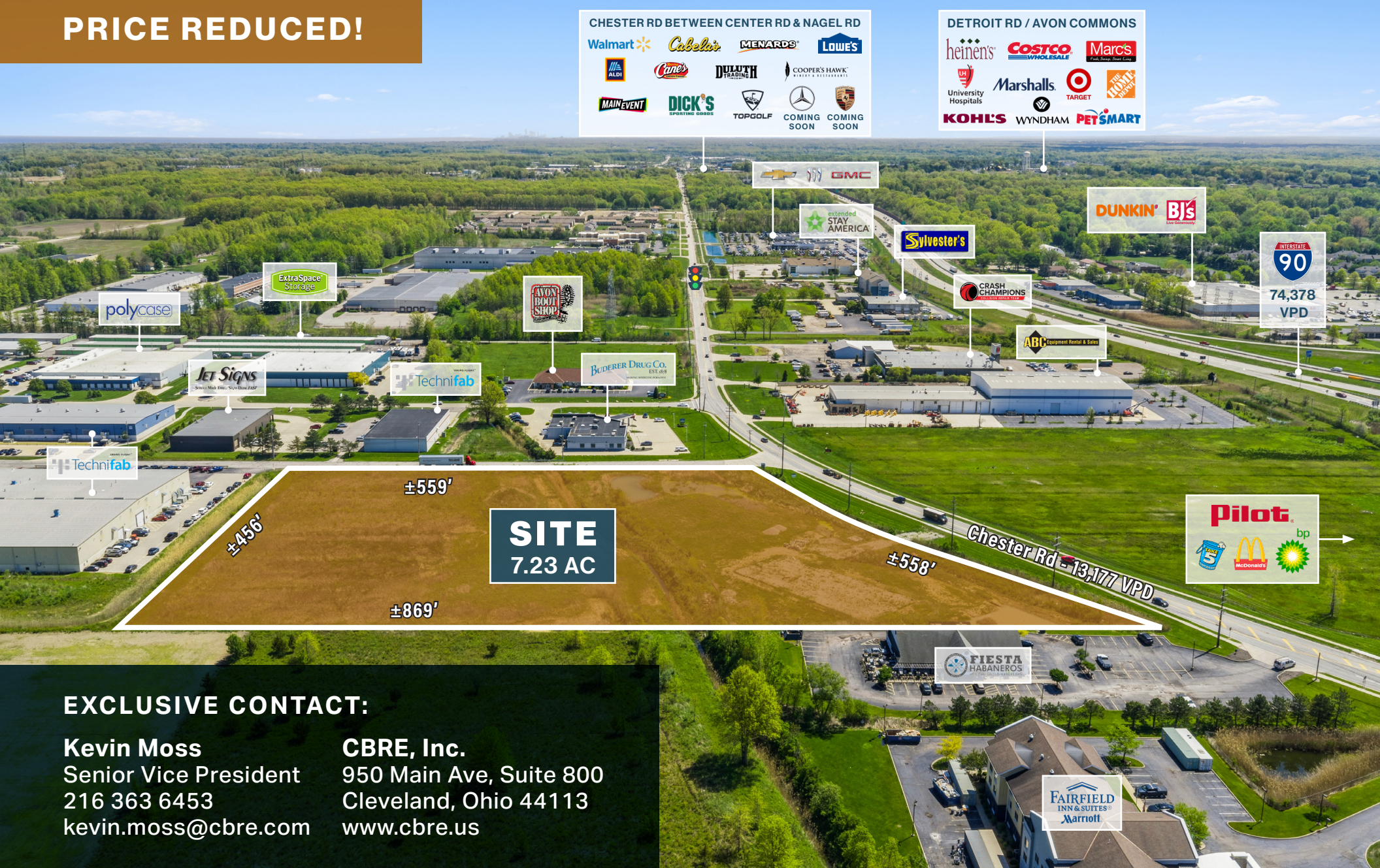


7.23 AC AVON HIGHWAY EXIT LAND SITE

38550 CHESTER ROAD, AVON, OHIO 44011

CBRE

PRICE REDUCED!



