



For Sale

5,040 SF Industrial Building on 5 Acres
34550 Chester Road, Avon, OH

 **JLL** SEE A BRIGHTER WAY

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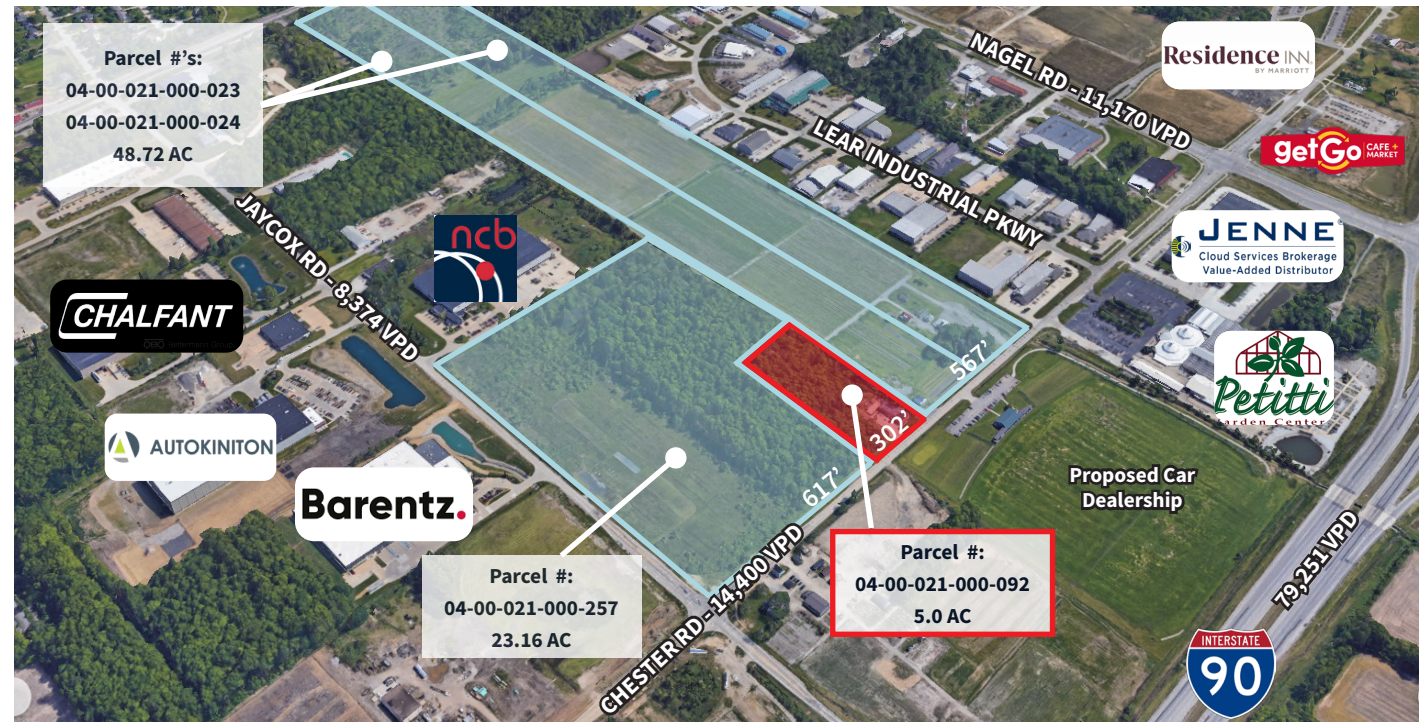
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34550 Chester Rd,
Avon, OH 44011

Property Highlights

- For Sale - \$995,000
- 5 acres of land
- Total Building SF: 5,040
 - Office SF: 2,080 (2 stories)
 - Warehouse SF: 2,960
- 1 overhead door (10'x 10')
- Clear Height: 12'
- Fenced parking lot in rear
- Located in one of Cleveland's fastest growing suburbs
- Previous use: Welding Equipment & Component Manufacturer
- Adjoining land (23.16 acres) to north and west of property is for sale at \$5,999,000 (listed by JLL), in addition to 48.72 acres to the east (\$6.9M), for a total of 76.88 acres of developable land



