



For Sale

10.31 Acre Highway Interchange Land Site
 Chester Road at Route 611, Avon, OH

Sam Everson

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Property Highlights

- **For Sale: \$5,500,000**
- Total Acreage: 10.31 Acres
- Site could be subdivided in other ways aside from existing parcel split by future buyer
- One of the last undeveloped highway frontage sites in Avon
- Exposure to 74,000+ VPD on I-90 & 32,000+ VPD on Colorado Ave
- All utilities on site
- Zoning: C-4 General Business District
- Parcel Numbers (per Lorain County auditor):
 - 0400004102207: 7.34 acres
 - 0400004102202: 2.97 acres
- Located on busy intersection with Lake Erie Crusher's stadium, BJ's Wholesale Club & YMCA nearby
- Avon is one of Northeast Ohio's fastest growing suburbs

Aerial View - Overhead

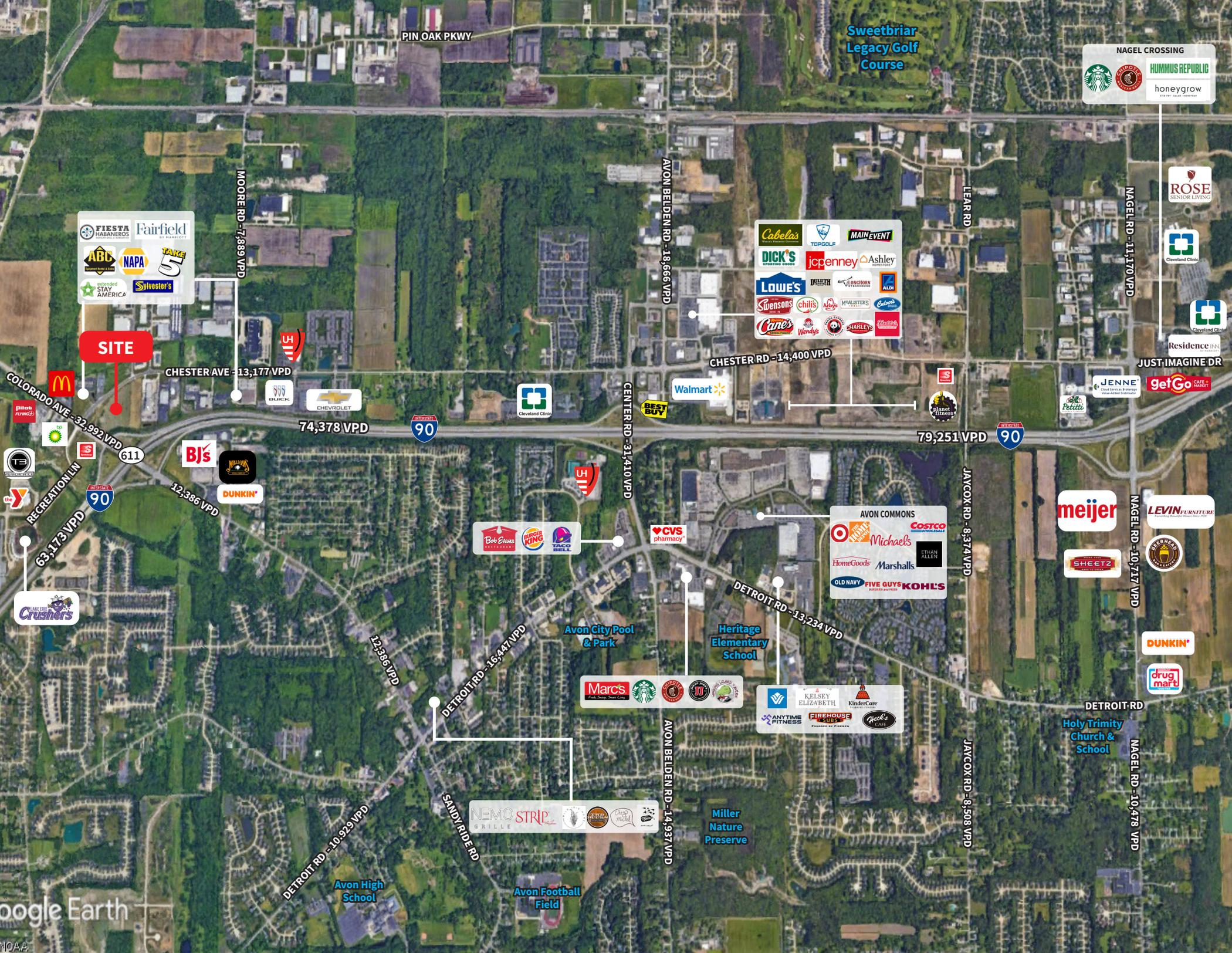


Aerial View - East



Aerial View - Southwest





PIN OAK PKWY

Sweetbriar Legacy Golf Course

NAGEL CROSSING

- Starbucks
- Hummus Republic
- honeygrow

ROSE SENIOR LIVING



Residence INN

JUST IMAGINE DR



79,251 VPD

JANCOX RD - 8,374 VPD



DETROIT RD

Holy Trinity Church & School

NAGEL RD - 10,478 VPD

- Cabela's
- TOPGOLF
- MAIN EVENT
- DICK'S SPORTING GOODS
- JCPenney
- Ashley
- LOWE'S
- DIAPHRAX
- VISION CENTER
- ALDI
- Svensons
