

Proposed Single or Multi-Tenant Build-to-Suit Opportunity

Avon Road Professional Campus

Avon (Lorain County), OH 44011 · Build-to-Suit or Build-to-Lease · Flexible delivery

Parcel No. 04-00-028-102-067

A premier mixed-use professional campus positioned along Avon Road with direct visibility from Interstate 90 — combining financial, medical, and future-expansion opportunities in a professionally planned commercial setting.

AVG HH INCOME

>\$160,000

I-90 TRAFFIC

±86,800 VPD

POPULATION (5-MI)

118,250

ZONING

O-1 Office

PRESENTED BY

Kas Filippova // Kas Commercial | eXp Commercial

BUILDING A · PROPOSED BANK (ONE OR TWO TENANTS)



BUILDING B · PROPOSED OFFICE / MULTI-TENANT (ILLUSTRATIVE)



Avon Commons Shopping Center



Marshalls



COSTCO
WHOLESALE

heinen's

KOHL'S five BELOW

HomeGoods

Michael's

meijer

LEVIN
FURNITURE & MATTRESS



HUMMUS
REPUBLIC
MODERN MEDITERRANEAN KITCHEN



honeygrow
STIR-FRY · SALAD · HONEYEAR

Residence INN
BY MARRIOTT

Nagel Rd 15,933 VPD

I-90 ±86,800 VPD

Planned Shire Glen
Townhomes Community



**Cleveland
Clinic**

Cleveland Clinic – Richard E. Jacobs
Health Center & Rehabilitation Hospital Avon.
±250,000 SF Avon campus expansion
(completion 2029).

 **SKY ZONE**



CROCKER PARK
A STARK ENTERPRISES PROPERTY

**Planned Shire Glen
Townhomes Community**

I-90 ±86,800 VPD

THE
OFFERING

Avon Road Professional Campus

A mixed-use professional campus on Interstate 90 · Avon, Ohio · Zoned O-1

A premier mixed-use professional campus strategically positioned along Avon Road with direct visibility from Interstate 90, offering a combination of financial, medical, and future-expansion opportunities within a professionally planned commercial setting. The campus comprises three commercial development parcels totaling approximately 4.66 acres, positioned adjacent to the planned Shire Glen Townhomes community.

Both buildings are delivered build-to-suit or build-to-lease under flexible delivery conditions, in an affluent, high-growth trade area with average household incomes over \$160,000 — close to Avon, Avon Lake, Westlake and Bay Village.

OFFERING HIGHLIGHTS

- Parcel A — ±4,975 SF financial services building (bank + office) with drive-thru
- Parcel B — ±12,800 SF medical / professional center
- Parcel C — reserved for future expansion · adjacent to Shire Glen Townhomes

AT A GLANCE

CAMPUS

±4.66 AC · three parcels

SUBMARKET

Interstate 90 · Avon, OH 44011

PARCEL A

±4,975 SF · financial services

PARCEL B

±12,800 SF · medical / professional

ZONING

O-1 Planned Office (A & B)

DELIVERY

Build-to-Suit / Lease · flexible

PRICING

Contact broker

THE
OPPORTUNITY

Building A vs. Building B

Two proposed pads on one I-90 address — each build-to-suit or build-to-lease, use flexible



Building A — Proposed Bank

±4,975 SF · one or two tenants

- Configurable as one or two tenants (±2,500 + ±2,475 SF)
- 95' × 55' footprint · 10'-0" clear height
- Rear drive-thru with dual lanes
- Parcel A · 1.24 AC · O-1 · 25 parking spaces



Building B — Proposed Office

±12,800 SF · single or multi-tenant

- Flexible use — office, medical or professional
- Configurable single-tenant or divisible to multiple suites
- Rendering illustrative; layout to suit the tenant
- Parcel B · 1.46 AC · O-1

PARCEL A
1.24 AC

Financial Services Campus

±4,975 SF proposed professional office building · bank + office



Rendering is illustrative; branding shown for illustration only.

