

# 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

**Office Size:** 2,560 SF

**Industrial Size:** 4,505 SF

**Parcel #:** 04-00-010-111-081 &  
04-00-010-111-094

**Land Size:** 1.5 AC

**Year Built:** 1964

**Zoning:** C-4 Commercial District

**Parking:** Ample

**Drive-In Doors:** 4 (16'x10', 12'x8', 8'x7' & 15'9"x10'9")

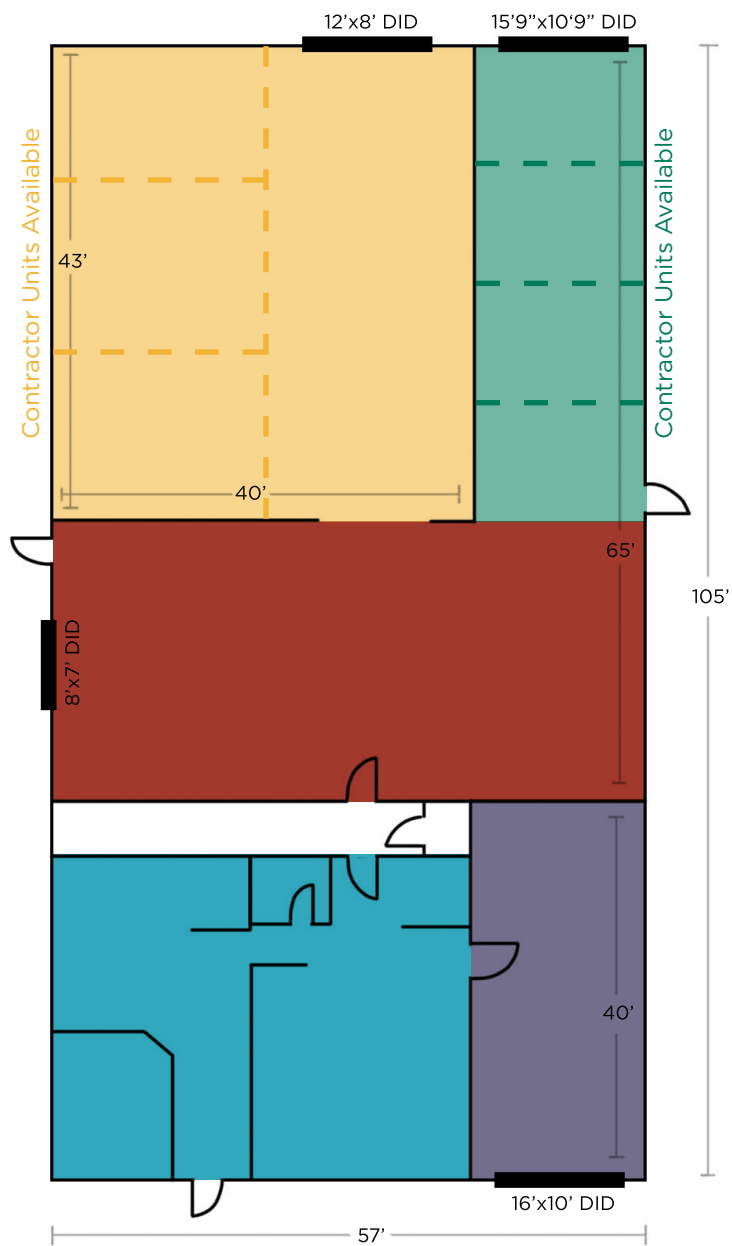
**Lighting:** Fluorescent

**A/C:** HVAC-Office Only

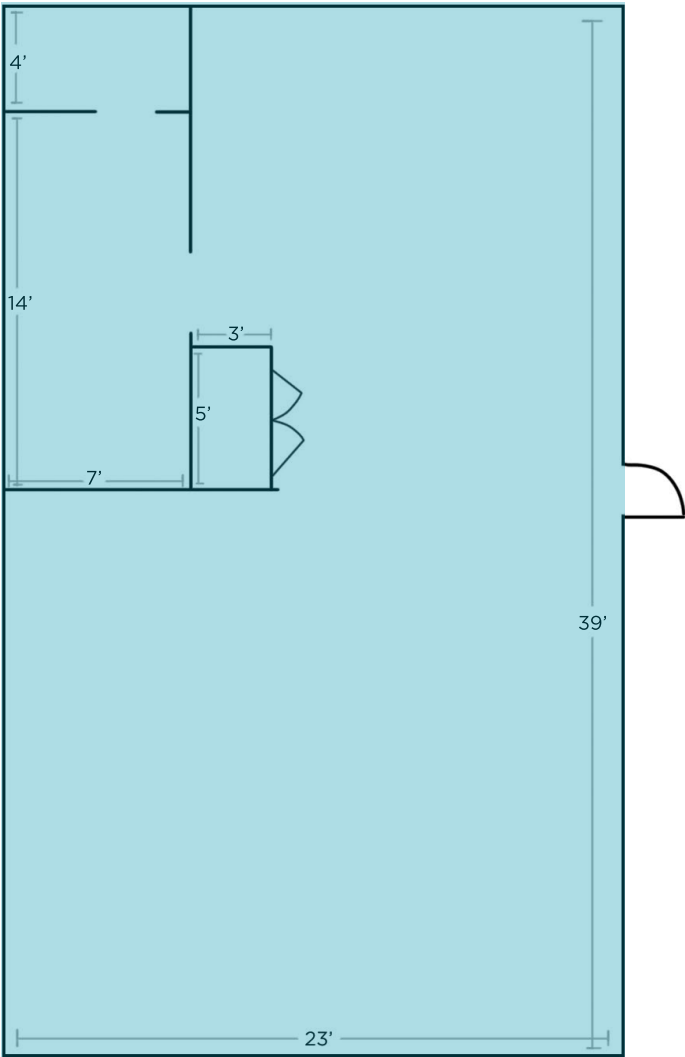
**Lease Rate:** Contact broker for pricing