Demographics

Population

1-mile	3-miles	5-miles
2,129	49,522	115,516

Number of Businesses

1-mile	3-miles	5-miles
366	2,863	5,778

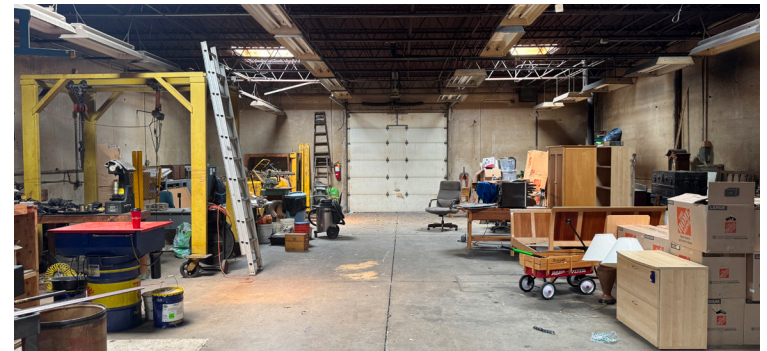
Median HH Income

1-mile	3-miles	5-miles
\$99,563	\$107,559	\$97,128

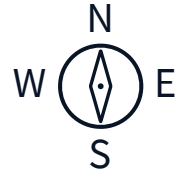
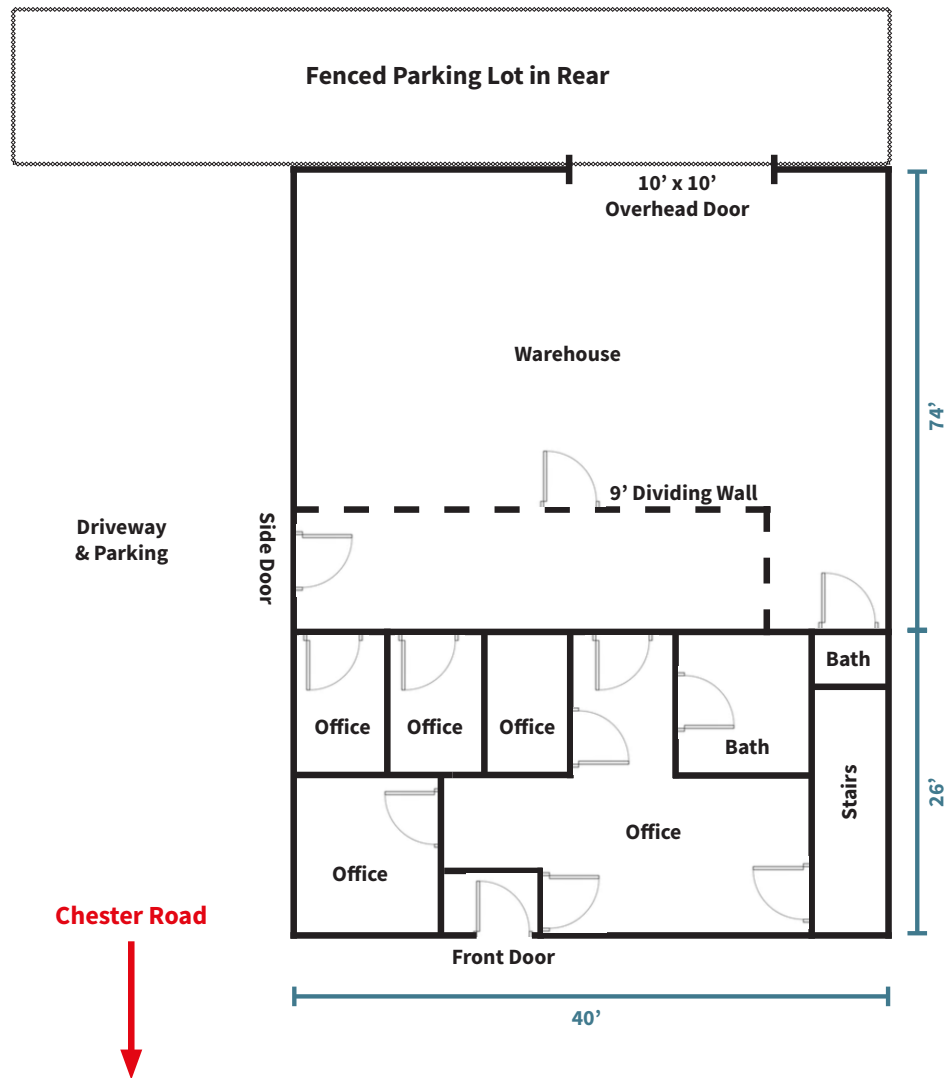
Median Age

