

VELOCITY

C O R P O R A T E C E N T E R

MASTER DEVELOPMENT
INTERCHANGE OPPORTUNITY
BETWEEN I-480 & OH-80

LAND FOR SALE
OR BUILD TO SUITE
NORTH RIDGEVILLE/
NORTH OLMS TED, OH



RENDERING

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 **PASSOV GROUP**
COMMERCIAL BROKERAGE

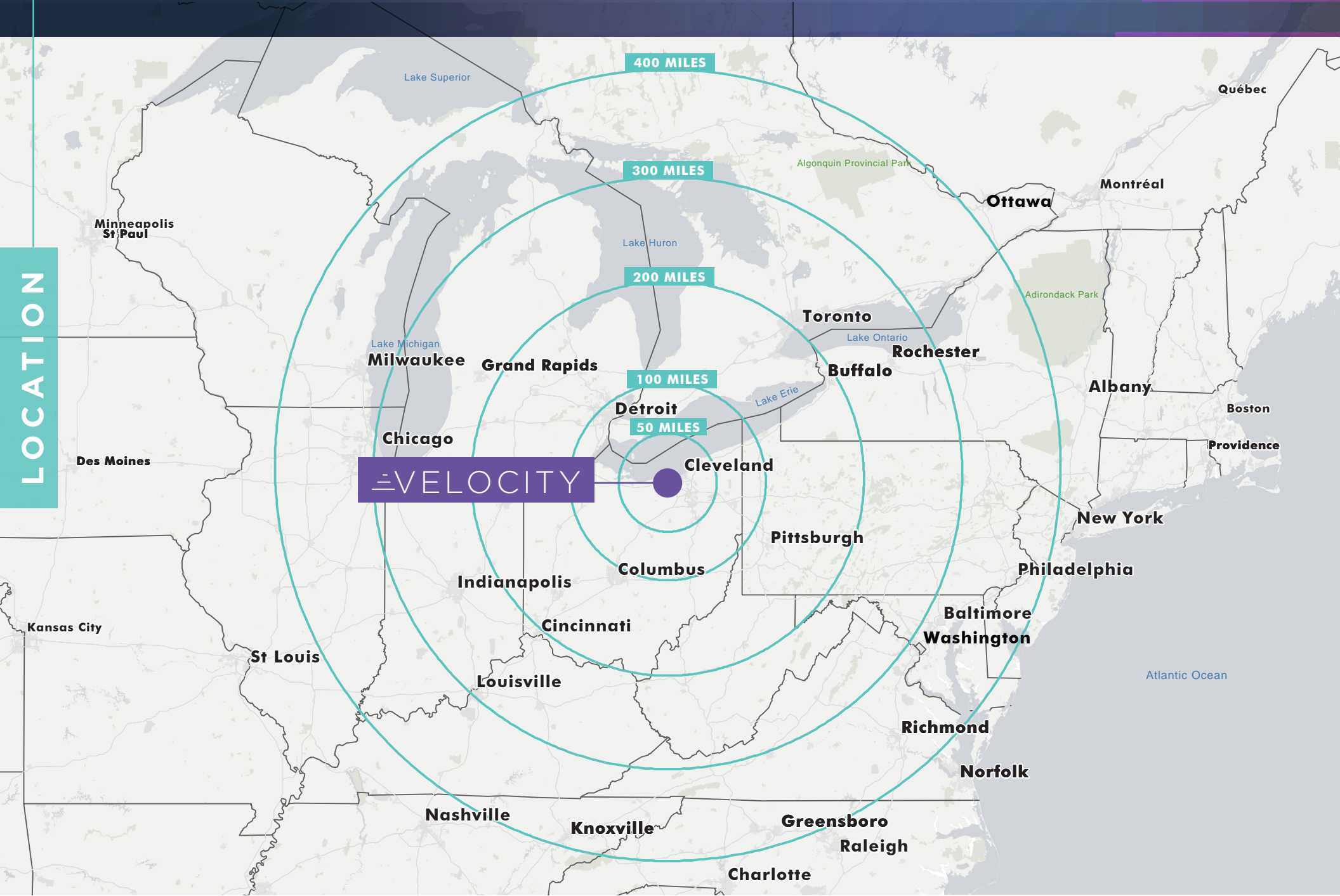
PROPERTY FEATURES



- Western Suburbs Last Mile Delivery Location
- Prime 70-acre retail development site with I-480 exposure
- 39+/- Acres: Industrial Portion
- 2,000'+ of frontage on I-480
- Ability to sub-divide
- Outparcel opportunities
- Zoned: Highway commercial B-3
- Traffic Counts: 55,236 VDP (I-480 and Lear Nagle Road)
- Highway Access: Less than 0.5 miles from both I-480 & I-80 (Ohio Turnpike)
- 450'+ frontage on Lear Nagle Road, potential access to Lorain Road
- Population of 109,541 people in a 5-mile radius
- Daytime population of 106,101 people in a 5-mile radius
- Less than ¼ mile to I-480 via Lorain Road (62,690vpd) & OH-80 (40,419vpd)
- North Ridgeville: Fastest Growing Community in NE Ohio, Top 10 in Ohio. (The Morning Journal)

