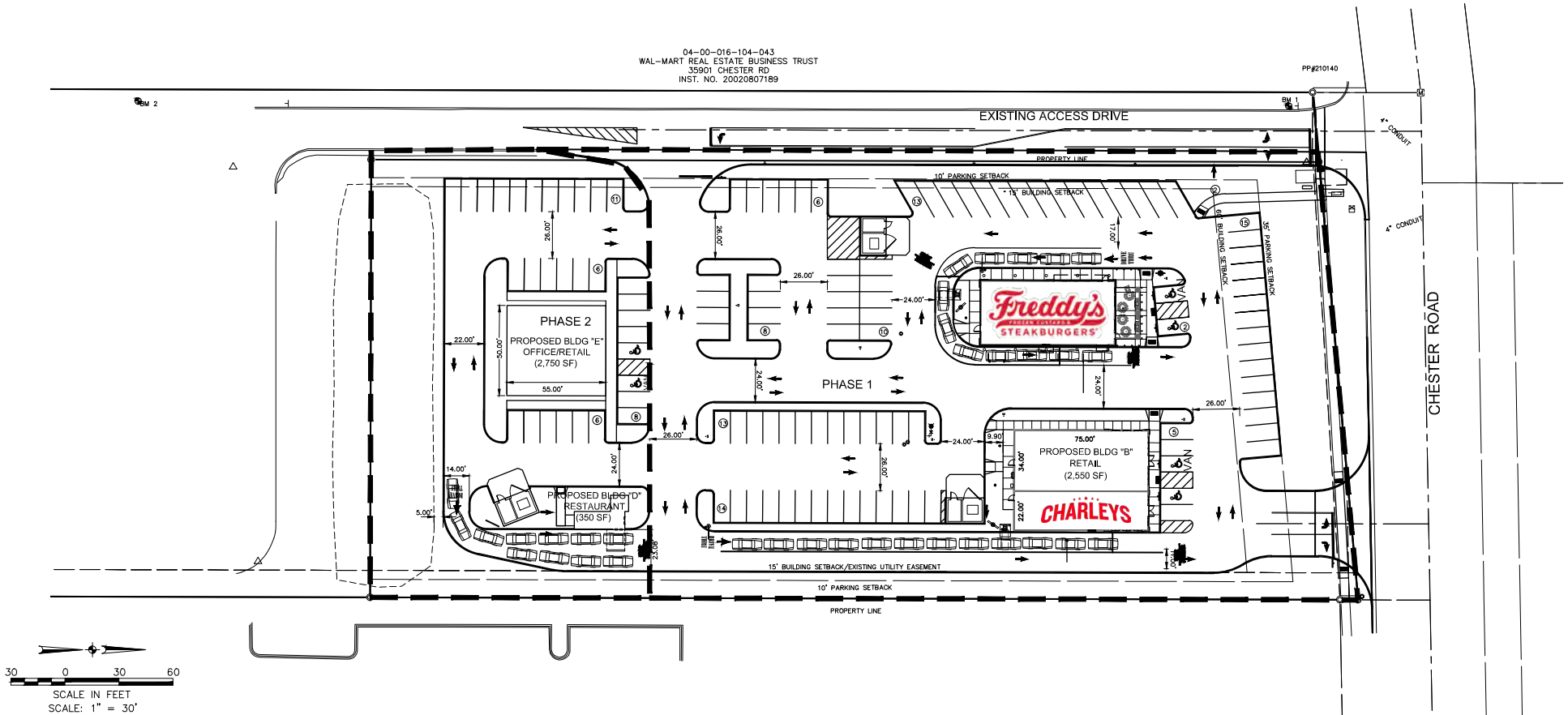


FOR MORE INFORMATION:

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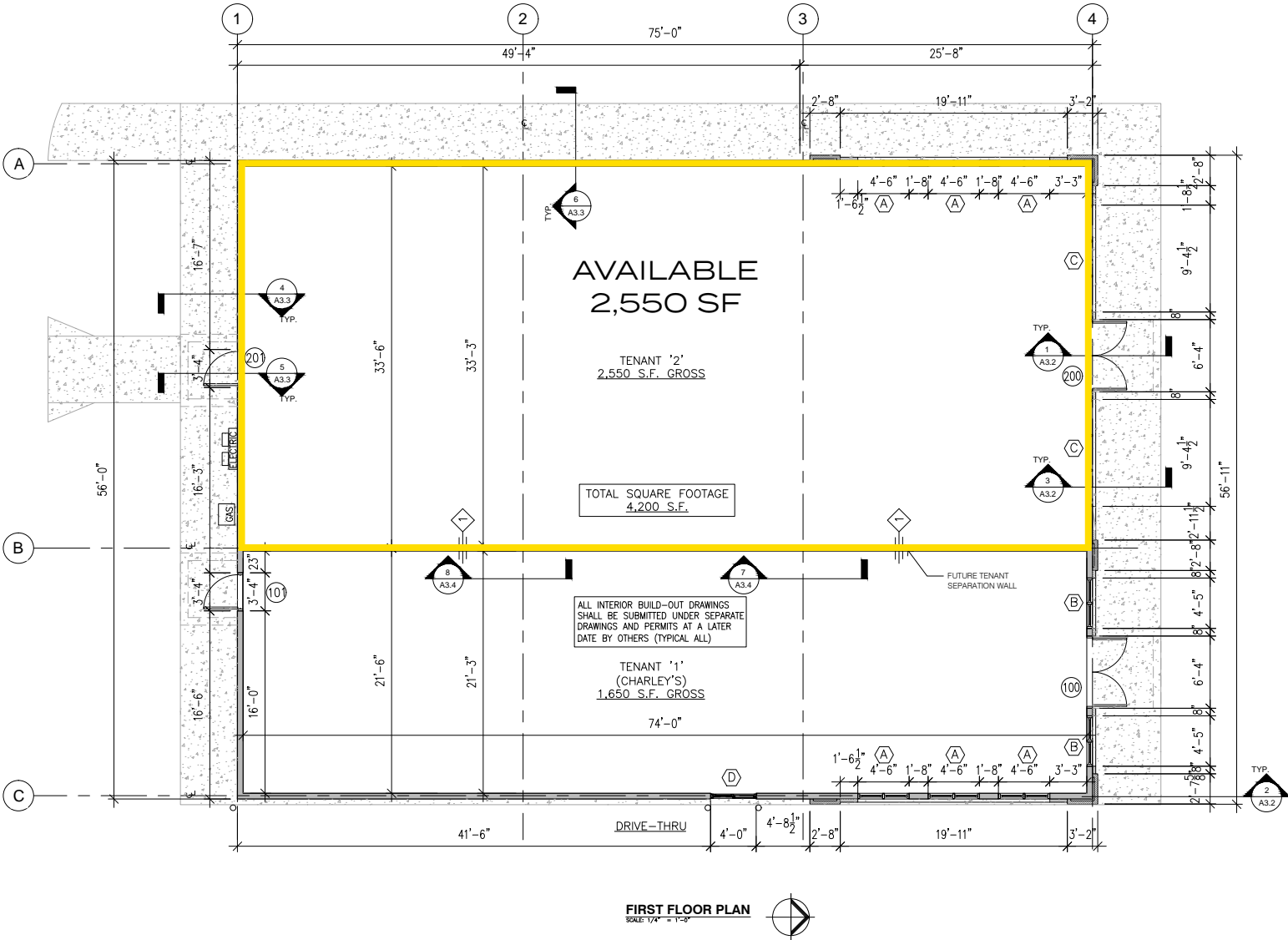
04-00-016-104-043
 WAL-MART REAL ESTATE BUSINESS TRUST
 35901 CHESTER RD
 INST. NO. 20020807189

PP#210140



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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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2023 DEMOGRAPHICS**3 MILES****5 MILES****10 MILES**

2023 DEMOGRAPHICS		3 MILES	5 MILES	10 MILES
POPULATION	2023 Population	45,285	109,480	370,532
	2023 Businesses	1,530	3,676	11,919
	2023 Employees	16,734	41,125	134,179
HOUSEHOLDS	2023 Households	17,456	44,067	156,844
	2023 Average Home Value	\$318,121	\$278,949	\$213,340
	2023 Average Household Size	2.6	2.4	2.3
INCOME	2023 Average Household Income	\$157,098	\$144,218	\$111,673
	2028 Projected Household Income	\$173,763	\$159,080	\$122,690

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