1-mile	3-miles	5-miles
50.9	44.5	44.6

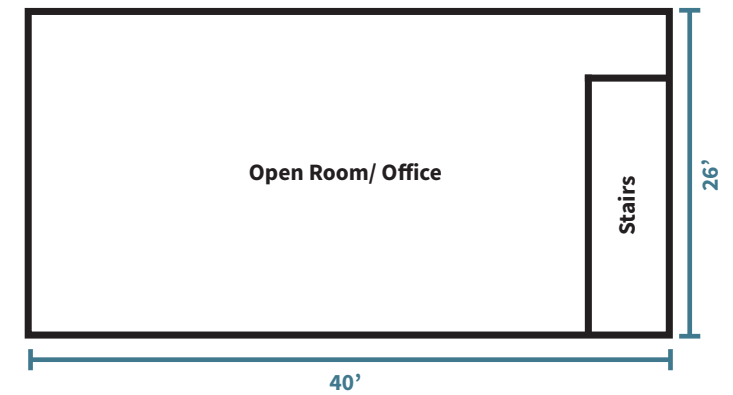
Property Photos



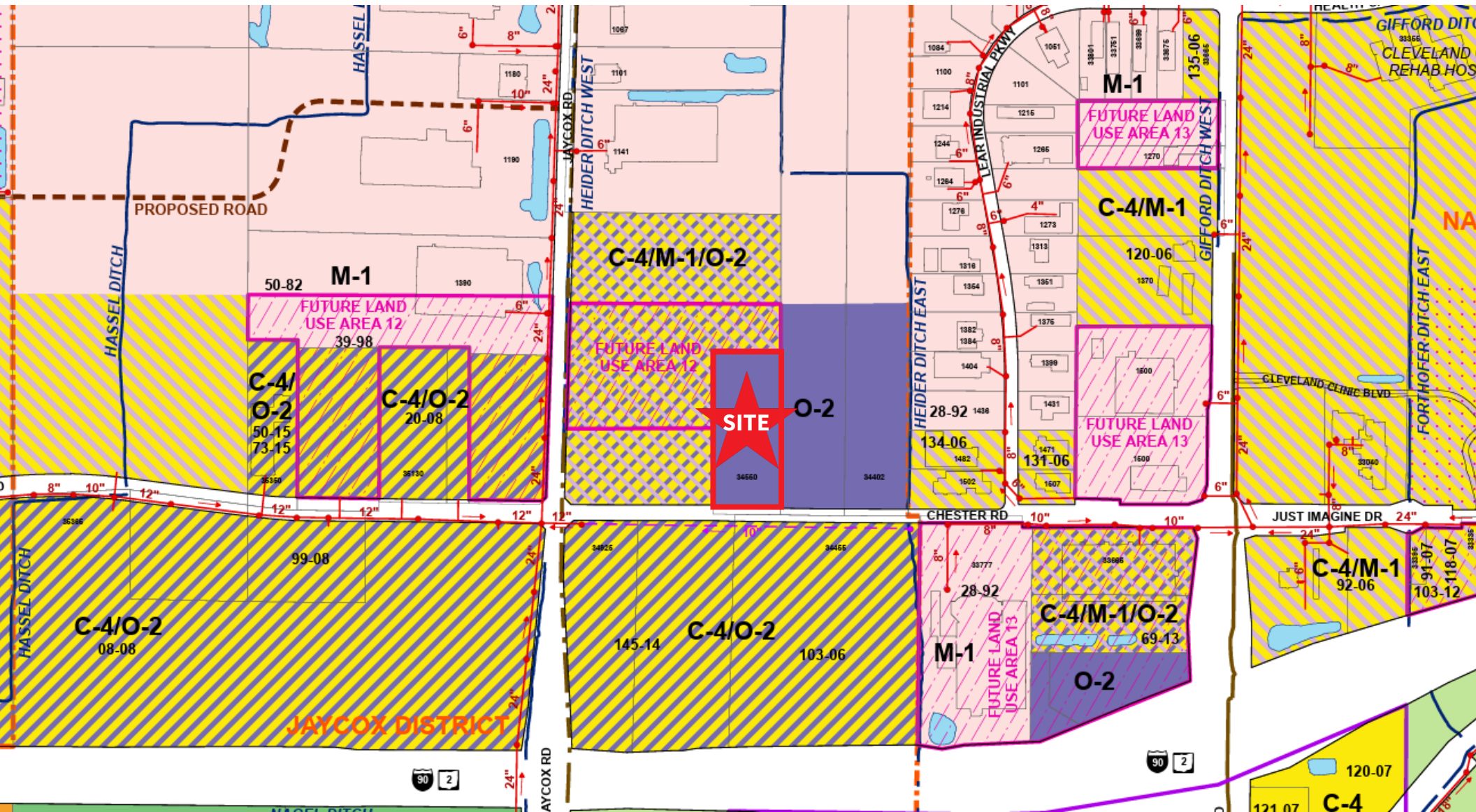
Floorplan

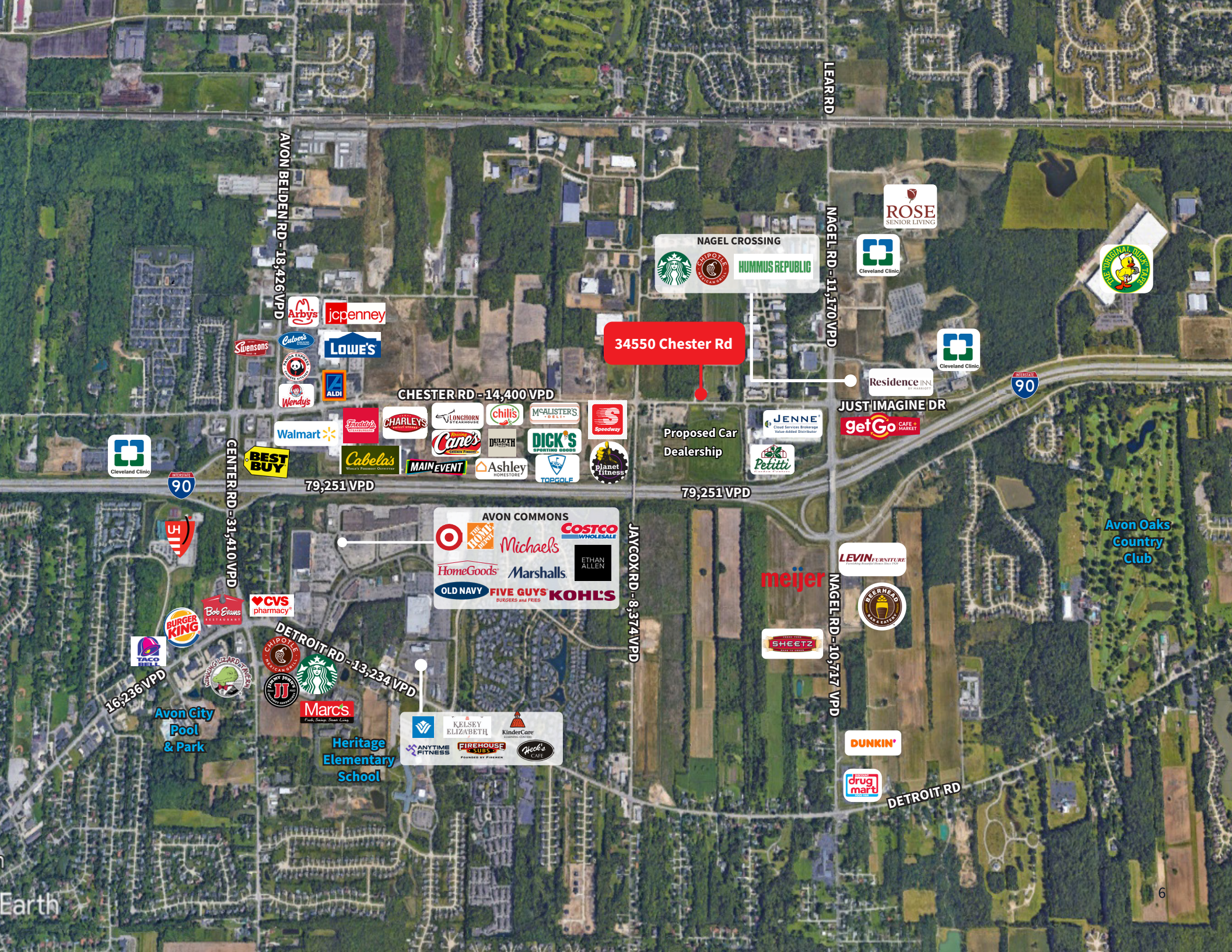


2nd Floor



Zoning: O-2 → Planned Research Office Park





AVON BELDEN RD - 18,426 VPD

LEAR RD

NAGEL RD - 11,170 VPD

NAGEL CROSSING

34550 Chester Rd

Proposed Car Dealership

CHESTER RD - 14,400 VPD

79,251 VPD

79,251 VPD

CENTER RD - 31,410 VPD

JAYCOX RD - 8,374 VPD

NAGEL RD - 10,717 VPD

AVON COMMONS
Target
HomeGoods
Old Navy
Five Guys
Kohl's
Costco Wholesale
Michaels
Marshall's
Ethan Allen

