

FOR SALE - 36870 DETROIT RD, AVON

JLL

For Sale

36870 Detroit Road presents a rare opportunity to acquire a standalone office & commercial property in the heart of Avon, OH. The property, originally constructed as a house, has since been converted and refurbished into a turnkey commercial property with strong curb appeal and charm. Sitting on 1.04 acres, the site provides ample room for expansion and further development. Located on Detroit Road in the center of Avon, the property has fantastic visibility to over 16,677 VPD and sits adjacent to many shops & restaurants at Olde Avon Village.

DRONE VIDEO

TOTAL BUILDING SIZE:	2,880 SF
TOTAL SITE SIZE:	1.04 AC
USE:	Office / Retail / Commercial
CONSTRUCTED:	1927
STORIES:	2 (plus finished basement)
CONSTRUCTION:	Frame with vinyl and brick siding
LAYOUT:	4 private offices, open office area, 3 restrooms, conference room, kitchenette
CONDITION:	Well-maintained in excellent condition
ZONING:	C-2 (Central Business French Creek District)
SALE PRICE:	$1,375,000









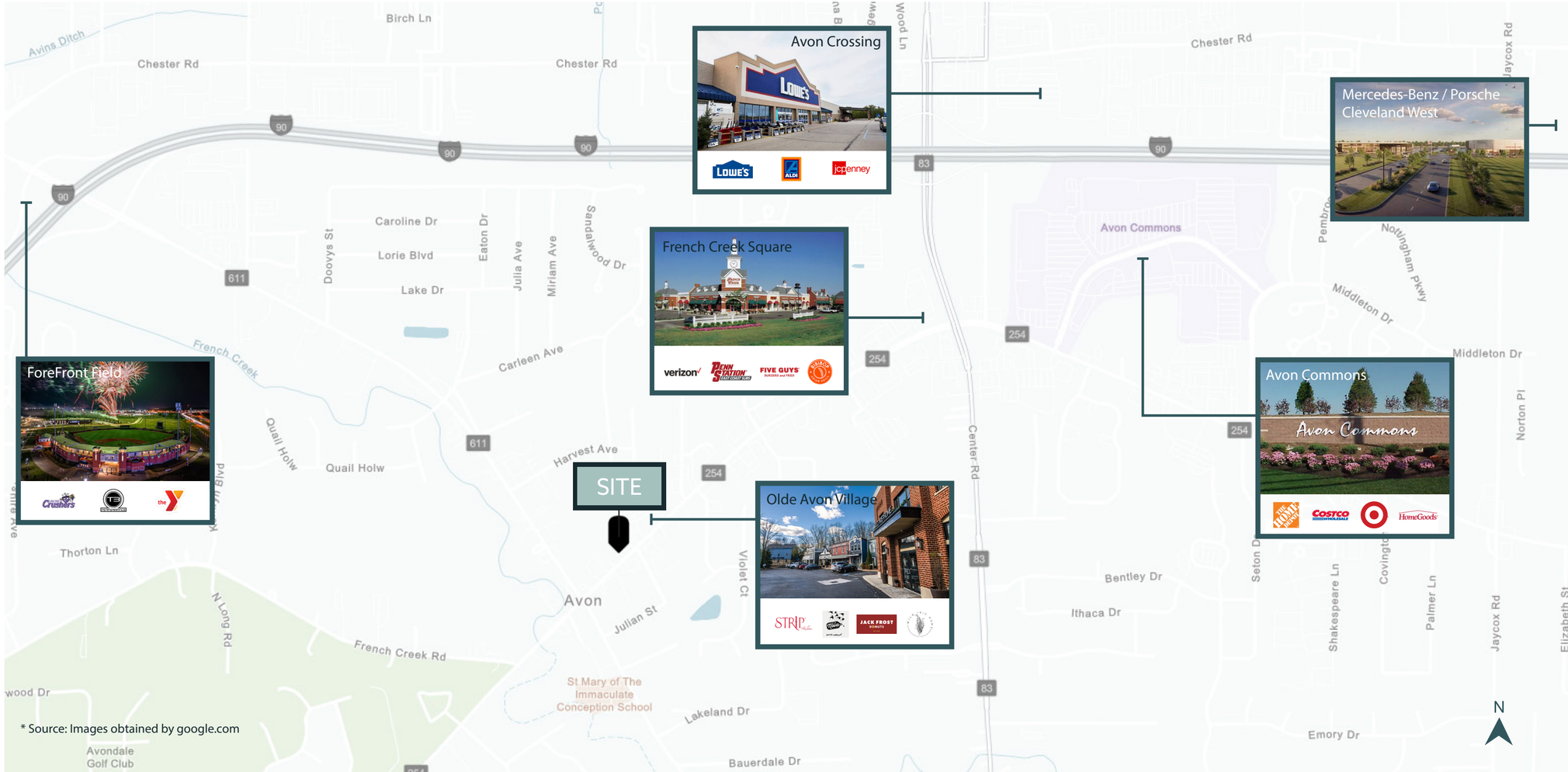
Avon, Ohio

