

Office/Retail/Warehouse Space for Lease

37462 Colorado Avenue, Avon, Ohio 44011



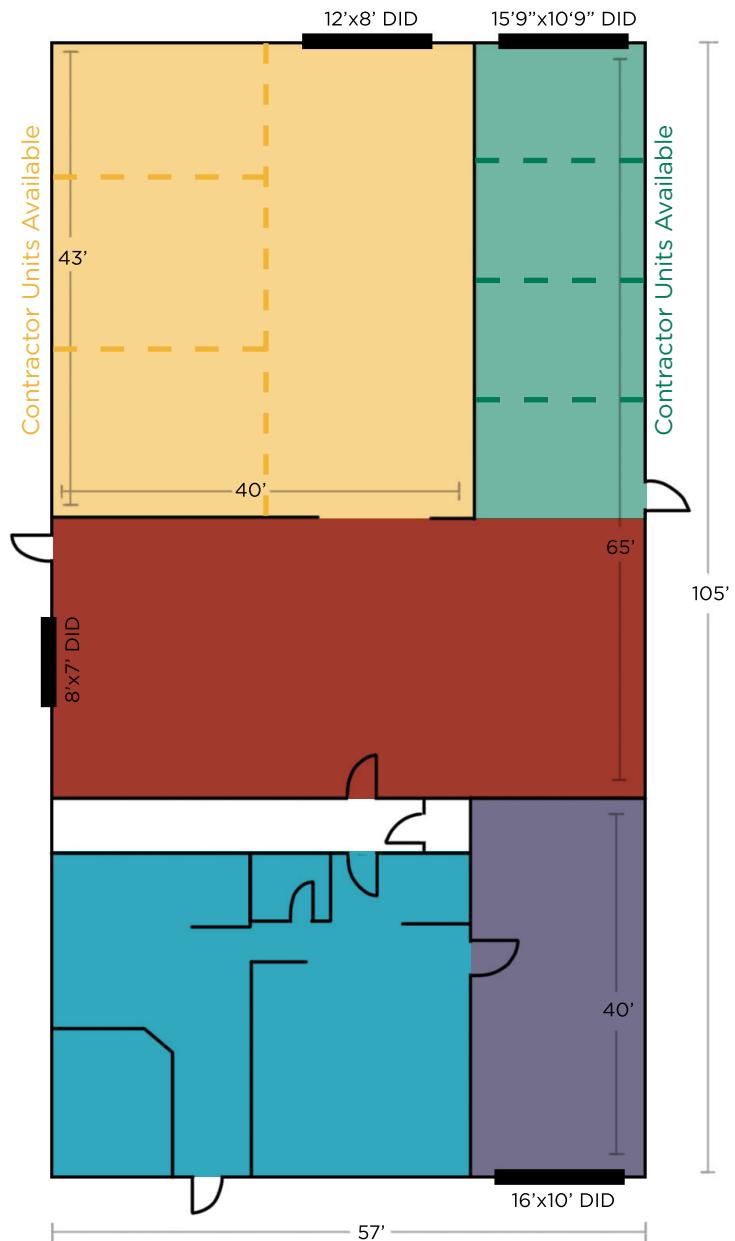


Building Stats

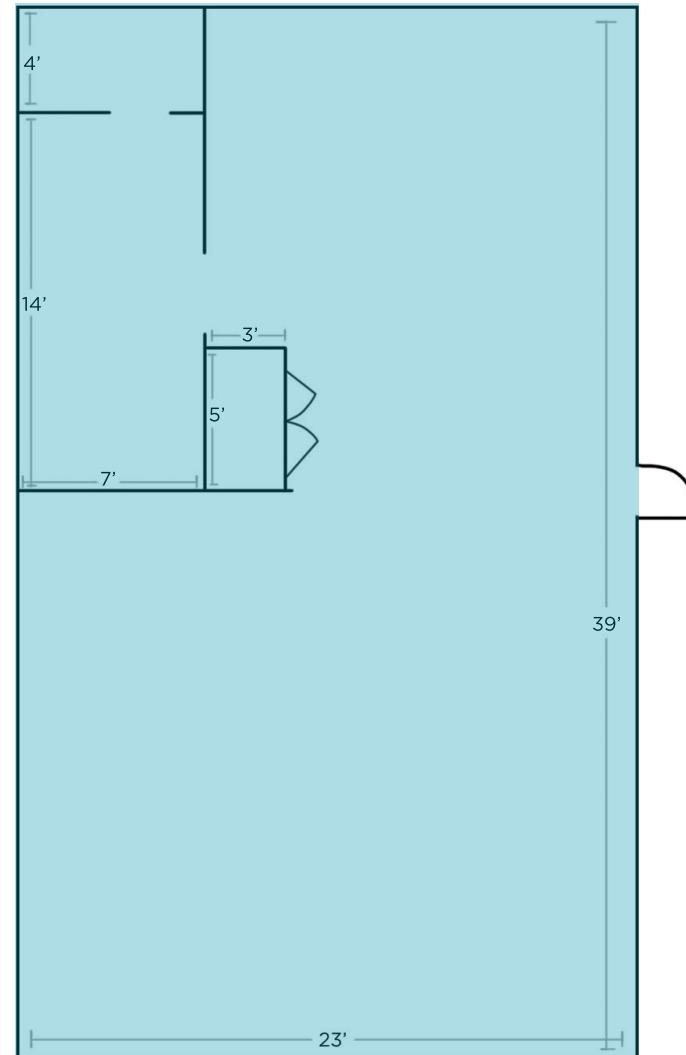
- Excellent contractor space w/ units divisible down to 200 SF
- Located on 1.5 AC of commercial land in rapidly growing community
- Prime location with proximity to I-90
- Ample room for outdoor storage and employee parking
- Freestanding buildings with recently renovated retail/office space accompanied by access warehouse space for storage and distribution
