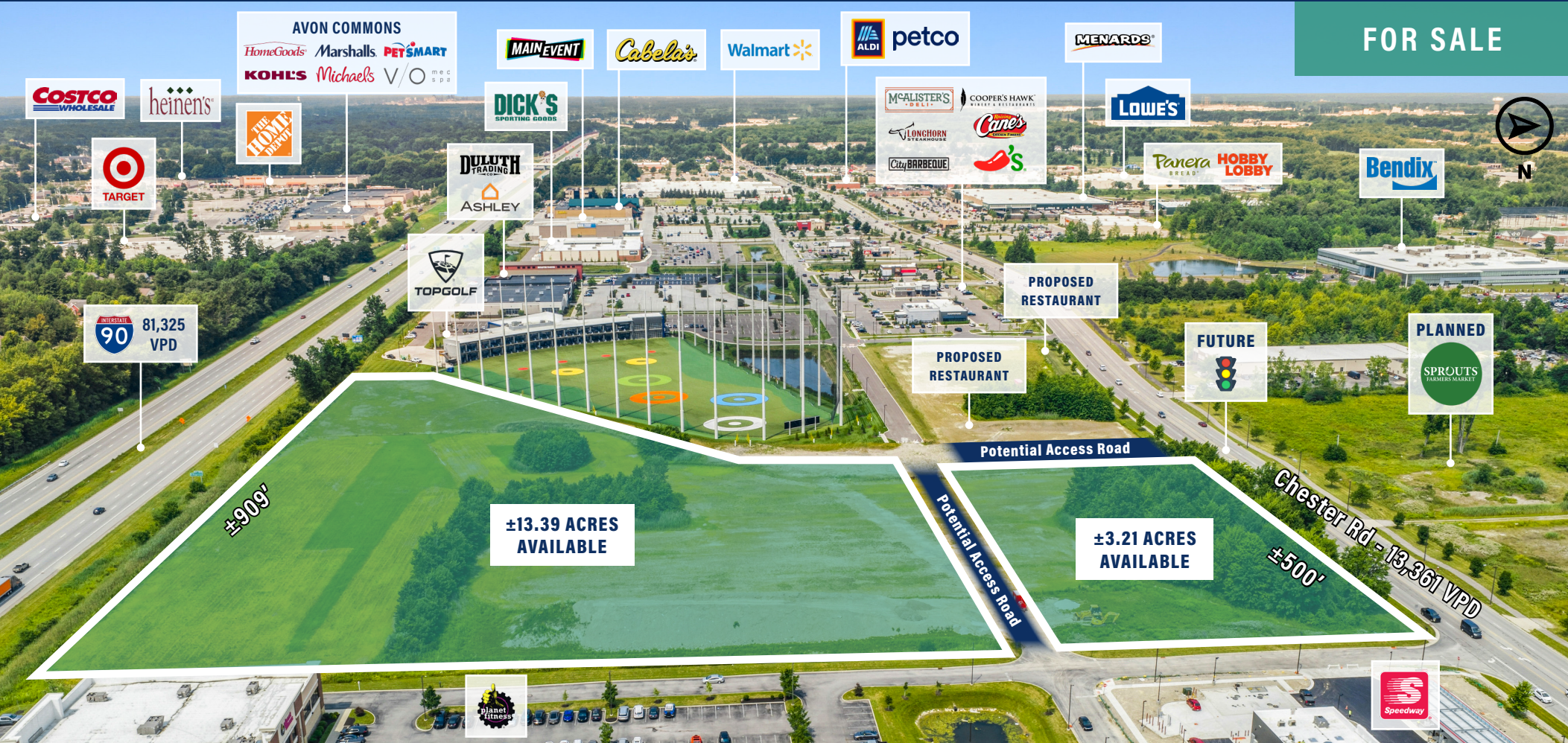


±16.6 AC HIGH PROFILE DEVELOPMENT SITE

ONE OF THE FINAL REMAINING LARGE HIGHWAY PARCELS IN A POWERHOUSE TRADE AREA

CHESTER ROAD (BETWEEN CENTER RD / SR 83 & NAGEL RD EXITS), AVON, OHIO 44011



- TRAFFIC COUNTS: 81,325 DAILY TRAFFIC COUNTS ON I-90
- HIGHWAY FRONTAGE: ±909'
- 3 MILE AVG HH INCOME: \$173,951
- EXPANSIVE ZONING: C-4 / O-2 GENERAL BUSINESS / PLANNED OFFICE RESEARCH PARK (OVERLAY DISTRICT)

EXCLUSIVE CONTACT

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JRES CBRE



THE OPPORTUNITY

CBRE has been retained by Jacobs Real Estate Services to exclusively market the remaining land parcels along Chester Road and I-90 in Avon, to help finish out decades of explosive growth in Avon. This prominent site features unparalleled visibility and accessibility, with a billboard-like presence along I-90 and Chester Road, bordering a new TopGolf and Planet Fitness, along with a new Dick's House of Sports, Cabelas, Wal-Mart, Mane Event, Ashley, Bendix Corp. and more!