EXCLUSIVE CONTACT:

Kevin Moss
Senior Vice President
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CBRE, Inc.
950 Main Ave, Suite 800
Cleveland, Ohio 44113
www.cbre.us

THE OPPORTUNITY

- For Sale: \$1,950,000 (10% Price Reduction!)
- 7.23 AC Highway Development Site with over 500' frontage For Sale
 - » Shovel ready development site: Seller invested significant capital, including detention basin and utilities to accommodate future development
- Zoned: C-4 General Business District
- All utilities are located at the site
- Avon is one of the fastest growing retail markets in the state.
- Join nearby retailers including future Top Golf, Meijer, Menards, Cabelas, Dicks Sporting Goods, Duluth, Walmart, Target, Costco, Kohls, Lowes, Hobby Lobby and more!
- Affluent market with average household incomes of \$140,513 in a 3 mile radius



Quick Stats - 3 Mile Radius



DAYTIME
POPULATION
39,106



POPULATION
36,196



HOUSEHOLDS
14,743



POPULATION
25 & OVER
25,194

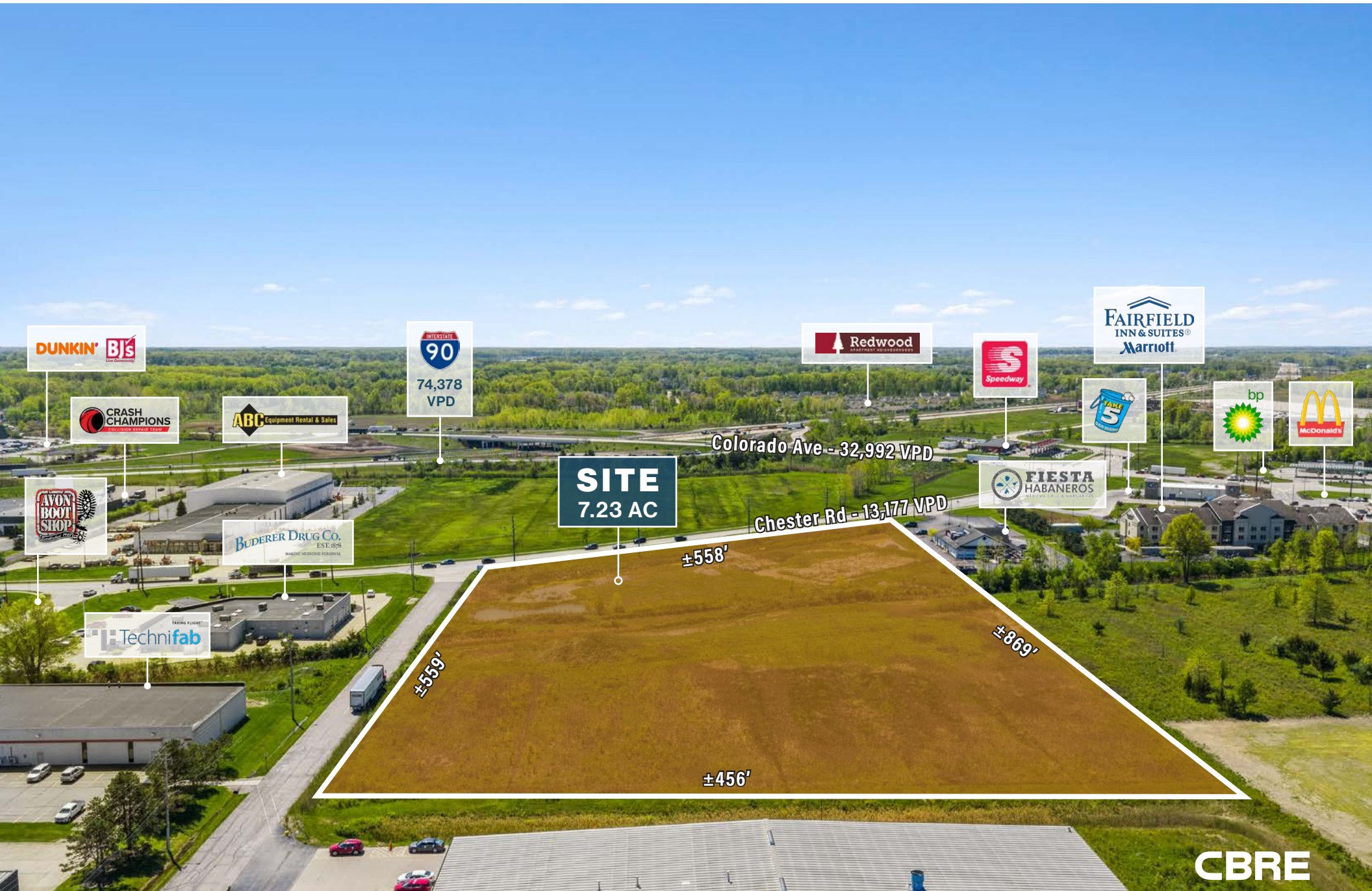


AVG. HOUSEHOLD
INCOME
\$140,513

AERIAL VIEW



AERIAL VIEW



DUNKIN' BJ's

CRASH CHAMPIONS

ABC Equipment Rental & Sales

INTERSTATE 90
74,378 VPD

Redwood

Speedway

FAIRFIELD INN & SUITES®
Marriott

TAKE 5

bp

McDonald's

AVON BOOT SHOP

BUDERER DRUG CO.
EST. 1898
MAKING MEDICINE PERSONAL

Technifab

Colorado Ave - 32,992 VPD

Chester Rd - 13,177 VPD

SITE
7.23 AC

FIESTA HABANEROS

±559'

±558'

±869'