- chilis
- ALYS
- MCALISTERS
- Outback
- Cane's
- Wendy's
- SHARLEY'S
- Firehouse Subs

CHESTER RD - 14,400 VPD

AVON BELDEN RD - 18,666 VPD



CENTER RD - 31,410 VPD



74,378 VPD

CHESTER AVE - 13,177 VPD



MOORE RD - 7,889 VPD

- FIESTA HABANEROS
- Fairfield
- ABC
- NAPA
- TAKE 5
- extended STAY AMERICA
- Sylvester's

SITE



COLORADO AVE - 32,992 VPD



RECREATION LN

63,173 VPD



12,386 VPD

- Bob Evans
- BURGER KING
- TACO BELLS



Avon City Pool & Park

Heritage Elementary School

DETROIT RD - 13,234 VPD

- Marc's
- Starbucks
- CVS
- IT
- Green Leaf

- KELSEY ELIZABETH
- Kindercare
- ANYTIME FITNESS
- FIREHOUSE SUBS
- PIZZA HUT
- Peet's COFFEE

AVON BELDEN RD - 14,937 VPD

Miller Nature Preserve

- NEMO STRIP GRILLE
- ALDI
- ALDI
- ALDI

SANDY RIDE RD

DETROIT RD - 10,929 VPD

Avon High School

Avon Football Field

Market Overview

Avon is one of the fastest growing cities in Northern Ohio, located approximately 21 miles west of Downtown Cleveland. Avon has experienced a development boom in recent years, with new residential neighborhoods and commercial offerings across the retail, healthcare and industrial sectors.

Situated along I-90, Avon provides excellent access both east and west to the rest of the 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.