PROPERTY HIGHLIGHTS

- Community Bank (2,500 SF) + Office (2,475 SF)
- Rear drive-thru banking facilities · shared customer vestibule
- Premium architectural design · dedicated customer parking
- 95' × 55' footprint · 10'-0" clear ceiling height

PARCEL A — AT A GLANCE

BUILDING SIZE

±4,975 SF

TENANTS

Bank (2,500) + Office (2,475)

FOOTPRINT

95' × 55' · 10' clear

PARCEL

A · 1.24 AC · O-1

PARKING

Dedicated · 25 spaces

DRIVE-THRU

Yes · dual lane

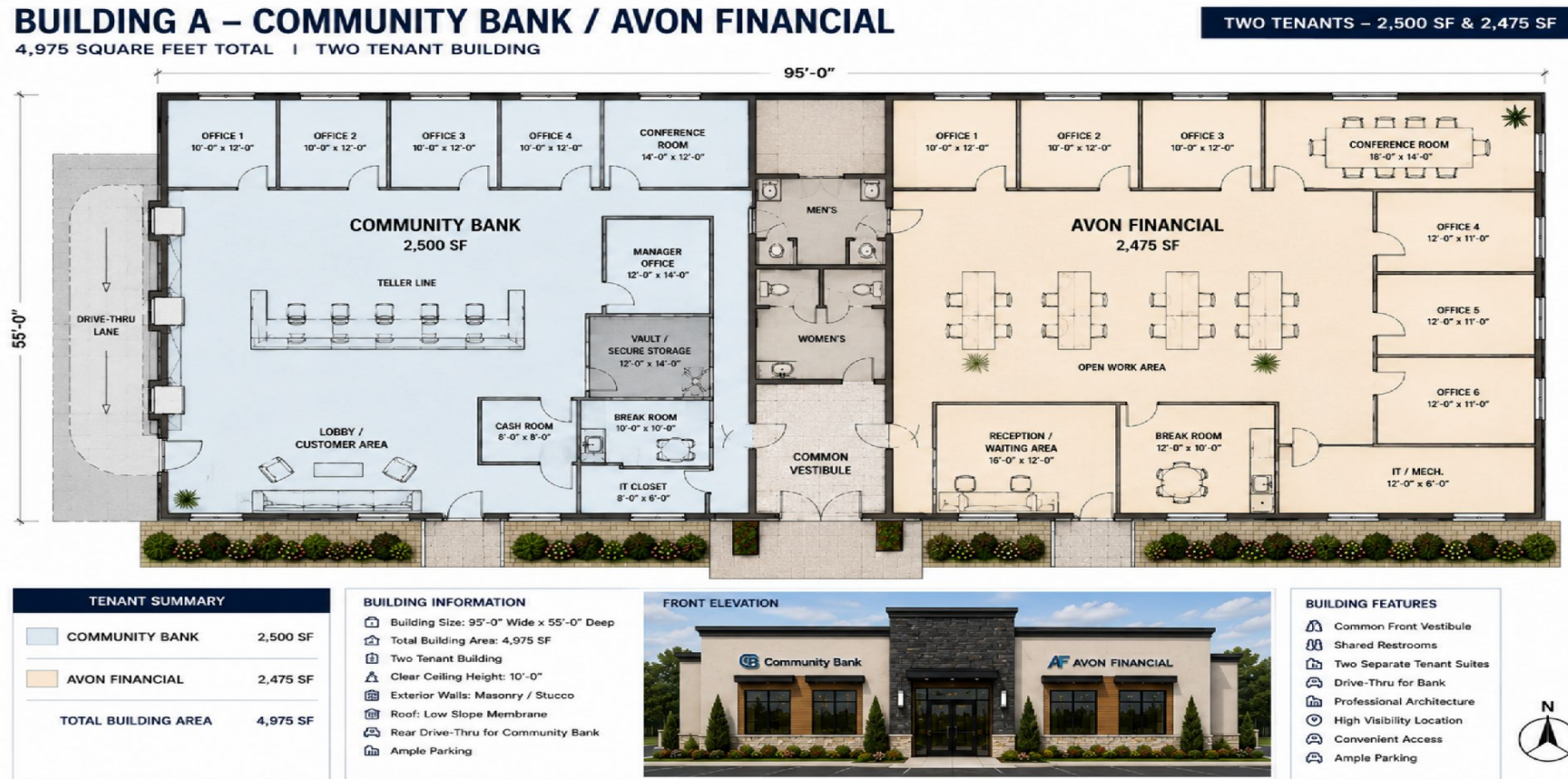
DELIVERY

Build-to-Suit / Lease · flexible

BUILDING A FLOOR PLAN

±4,975 SF · Flexible One- or Two-Tenant Layout

Illustrative layout — configurable as one tenant or two suites · common vestibule · drive-thru