Avon, Ohio has grown into one of Greater Cleveland's most dynamic suburbs. Over the past decade, the city has seen impressive residential and commercial development, drawing new families, businesses, and investment. That growth has been matched by a strong sense of community, with well-kept neighborhoods, active civic life, and local events that give the city a welcoming, small-town feel despite its rapid expansion.

Avon's location is one of its greatest advantages. Positioned along the I-90 corridor, it sits between the western Lorain County suburbs and Cleveland, giving residents and businesses convenient access to the downtown core, the airport, and neighboring communities. This central position makes Avon a natural hub for the surrounding area, drawing shoppers, diners, and employees from across the region.

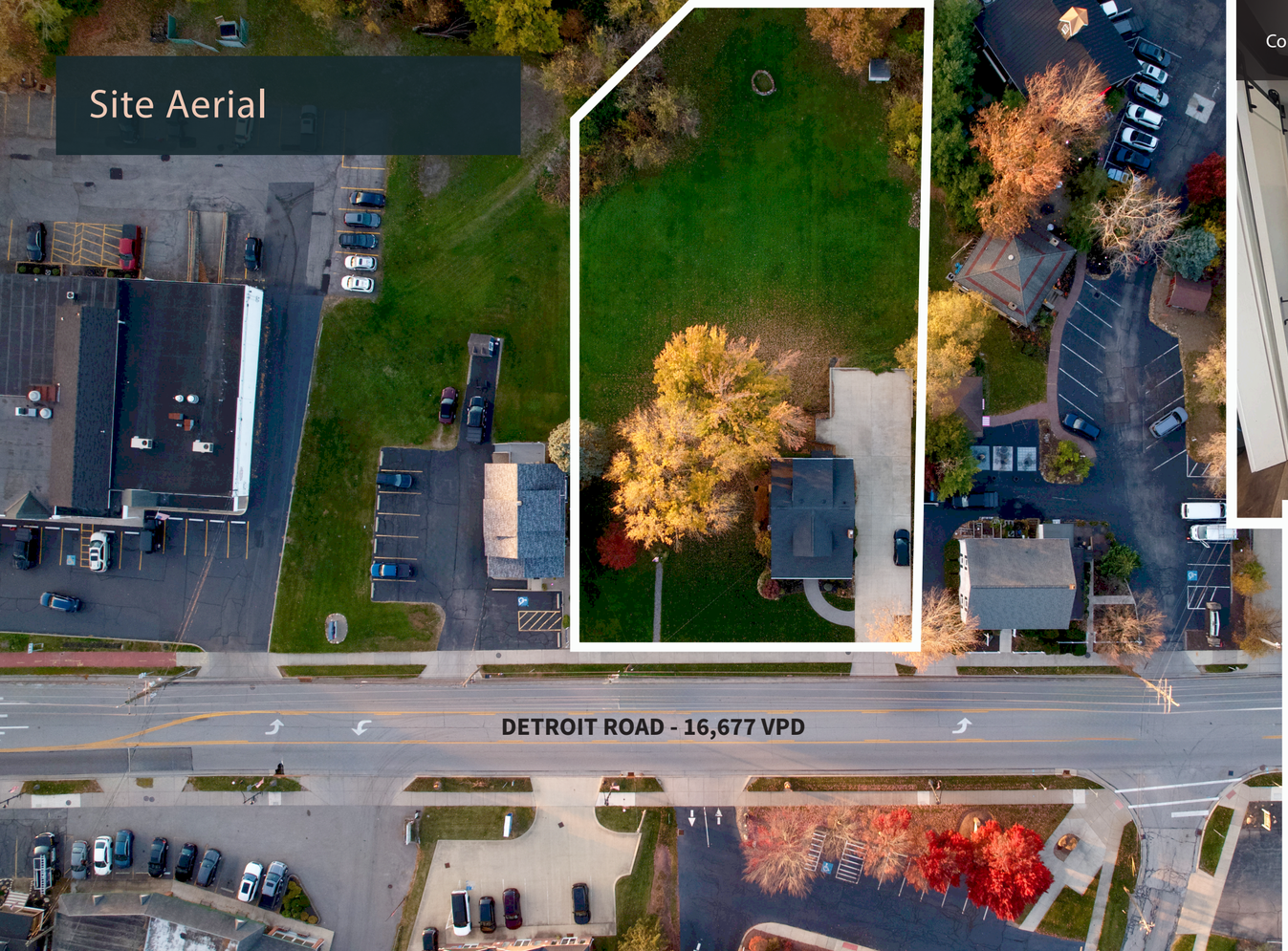
The city has also built a diverse and growing business base. Avon has a large retail and restaurant presence, with major national retailers, a wide range of dining options, and a steady stream of new development that keeps the local economy active. This concentration of commercial activity generates strong daily traffic and gives businesses access to a loyal customer base from both Avon and nearby suburbs.