±456'

CBRE

PROPOSED LOT 1
1.52 ACRES

PROPOSED LOT 2
1.67 ACRES

EXISTING LOT
TO REMAIN
4.0522 ACRES

THE SUBJECT PREMISES IS LOCATED WITHIN ZONE "C-4 GENERAL BUSINESS DISTRICT" AS SHOWN ON THE ZONE MAP OF THE CITY OF AVON. FIGURES IN PARENTHESES ARE REFERENCE TO THE SECTIONS IN THE CODIFIED ORDINANCES OF AVON - PLANNING AND ZONING CODE; OTHERWISE, ZONING REQUIREMENTS SHOWN ARE OBTAINED FROM THE AFOREMENTIONED ZONE MAP.

LOT REQUIREMENTS (C-4):

MINIMUM LOT AREA:	1 ACRE (1270.04)(a)(2)
MINIMUM LOT WIDTH (AT RIGHT OF WAY):	150 FEET (1270.04)(a)(3)
MINIMUM LANDSCAPED OPEN SPACE:	25% OF LOT AREA (1270.04)(a)(4)

PROVIDED LANDSCAPED OPEN SPACE (PHASE 1&2):	59%
MINIMUM SETBACK FROM STREET RIGHT-OF-WAY:	60 FEET (1270.05)(e)(1)
MINIMUM SETBACK FROM CENTERLINE (COLLECTOR ST.)	100 FEET (1270.05)(e)(1)(c)
MINIMUM SETBACK FROM SIDE OR REAR LOT: NON-RESIDENTIAL DISTRICT:	15 FEET (1270.05)(e)(2)(A)
RESIDENTIAL DISTRICT:	35 FEET (1270.05)(e)(2)(B)
MINIMUM BUILDING SEPARATION ON SAME LOT	30 FEET (1270.05)(e)(3)
MAXIMUM BUILDING HEIGHT:	45 FEET (1270.05)(e)(4)

LOT REQUIREMENTS (SPECIAL USE):

MINIMUM LOT AREA:	5 ACRES (1280.05)(jj)
PROVIDED RECORD LOT AREA:	7.23 ACRES
MINIMUM LOT WIDTH (AT RIGHT OF WAY):	350 FEET (1280.05)(jj)
PROVIDED LOT WIDTH (AT RIGHT OF WAY):	558.91 FEET

CONGREGATE CARE/ASSISTED LIVING FACILITY (1280.06(h)):

(4) THE MAXIMUM NUMBER OF UNITS OR BEDS PERMITTED PER ACRE IS SET FORTH IN THE FOLLOWING TABLE.