PARCEL B
1.46 AC

Medical / Professional Center

±12,800 SF proposed four-tenant professional building · medical & office



FEATURES

- Individual tenant entrances · shared professional vestibule
- High-visibility frontage · flexible medical & office layouts
- Modern architectural finishes · professional landscaping

Rendering shown for illustration only; layouts flexible to suit medical or office users.

PARCEL B — AT A GLANCE

BUILDING SIZE

±12,800 SF

TENANTS

Four (proposed)

USE

Medical / Professional

PARCEL

B · 1.46 AC · O-1

ENTRANCES

Individual + shared vestibule

LAYOUTS

Flexible medical & office

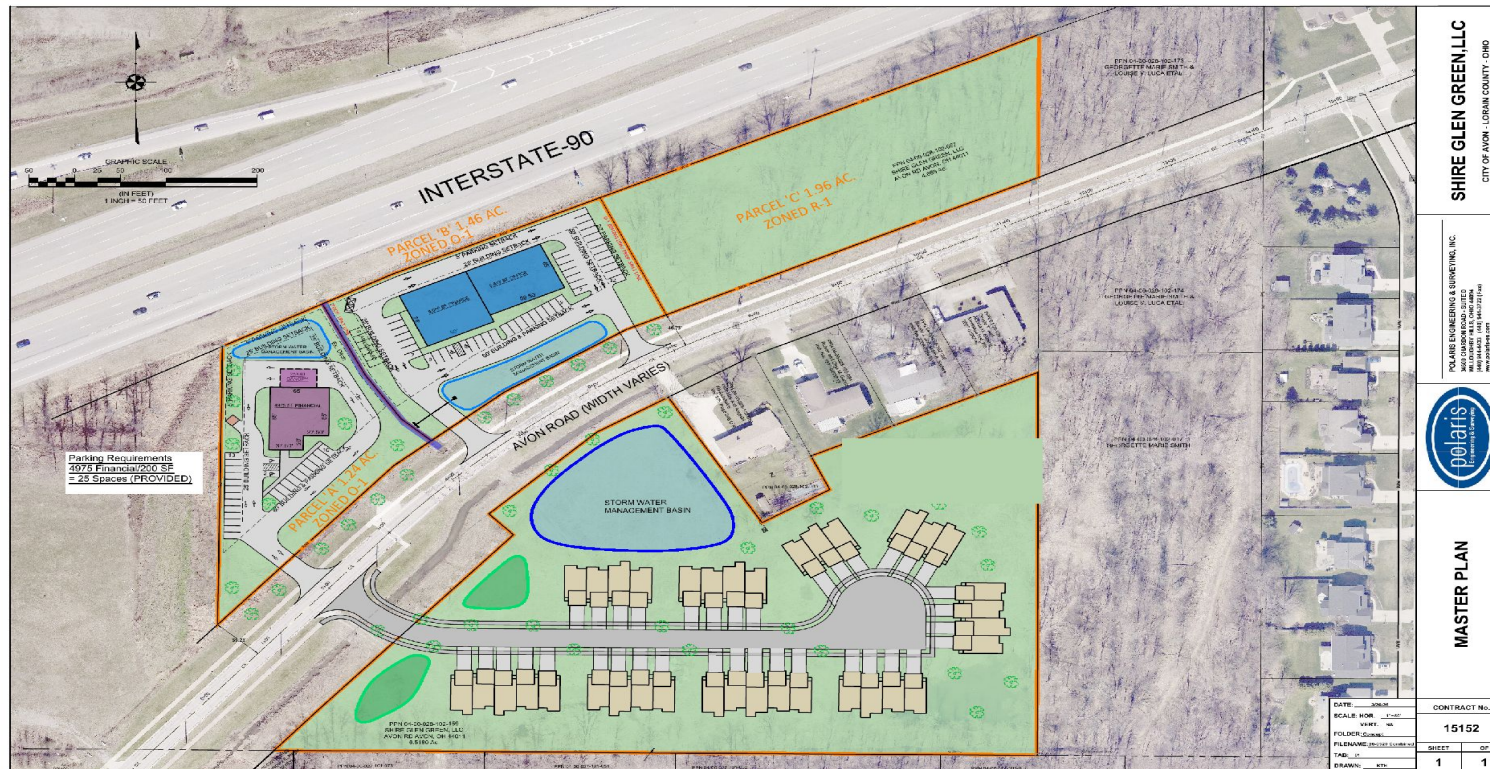
DELIVERY

Build-to-Suit / Lease

THE
SITE PLAN

Master Site Plan

±4.66 acres · three parcels · fronting I-90 · Avon Road frontage



PARCEL A • 1.24 AC • O-1

Financial services building — bank + office + drive-thru

PARCEL B • 1.46 AC • O-1

Medical / professional center — four proposed tenants

PARCEL C • 1.96 AC

Future expansion opportunity

ADJACENT

Planned Shire Glen Townhomes community

Parcel No. 04-00-028-102-067

Location, Site & Architecture

A professionally engineered campus with room to grow



LOCATION ADVANTAGES

- Immediate access to Interstate 90
- Avon Road frontage
- Strong surrounding residential growth
- Adjacent to Shire Glen Townhomes
- High daily traffic counts
- Excellent regional accessibility



SITE FEATURES

- Professionally engineered master plan
- Stormwater management integrated into design
- Existing drainage corridor preserved
- Shared access infrastructure
- Planned parking fields
- Future expansion opportunities



ARCHITECTURE

- Light sand stucco exterior
- Natural stone wainscot
- Dark charcoal stone feature elements
- Matte black storefront systems
- Modern commercial architecture
- Professional landscaping package

MARKET
SNAPSHOT

A High-Income, Fast-Growing Trade Area

2025 estimates · 5-mile radius · affluent, expanding rooftops

118,250

Population

\$164,725

Household Income

47,918

Households

45,838

Total Employees

4,214