- High traffic frontage with ~12,500 VPD
- Planned improvements coming to the building

Building Size:	200 - 6,882 SF	Parking:	Ample
Office Size:	2,560 SF	Drive-In Doors:	4 (16'x10', 12'x8', 8'x7' & 15'9"x10'9")
Industrial Size:	4,505 SF	Lighting:	Fluorescent
Parcel #:	04-00-010-111-081 & 04-00-010-111-094	A/C:	HVAC-Office Only
Land Size:	1.5 AC	Lease Rate:	Contact broker for pricing
Year Built:	1964		
Zoning:	C-4 Commercial District		

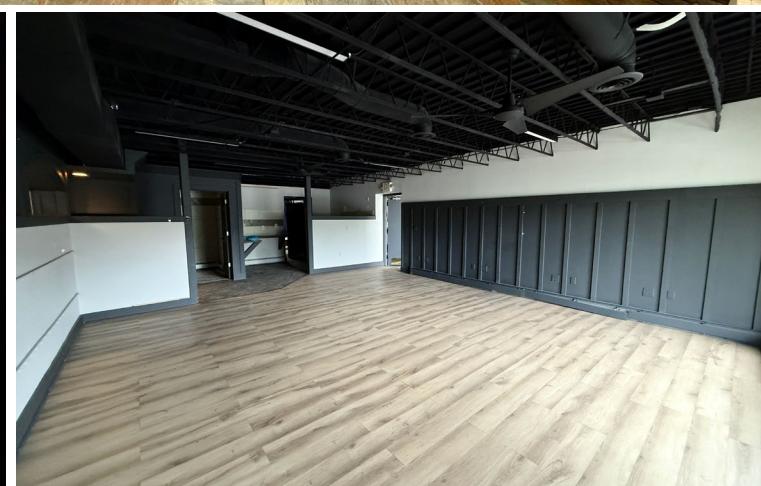
Floor Plans (Conceptual Unit Breakdowns Shown Below)