# Floor Plans (Conceptual Unit Breakdowns Shown Below)

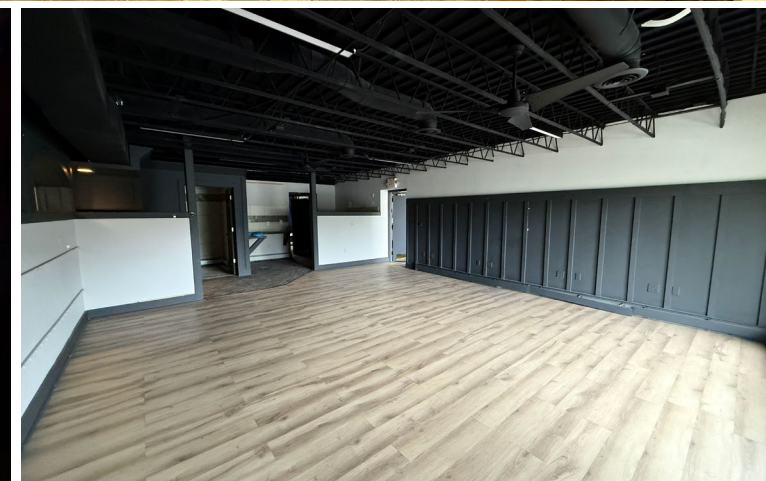


**Building 1 - 6,882 SF**



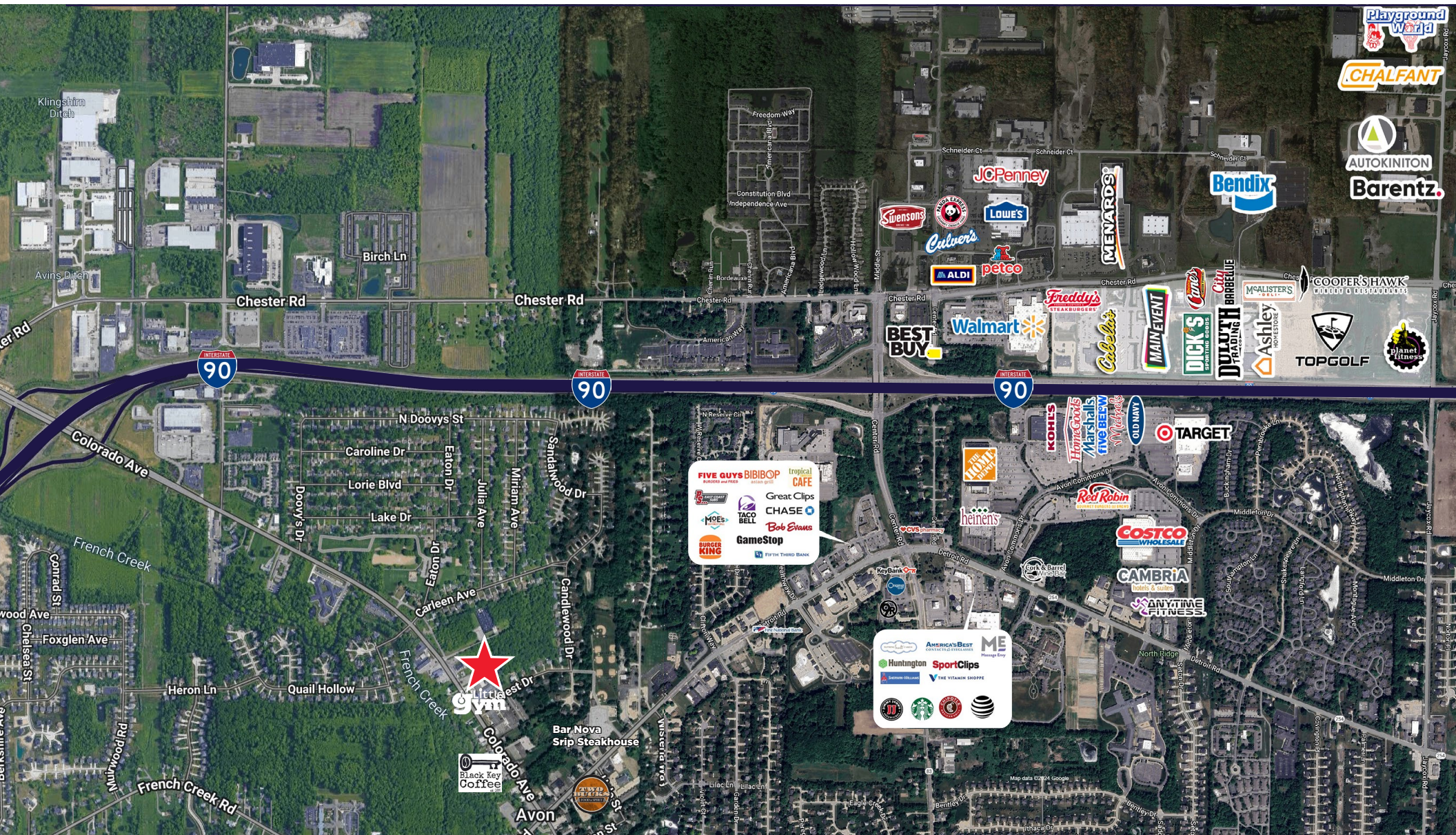
**Building 2 - 897 SF**







# 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)



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AVON, OHIO 44011**

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