& DISTANCE TO MAJOR POPULATION CENTERS

LOCATION



AVON AREA INFORMATION

TRADE AREA INFO DETROIT RD AND CENTER RD (3 MILES)

Population: 36,421
 Daytime Population: 38,507
 Average HH Income: \$115,109
 Total Households: 13,460
 Total Businesses: 1,218
 Total Employees: 18,733

MAJOR OFFICE BLDGS 3.8 MSF

1. UH Avon Health Center - 54,800 SF

NOT ON MAP:

American Greetings - 655,969
 Gemini I & II - 148,498
 Atrium of Westlake - 60,000 SF

HOTELS

4 HOTELS/424 ROOMS

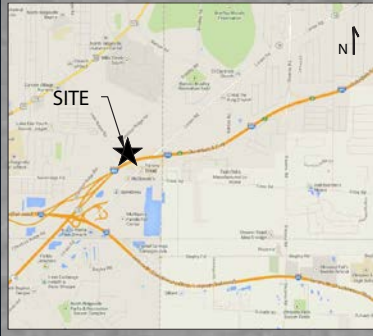
1. Cambria - 113
2. Fairfield Inn - 82
3. Residence Inn - 116
4. Woodspring Suites - 113

MAJOR EMPLOYERS

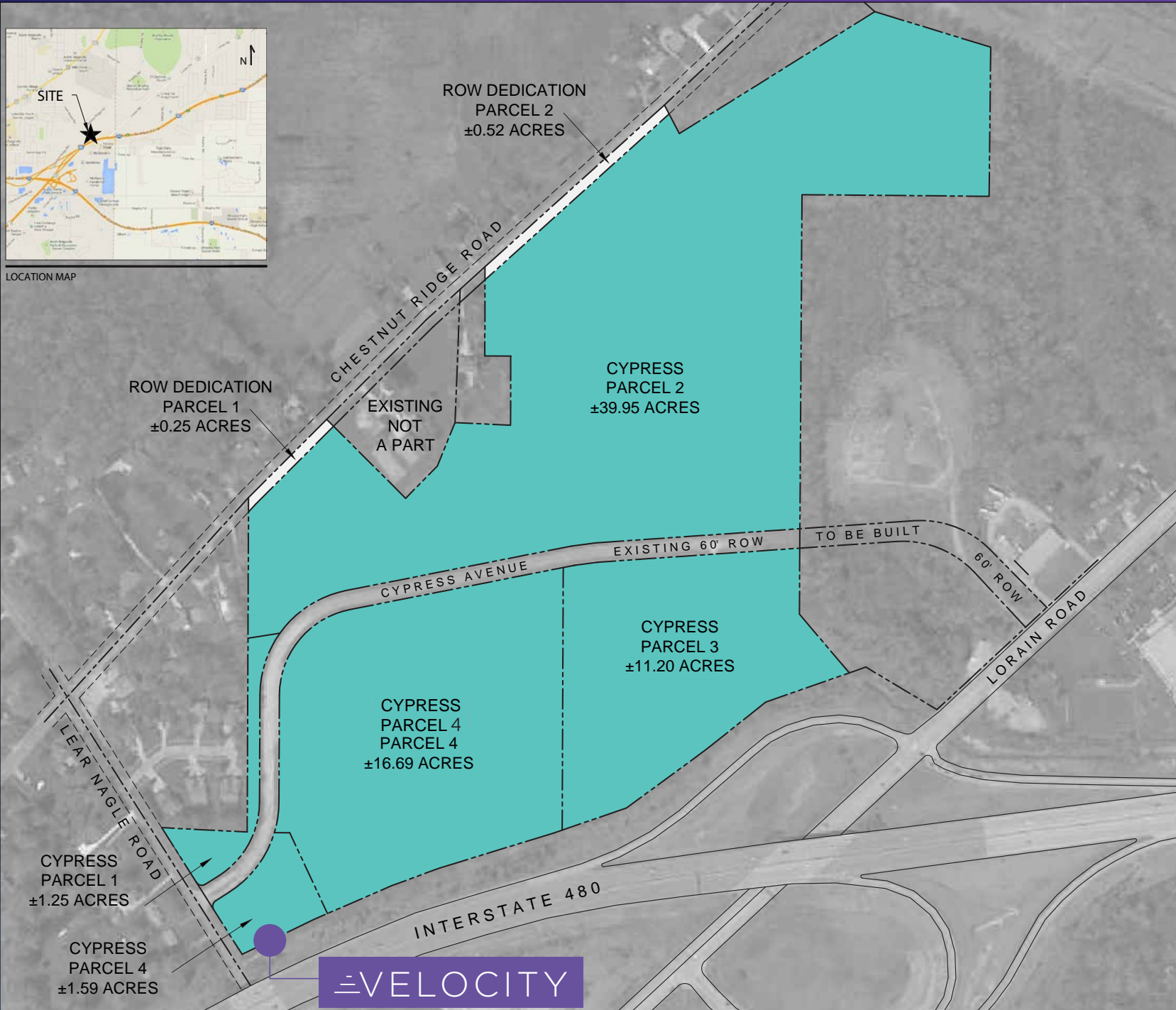
1. American Greetings - 2,000
2. Ford Motor Co. - 1,650
3. Bendix (Coming Soon: 2021) - 700
4. PolyOne - 600
5. AJ Rose Manufacturing - 350
6. Our Lady of the Wayside - 340
7. Western Enterprises - 205