CONTINUING CARE RETIREMENT COMMUNITY	17 DWELLING UNITS
ASSISTED LIVING WITH NURSING CARE	17 DWELLING UNITS
NURSING CARE	29 BEDS

(5) WHEN LOCATED IN A C-4 DISTRICT, ALL REGULATIONS SET FORTH IN CHAPTER 1270 SHALL APPLY.

PARKING REQUIREMENTS (ALL PHASES):

CONGREGATE CARE FACILITIES/
ASSISTED LIVING: (24 BEDS/BUILDING)

OCCUPIED AT MAXIMUM CAPACITY
(1292.04)(a)(6)

REQUIRED PARKING SPACES: (PH. 1&2 ONLY)	24
PROVIDED PARKING SPACES: (PH. 1&2 ONLY)	30 (4 ADA INCLUDED)

REQUIRED PARKING SPACES: (ALL PHASES)	60
PROVIDED PARKING SPACES: (ALL PHASES)	66 (7 ADA INCLUDED)
MINIMUM SETBACK FROM STREET RIGHT OF WAY:	35 FEET (1070.00') x (1)

MINIMUM SETBACK FROM STREET RIGHT-OF-WAY:	35 FEET (1270.06)(8)(1)
MINIMUM SETBACK FROM SIDE OR REAR LOT:	
NON-RESIDENTIAL DISTRICT:	10 FEET (1270.05)(a)(2)(A)
RESIDENTIAL DISTRICT:	30 FEET (1270.05)(c)(2)(B)

DATE:	BY:	DESCRIPTION:
03/16/2023	APA	ISSUE TO CLIENT FOR REVIEW

NO. 1		

800		

ORDINARY HIGH WATER
MARK ELEVATION RANGE:
615.9 TO 617.5

PROPOSED ASPHALT
PAVEMENT

PROPOSED CONCRETE
SIDEWALK/PAVEMENT

FUTURE CONCRETE
SIDEWALK

EX. RIPARIAN SETBACK

~~PROP. RIPARIAN SETBACK
(POST DEVELOPMENT)~~

BOUNDARY NOTE:

BOUNDARY INFORMATION IS PER THE LOT SPLIT PREPARED FOR
DAVE SYLVESTER BY BRAMHALL ENGINEERING & SURVEYING
COMPANY DATED 4/17/2017.

DRAWN BY:

CAT

CHECKED BY: _____



BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

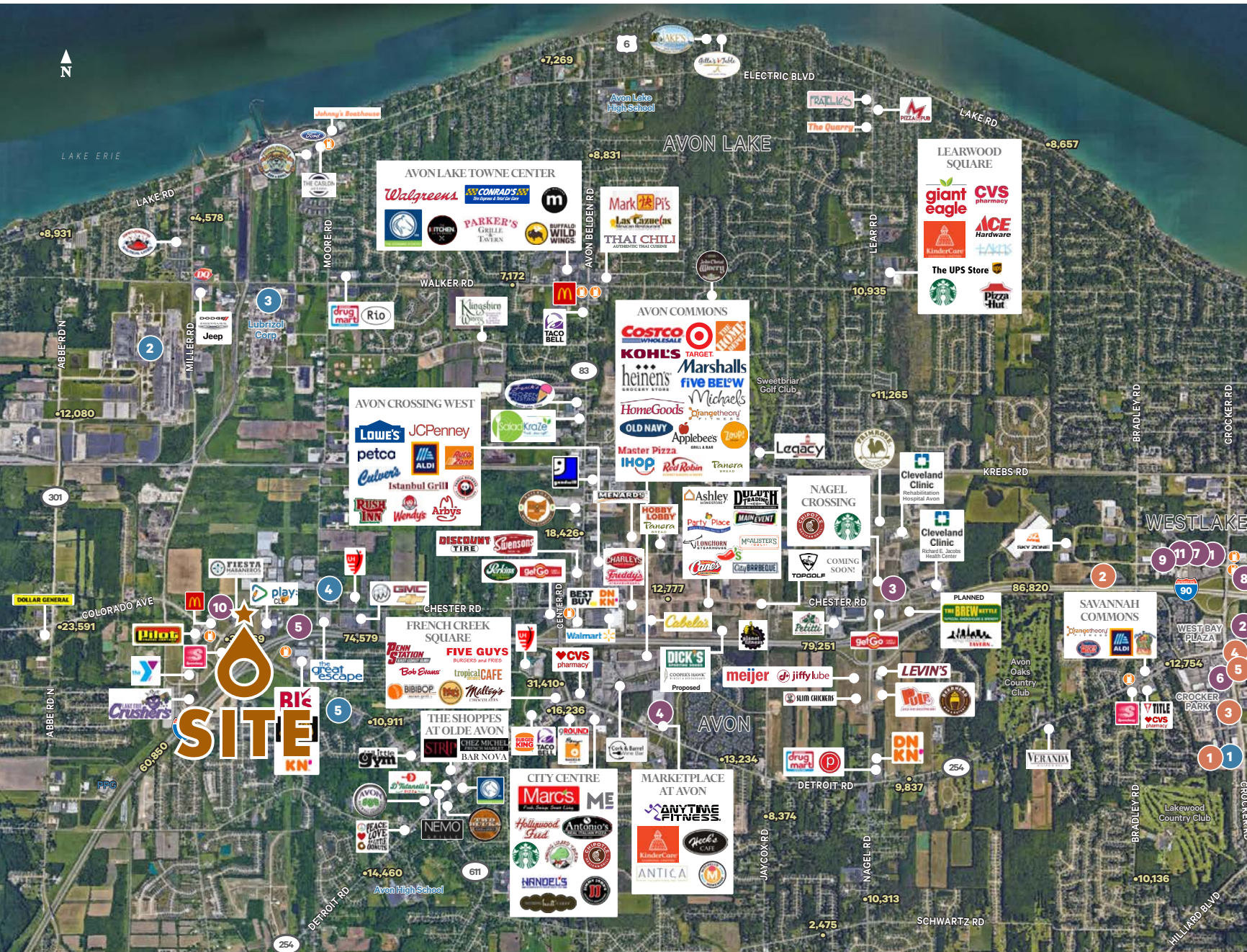
BEEHIVE HOMES OF NR OHIO, LLC
9687 BROOK ROAD
OLMSTED FALLS, OHIO 44138

BEEHIVE HOMES OF AVON
PRELIMINARY LOT SPLIT EXHIBIT
CITY OF AVON, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 1
JOB NO.
21-5621

12.15.21 Bruno Chetzer Rd/DRAWINGS/General Development Plan/21-5621 PRELIMINARY LOT SPLIT EXHIBIT.dwg, Plotted: Mar 16, 2023 - 11:21am

RETAIL TRADE MAP



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. AJ Rose Mfg. Co.

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Last Updated: December 22, 2025

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	4,026	36,196	101,249
2030 Population - 5 Year Projection	4,065	36,649	102,224
2025 Daytime Population	4,191	39,106	88,894
2025 Households - Current Year Estimate	1,321	14,743	40,315
2025 Average Household Income	\$163,257	\$140,513	\$129,741
2030 Average Household Income Projection	\$178,238	\$154,995	\$143,722
2025 Median Household Income	\$135,261	\$108,541	\$96,417
2025 Per Capita Income	\$55,236	\$56,987	\$51,872
2025 Population Over 25	2,556	25,194	70,104

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