

Rare Single Tenant Medical Office
Available For Lease

1502

TRAVELERS POINT



Avon, Ohio

CBRE

Property Highlights

Rare Single Tenant Medical Opportunity

- Former medical space consisting of waiting/reception, 12 exam rooms, large physical therapy room, X-Ray room, procedure room, 3 private offices, 4 restrooms and employee lounge
- Exceptional building signage opportunity on the corner of highly trafficked Chester Road (13,361 VPD) and Center Road (35,177 VPD)
- Private parking lot with ~60 parking spaces
- Positioned immediately off I-90 and SR-83, connecting Avon to Cleveland and the greater northeast Ohio region
- Surrounded by established residential communities, new development, retail and dining
- Minutes from Cleveland Clinic-Avon Hospital (9 minutes) and UH St. John Medical Center (15 minutes)
- Close to the center of Avon's retail market - Avon Common Shopping Center and the Detroit Road corridor



LOT SIZE
1.89 AC



YEAR BUILT
2004



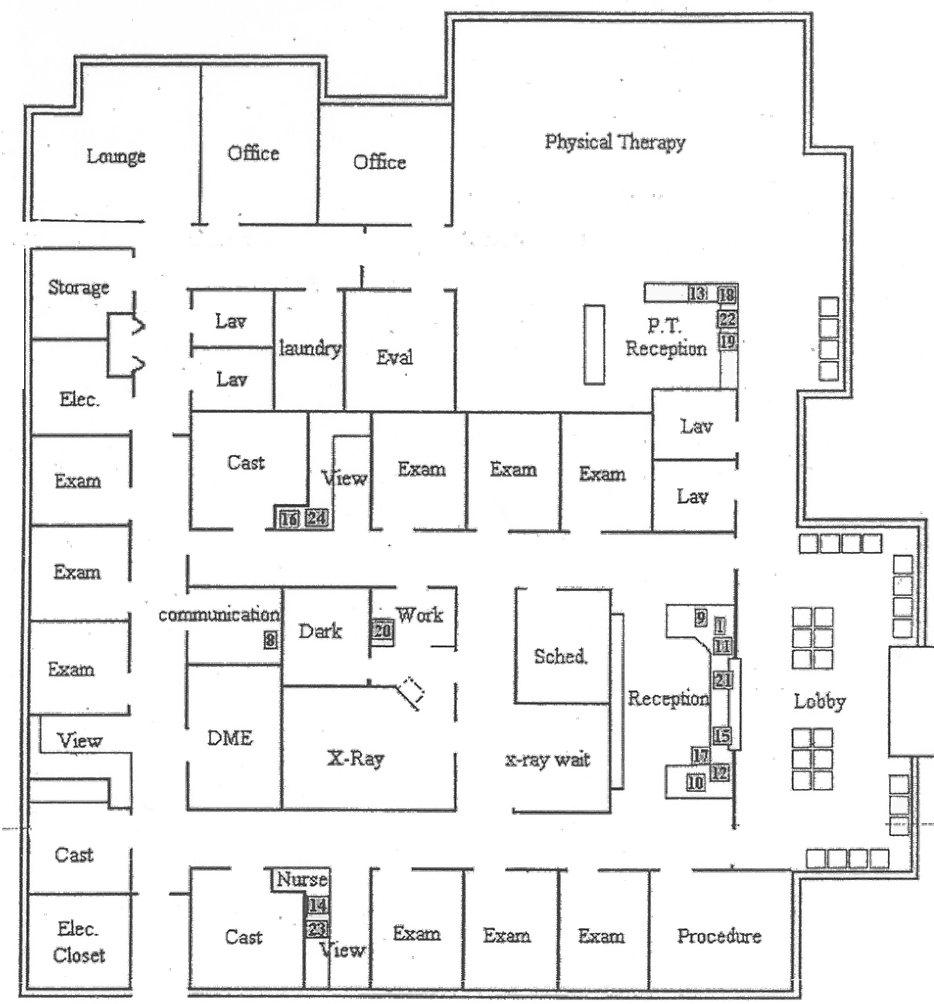
BUILDING SIZE
6,856 SF



LEASE RATE
\$24.00/SF NNN



Floor Plan



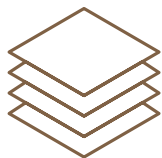
Avon demographics (5 miles)