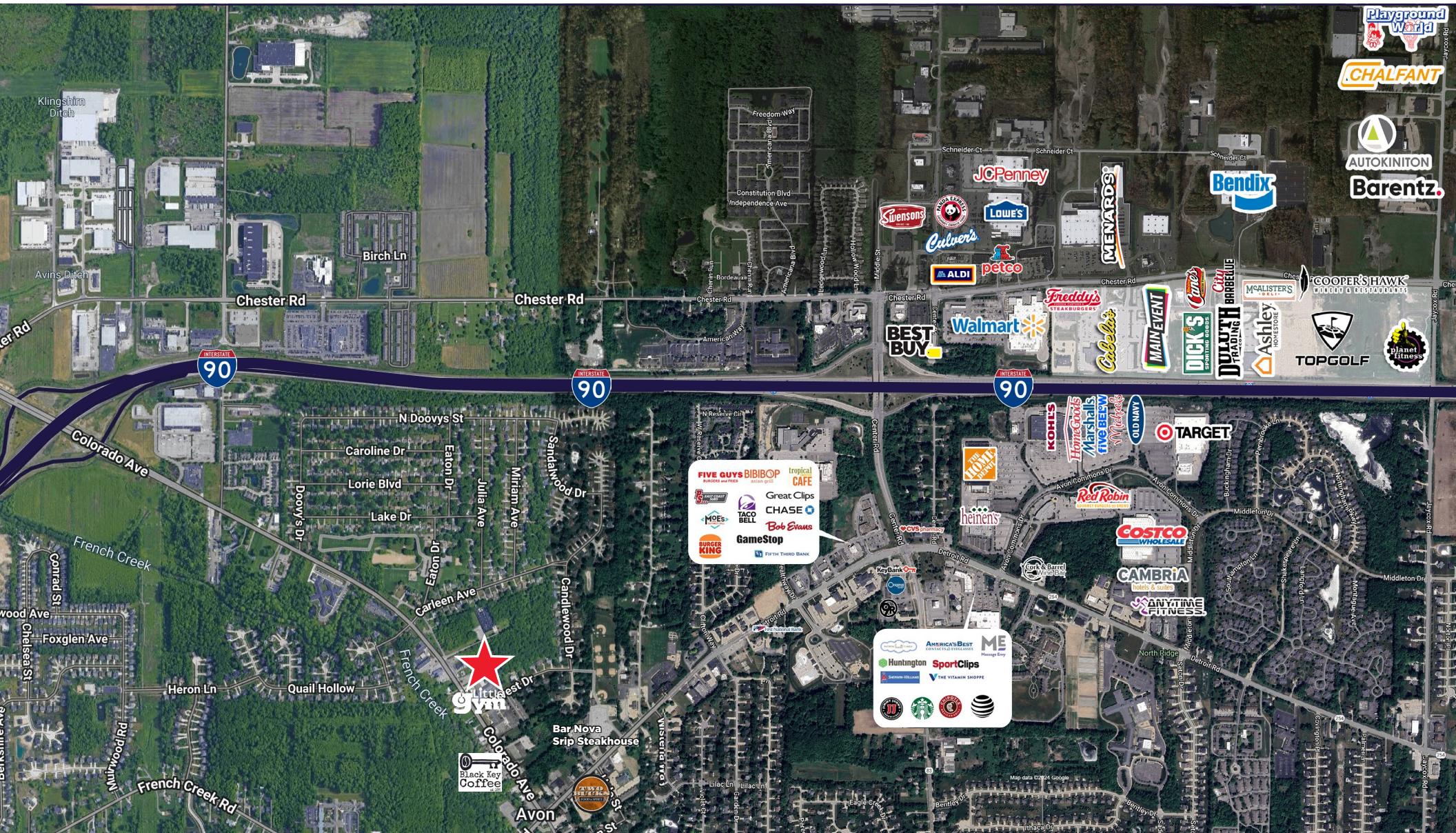
Building 1 - 6,882 SF



Building 2 - 897 SF



Great Location



118,269
Population
(2025 | 5 Mile)

42.6
Median Age
(2025 | 5 Mile)

48,314
Households
(2025 | 5 Mile)

\$144,869
Household Income
(2025 | 5 Mile)

3,654
Total Businesses
(2025 | 5 Mile)

39,601
Total Employees
(2025 | 5 Mile)



**37462 COLORADO AVENUE
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