Together, a growing population, a vibrant commercial landscape, and an ideal location make Avon one of the region's most attractive places to live, work, and invest.



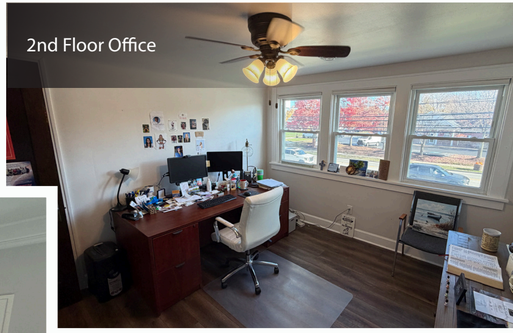
* Source: Images obtained by google.com

Site Aerial


DETROIT ROAD - 16,677 VPD


Conference Room


First Floor Reception/Office Area


2nd Floor Office


First Floor Reception/Office Area


Kitchenette

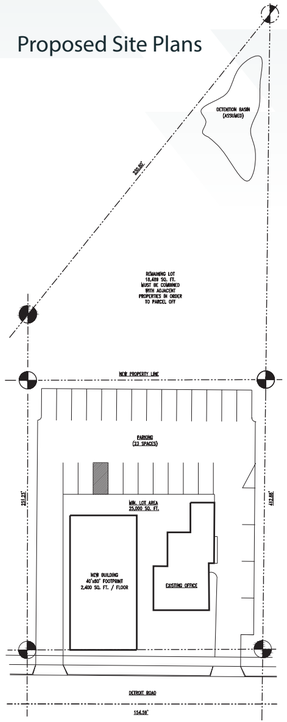
Site Plans

2,880 SF with Expansion Opportunities | 1.04 Acres

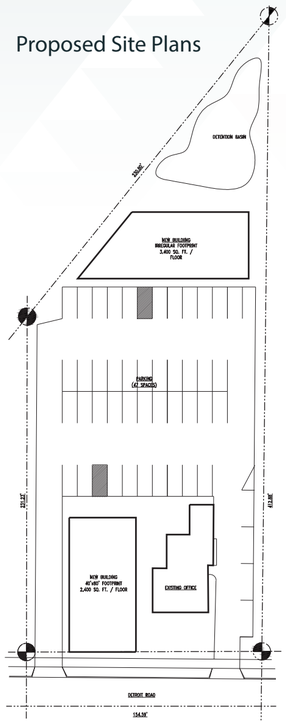
Current Site Plan



Proposed Site Plans



Proposed Site Plans









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36870 DETROIT RD, AVON

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