DETROIT RD - 13,234 VPD

16,236 VPD

DETROIT RD

90

Avon Oaks Country Club

Heritage Elementary School

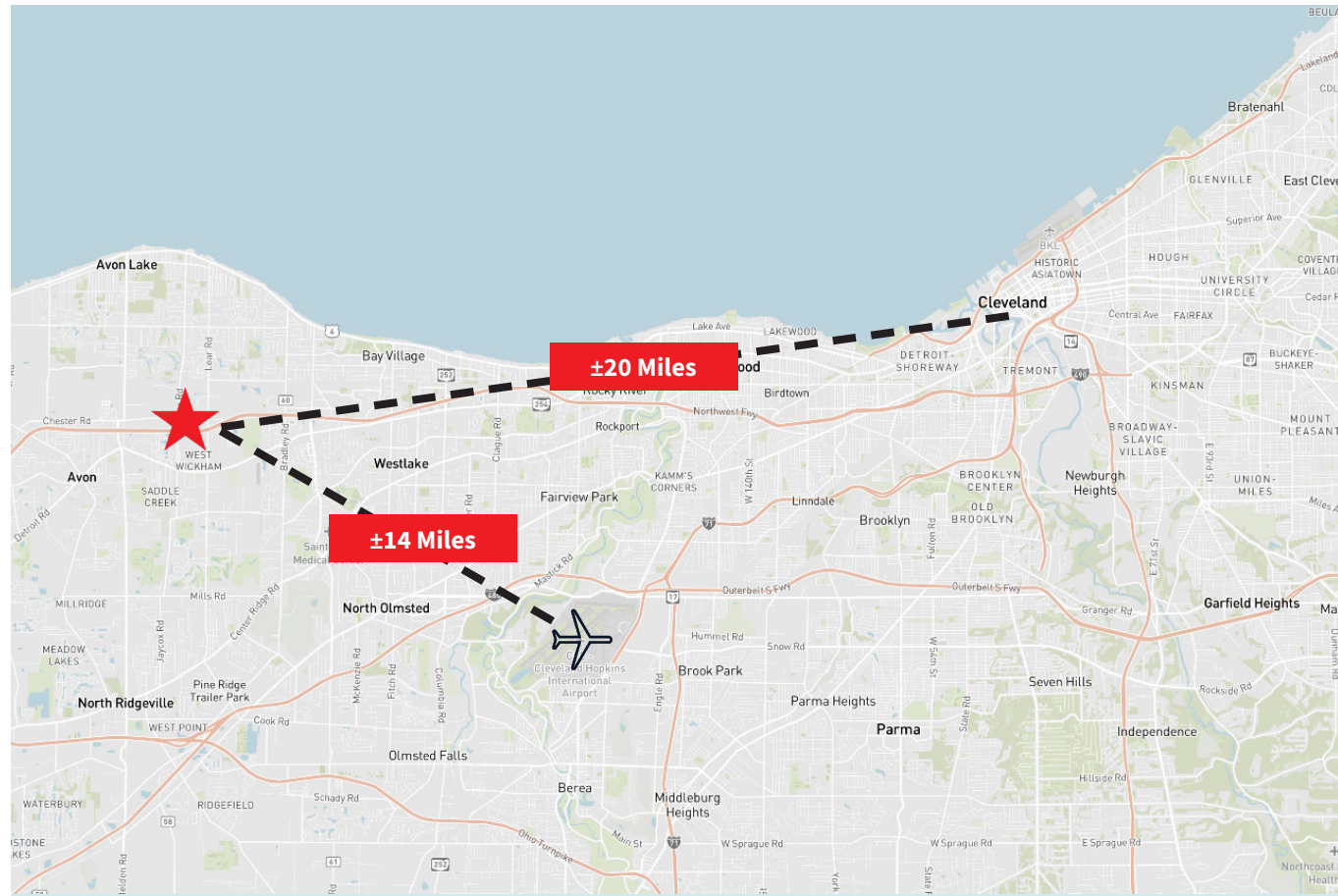
Avon City Pool & Park

Market Overview

Avon, Ohio, is a thriving suburban city located approximately 20 miles west of Cleveland, offering an attractive blend of residential, commercial, and industrial opportunities. Situated along I-90, Avon provides excellent access to major transportation networks, facilitating easy connections to Cleveland and the broader Northeast Ohio region.

Avon is part of Lorain County and falls within the Cleveland-Elyria Metropolitan Statistical Area (MSA), providing access to a robust regional economy and a population of over two million residents. The city has experienced significant growth in recent years, attracting both residential and commercial development.

The combination of Avon's strategic location, access to transportation networks, diverse economic base, quality education system, and growing population makes it an attractive destination for businesses and real estate investment in Northeast Ohio.