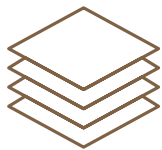
MED. VALUE OF
HOUSING UNITS
\$341,935



AVG. VALUE OF
HOUSING UNITS
\$382,462



AVG. HH
INCOME
\$152,222



DAYTIME
POPULATION
107,052



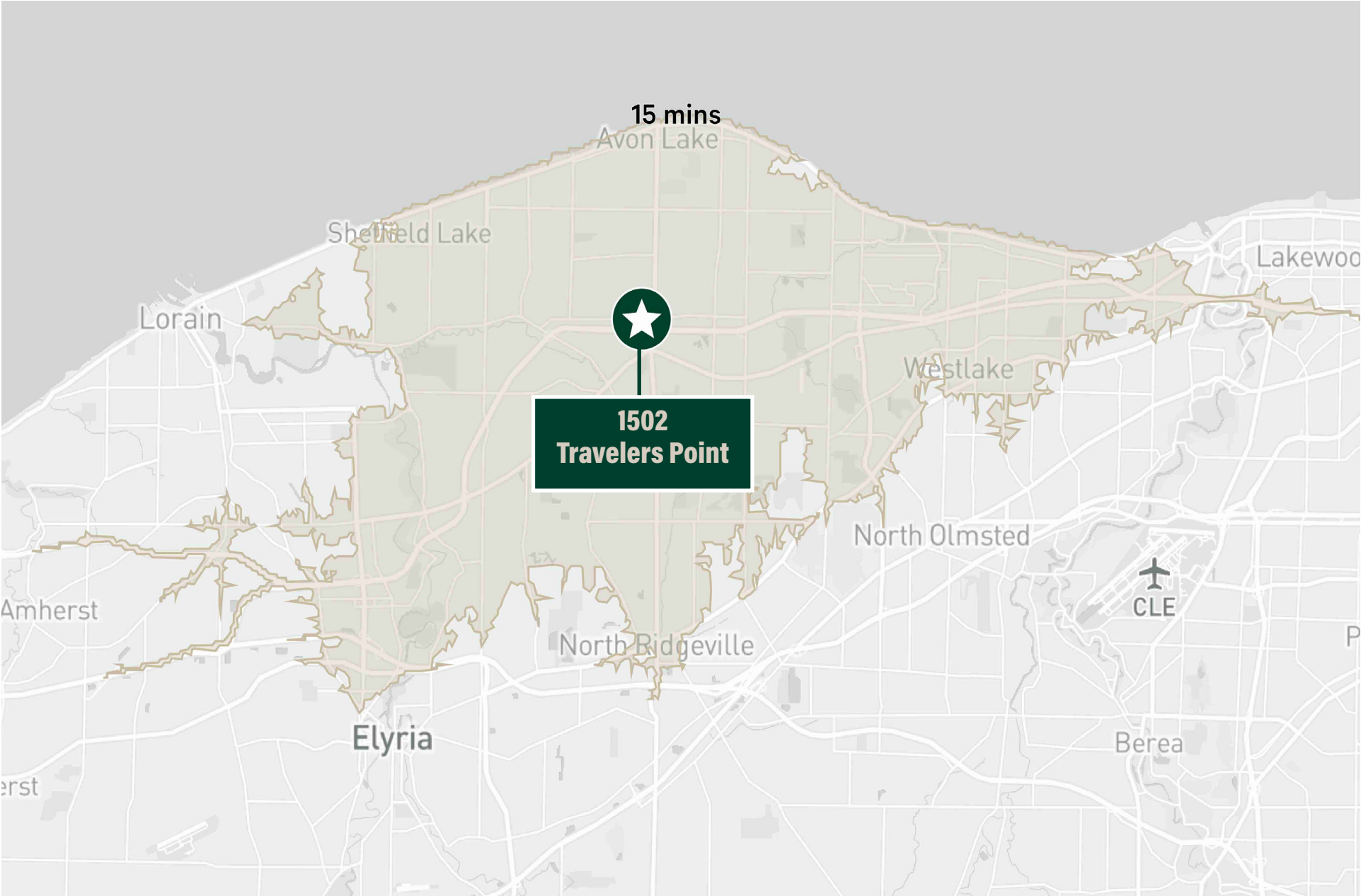
2025
EMPLOYEES
52,618



2025
BUSINESSES
3,653



Drive Time Map



UNIVERSITY HOSPITALS
AVON HEALTH CENTER

CLEVELAND EYE CENTER,
AVON SURGERY CENTER,
APEX SKIN,
AVON POINTE PEDIATRIC
DENTISTRY & ORTHODONTICS

CLEVELAND
CLINIC - FAMILY
HEALTH CENTER

DERMATOLOGY
PARTNERS

WHISTLE EXPRESS
CAR WASH

54,632 VPD

THE NEST SCHOOLS
OF AVON

PERKINS

GETGO



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Center Rd.
35,177 VPD

Chester Rd.
13,361 VPD

Retail Trade Area



Avon RETAIL TRADE AREA

TRADE AREA INFO

Center Road & Chester Road
(3 Miles)

- Population: 42,122
- Daytime Population: 45,580
- Total Households: 16,179
- Median HH Income: \$119,369
- Total Businesses: 1,526
- Total Employees: 22,830

MAJOR OFFICE BLDGS

969,267 Total SF

1. American Greetings - 655,969 SF
2. Westshore Phase II - 89,000 SF
3. Tech West - 79,800 SF
4. Gemini I - 72,249 SF
5. Gemini II - 72,249 SF

HOTELS

11 Hotels/1,288 Rooms

1. Doubletree - 266 Rooms
2. Hampton Inn - 122 Rooms
3. Residence Inn - 116 Rooms
4. Cambria - 113 Rooms
5. WoodSpring Suites - 113 Rooms
6. Hyatt Place - 110 Rooms
7. Sonesta Suites - 104 Rooms
8. Red Roof Inn - 98 Rooms
9. Holiday Inn Express - 91 Rooms
10. Fairfield Inn - 82 Rooms
11. Extended Stay America - 73 Rooms

MAJOR EMPLOYERS

1. Cleveland Clinic
2. SherTech Brands
3. University Hospitals
4. Technifab
5. AJ Rose Mfg. Co.

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Licensed Real Estate Broker

Last Updated: June 25, 2025

Traffic Counts: Ohio Department of Transportation (ODOT) 2024



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