- **PRICING:** Contact Joseph Khouri for details
- **RARE OPPORTUNITY:** This is one of the last remaining centrally located highway development parcels in Avon, a desirable, high barrier-to-entry market with expansive zoning options.
- **EXPANSION / INVESTMENT:** \$322 million expansion of Cleveland Clinic Avon Hospital and the Richard E. Jacobs Health Center. The multi-phase project will significantly increase the size of the campus and enhance access to advanced, patient-centered care for Lorain County's growing population, anticipated completion in 2029. Mercedes Benz and Porsche luxury automobile dealerships have broken ground and are currently under construction.
- **LOCATION:** A powerhouse market, Avon is well known as one of the fastest growth markets in Ohio, boasting 3 exits along I-90 with massive retail, residential, medical and business growth since 2000.
- **PROXIMITY:** Positioned in close proximity to major retail and business venues, such as Avon Commons, Cleveland Clinic, University Hospitals, and surrounded by several retail Power Centers, take advantage of Avon's excellent demographics, booming residential growth, shopping, business and medical drivers
- **TRADE AREA:** The Avon retail node is the 4th most visited retail trade area in NE Ohio with 7.4 million annual visits (via Placer.ai retail node 6039)

PROPERTY INFORMATION

- Parcel Numbers: 0400021000310
- Total Acreage: ±16.6 acres available
- Immediate access via I-90 / Nagel Road exit
- Zoning Classification: C-4 / O-2 General Business / Planned Office Research Park
 - » Overlay District ([Avon Zoning Map Link](#))
- I-90 Highway Frontage: ±909'
- Chester Road Frontage: ±500'
- Ownership Type: Fee Simple
- Current Owner: NWQ JAYCOX I 90 LLC
- Tax District: City of Avon / Lorain County



QUICK STATS - 3 MILE RADIUS



DAYTIME
POPULATION

59,513



2025
POPULATION

50,931



2025
HOUSEHOLDS

20,126



2025
POPULATION
25 & OVER

51,661



2025
AVG. HOUSEHOLD
INCOME

\$173,951

SITE PLAN



[illegible]

AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



AVON CROSSING WEST

Lowe's JCPenney
petco ALDI
Culver's AutoZone
Wendy's Arby's

AVON COMMONS

CITY CENTRE
Marc's ME
Hollywood Feed Antonio's
Starbucks Dunkin' Donuts
Nandell's JJ
Nothing Bundt Cakes

MARKETPLACE AT AVON

ANYTIME FITNESS
KinderCare Heck's CAFE
ANTICA M

AVON COMMONS

COSTCO WHOLESALE Target THE HOME DEPOT
Kohl's Marsha's
heinen's five BELOW
HomeGoods Michaels
Applebee's Red Robin

AVON CROSSING

NAGEL CROSSING
Starbucks
Cleveland Clinic
getGo

LEVIN
FURNITURE & MATTRESS
FUTURE RESIDENTIAL DEVELOPMENT

CROCKER PARK

BARNES & NOBLE
TRADER JOE'S
HYDE PARK
MISSION BBQ
rack
Texas de Brazil
BIBIBOP
Yard House
COMING SOON

Apple Store
THE ESCAPE GAME
lululemon
HYATT PLACE
IKEA

MEIJER

Walmart

Cabela's

MAIN EVENT

ASHLEY

Petitti
GOLF COURSE

FUTURE DEALERSHIP

DULUTH TRADING

LONGHORN STEAKHOUSE

Panera

HOBBY LOBBY

MENARDS

INTERSTATE 90

- The Avon retail node is the fourth most visited retail trade area in NE Ohio with 7.4 million annual visits (via Placer.ai retail node 6039)
- Avon ranks in the 87% percentile of retail markets in Ohio, and 84% nationwide

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RETAIL TRADE AREA



Avon RETAIL TRADE AREA

TRADE AREA INFO

Center Rd and Chester Rd
(3 Miles)

- Population: 42,122
- Daytime Population: 45,580
- Total Households: 16,176
- Median HH Income: \$119,369
- Total Businesses: 1,507
- Total Employees: 21,158

MAJOR OFFICE BLDGS

969,267 Total SF

1. American Greetings - 655,969 SF
2. Westshore Phase II - 89,000 SF
3. Tech West - 79,800 SF
4. Gemini I - 72,249 SF
5. Gemini II - 72,249 SF

HOTELS

11 Hotels/1,288 Rooms

1. Doubletree - 266 Rooms
2. Hampton Inn - 122 Rooms
3. Residence Inn - 116 Rooms
4. Cambria - 113 Rooms
5. WoodSpring Suites - 113 Rooms
6. Hyatt Place - 110 Rooms
7. Sonesta Suites - 104 Rooms
8. Red Roof Inn - 98 Rooms
9. Holiday Inn Express - 91 Rooms
10. Fairfield Inn - 82 Rooms
11. Extended Stay America - 73 Rooms

MAJOR EMPLOYERS

1. Cleveland Clinic
2. SherTech Brands
3. University Hospitals
4. Technifab
5. A.J. Rose Mfg. Co.

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Licensed Real Estate Broker

Last Updated: July 27, 2026

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	1,494	50,931	116,023
2025 Daytime Population	5,808	59,513	117,425
2025 Average Household Income	\$177,251	\$173,951	\$159,832
2030 Average Household Income Projection	\$195,738	\$195,305	\$181,784
2025 Median Household Income	\$137,121	\$127,651	\$117,222
2025 Per Capita Income	\$74,747	\$69,238	\$64,786
2025 Population Over 25	1,134	35,415	82,658

EXCLUSIVE CONTACT

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