± 20.0

miles to
Downtown Cleveland

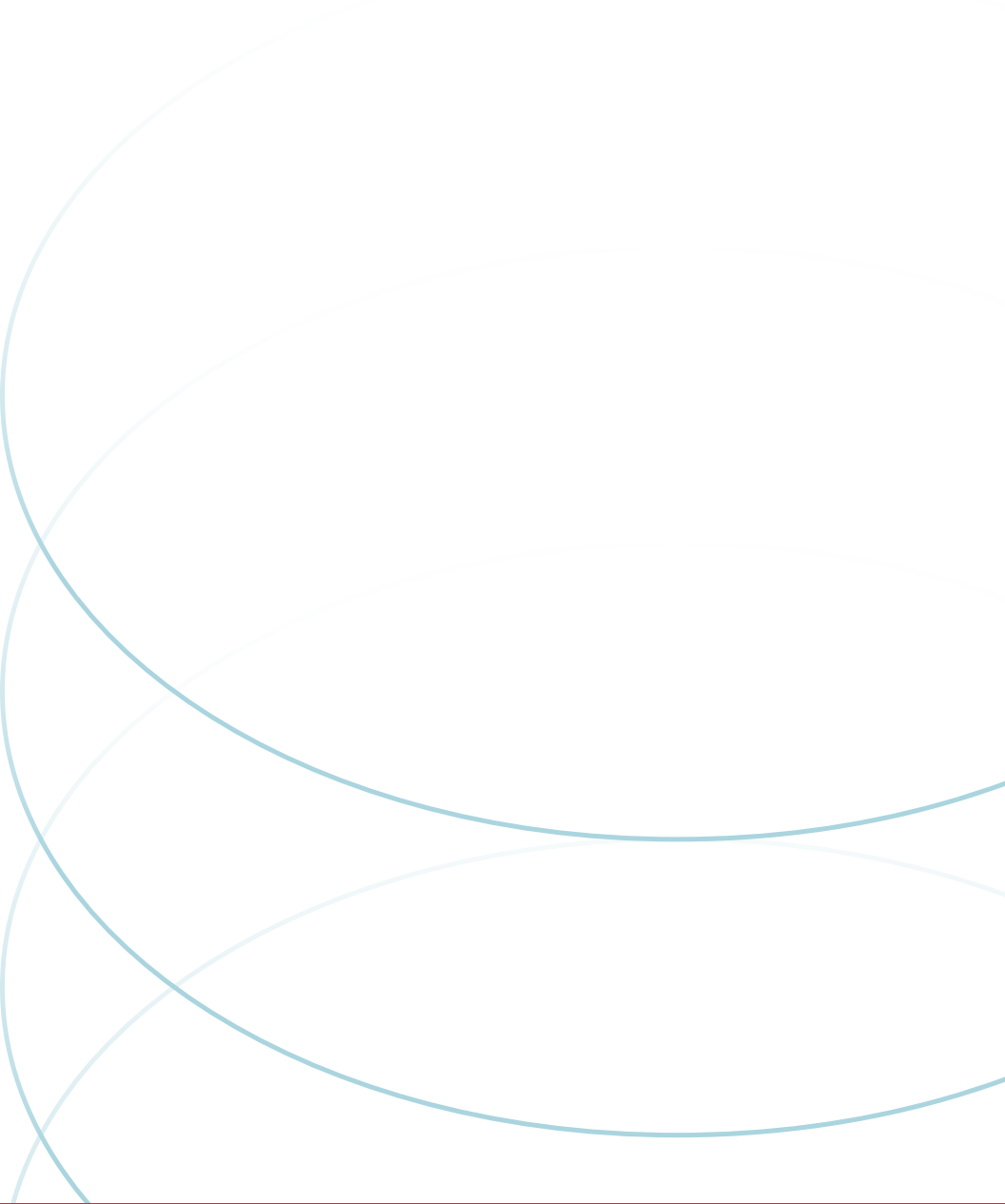
± 14.0

miles to
Cleveland Hopkins
International Airport

0.6

miles to
I-90 East and West





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