Total Businesses

44.2

Median Age



Average household incomes over \$160,000

Close to Avon, Avon Lake, Westlake & Bay Village · Avon population 25,000+ and growing · 99,000 SF of new retail built in Avon in the past year · over 1M SF of newer retail in the immediate area.

DEMAND
DRIVERS

Anchored by Healthcare, Office & Retail

A deep, diversified employment and consumer base around the site



Newer Retail

Over 1M SF in the immediate area — Menard's, Main Event, Ashley, Dick's, Top Golf, Raising Cane's, City BBQ, Cooper's Hawk, Starbucks & Chipotle.



Healthcare

Cleveland Clinic — Richard E. Jacobs Health Center & Rehabilitation Hospital Avon; University Hospitals. Cleveland Clinic is also investing ±\$322M in a ±250,000 SF Avon campus expansion (completion 2029).



Hospitality

11 hotels totaling 1,288 rooms serving the Avon / Westlake business corridor.



New Construction

99,000 SF of new retail built in Avon in the past year; part of a larger corridor of new-construction projects. New businesses continue to arrive — including a new McDonald's and a Porsche / Audi dealership on the south side of I-90.



Office / Big-Box

Costco, Target, Home Depot, Walmart, Cabela's, Lowe's, Menards, JCPenney & American Greetings HQ nearby.



Transportation

Prominent Interstate 90 visibility and access — ±86,800 vehicles per day (ODOT); ~20 min to downtown Cleveland.

O-1 Planned Office District

Parcels A & B · Avon Codified Ordinances §1274.03

USE	O-1
Business, professional & administrative offices	P
Sales offices (product samples only)	P
Financial institutions — bank / trust / credit	A
Conference centers / training facilities	A
Research & testing facilities	SU
Hospital	SU
Day-care facilities (child / adult)	SU
Restaurants / retail / personal service (enclosed)	A
Employee cafeterias & fitness centers	A
Hotels / motels	—

P = Permitted by right SU = Special-use permit A = Accessory use — = Not permitted

AVON ROAD PROFESSIONAL CAMPUS



Presented By

LISTING BROKER

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