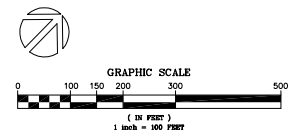
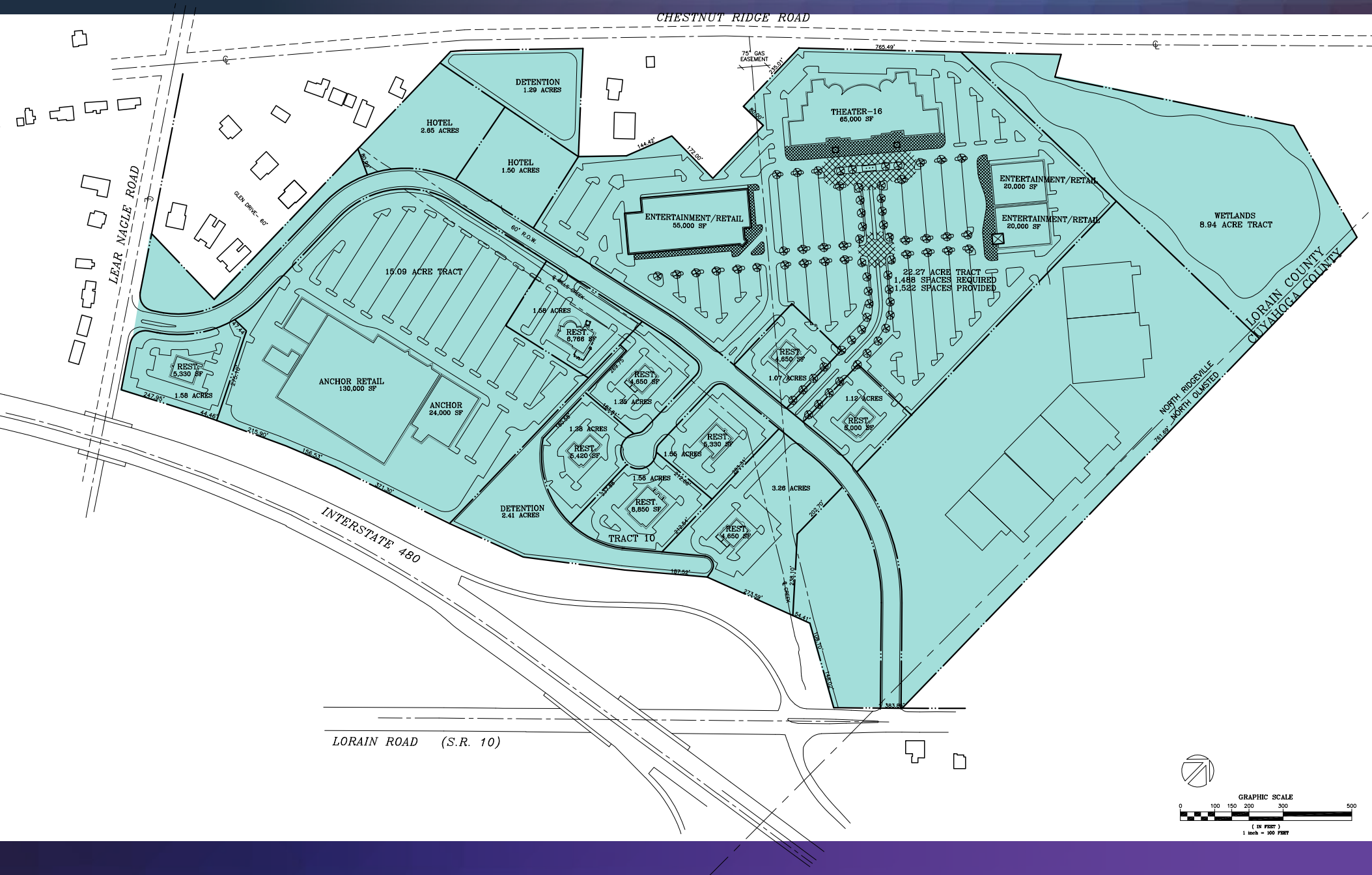
CURRENT SITE PLAN



LOCATION MAP



CONCEPT PLAN/SITE LAYOUT



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CORPORATE CENTER

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