



**PRIME 2.6-ACRE DEVELOPMENT
SITE AT AVON-NAGEL INTERCHANGE**

Just Imagine Drive
Avon, Ohio 44011

FOR LEASE

PRIME 2.6-ACRE DEVELOPMENT SITE

Just Imagine Drive | Avon, Ohio 44011



HIGHLIGHTS

- ▶ 2.6 acres - ideal for a wide range of commercial development strategically located at the highly trafficked Avon - Nagel Road interchange, with immediate access to I-90
- ▶ Direct highway frontage ensures maximum exposure to over 90,000 vehicles per day
- ▶ Strong surrounding national co-tenancy; across from Cleveland Clinic Avon Campus with over 928,000 visits per year ranking 5th out of 444 in Ohio (source: Placer.ai)
- ▶ Affluent and rapidly growing population in Avon and the surrounding communities
- ▶ Zoned C-4/M-1 general business with industrial overlay ([click to see permitted uses](#))

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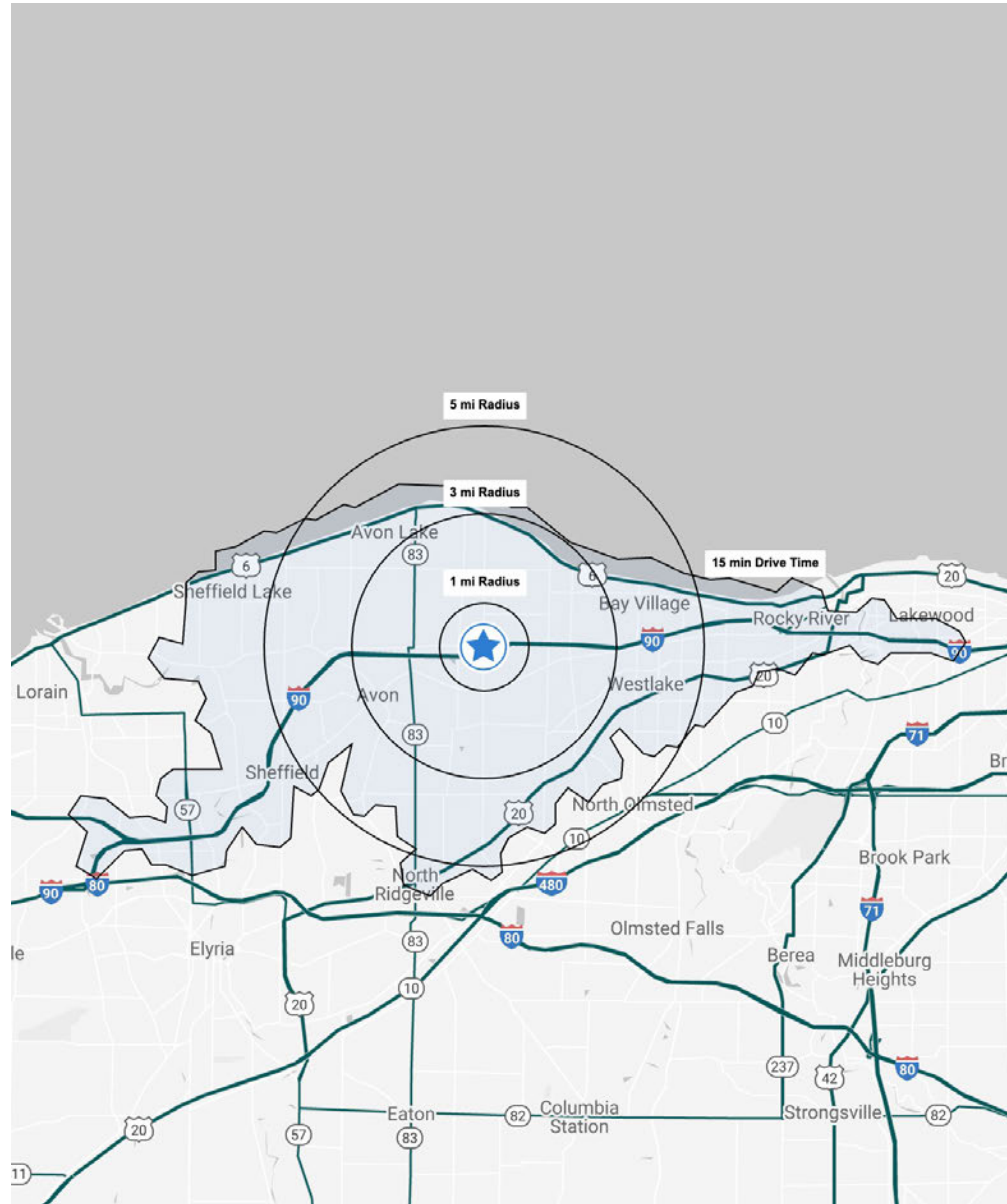
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	1,575	50,938	117,854	161,952
	HOUSEHOLDS			
	683	20,557	47,885	69,106
	MEDIAN AGE			
	50.5	44.4	44.3	43.6
	AVERAGE HH INCOME			
	\$153,375	\$179,486	\$160,039	\$145,770
	MEDIAN HH INCOME			
	\$117,861	\$127,223	\$115,892	\$104,381
	BUSINESSES			
	109	1,999	4,277	6,366
	EMPLOYEES			
	1,526	23,127	47,688	69,200
	EDUCATION: BACHELORS +			
	52.1%	61.1%	52.7%	51.2%



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