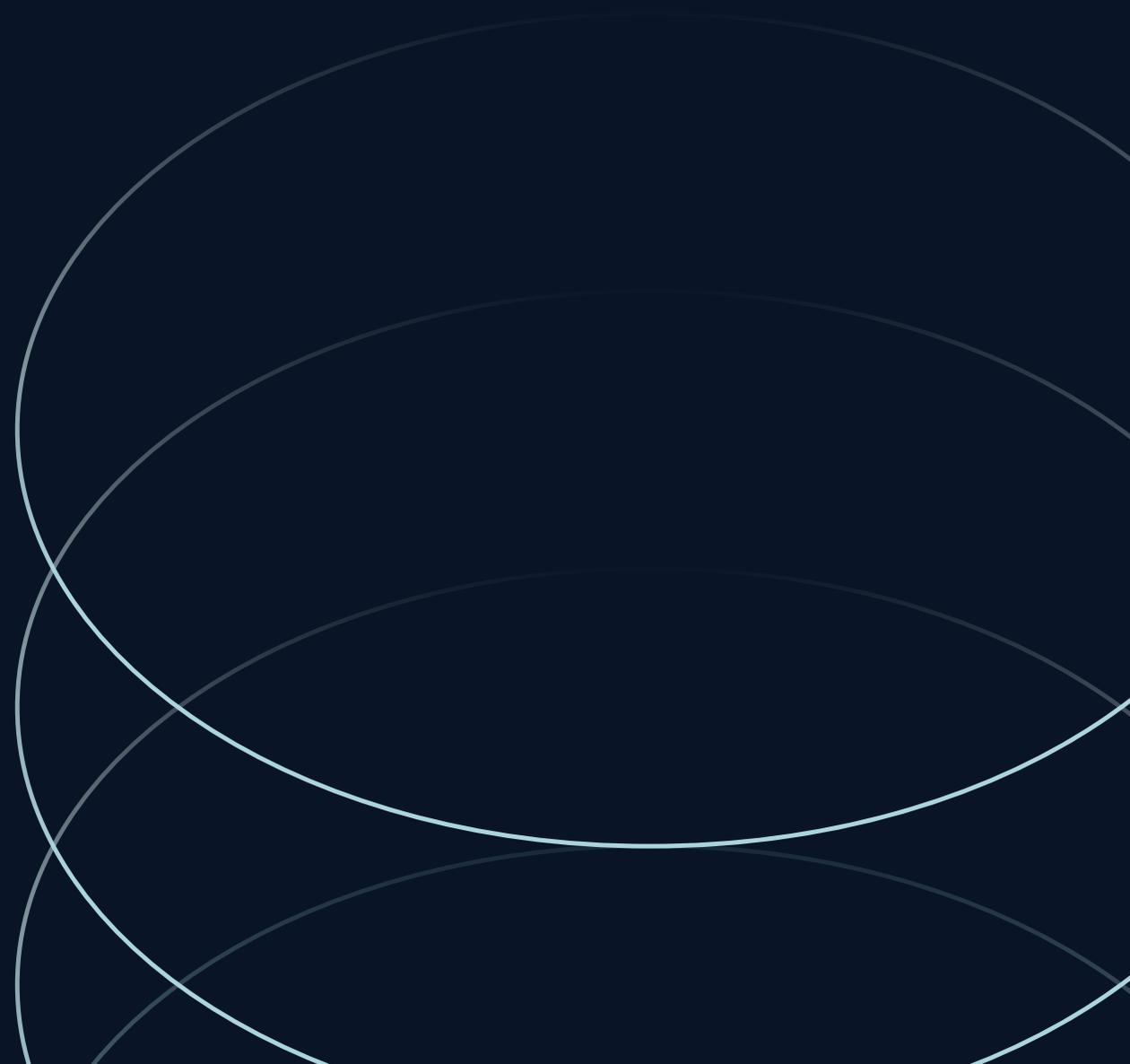
The city has experienced significant growth in recent years, attracting new retail businesses such as Top Golf, Menard's, Meijer, Dick's Sporting Goods, and new luxury car dealerships. Additionally, Avon benefits from a robust commercial sector with major employers including Bendix, Cleveland Clinic, Shurtape Technologies, and A.J. Rose Manufacturing.

The combination of Avon's strategic location and accessibility, diverse economic base, quality education system, supply of new housing and growing population makes it an extremely attractive place for business and real estate investment in Northeast Ohio.



	1 Mile	5 Miles	10 Miles
Total Population	4,106	35,886	102,715
Daytime Population	5,498	62,510	196,986
Average Household Income	\$164,315	\$140,630	\$129,443
# of Businesses	102	1,384	2,635

All Demographics are Mile Radius.



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