



For Sale | 1.74-Acre Highway Development Site

Avon, Ohio | ±321' Frontage | C-4 | I-90 at Nagel Road

Just Imagine Drive, Avon, OH 44011



OFFERING SUMMARY

SALE PRICE: Subject to Offer

LOT SIZE: 1.74 Acres

FRONTAGE: ±321'

APN: 04-00-028-102-187

ZONING: C-4 General Business District

PROPERTY DESCRIPTION

Highway development site off I-90 at Nagel Road, fronting Just Imagine Drive across from Cleveland Clinic's Avon campus, where a \$322 million expansion broke ground in July 2026. Surrounded by many of the area's largest employers: Ford Ohio Assembly Plant, Cleveland Clinic, Jenne Distributors, and the Shurtape Technologies and Duck Brand world headquarters. Avon is one of the fastest-growing cities in Northeast Ohio.

PROPERTY HIGHLIGHTS

- 1.74 acres with ±321' of frontage, exceeding Avon's C-4 minimums of one acre and 150'
- Directly across from Cleveland Clinic's Avon campus, where a \$322 million expansion broke ground July 2026 adding 250,000 SF, a cancer center, an expanded emergency department, and more inpatient beds
- 235 hotel rooms on Just Imagine Drive: a 119-room Hampton Inn under construction next to the existing 116-suite Residence Inn by Marriott
- Starbucks, Chipotle, honeygrow, Hummus Republic, drip, and GetGo at Nagel Crossing; Peter & Co. Jewelers completing a new building nearby
- 77,000 VPD on I-90 and 16,000 VPD on Nagel Road at the interchange



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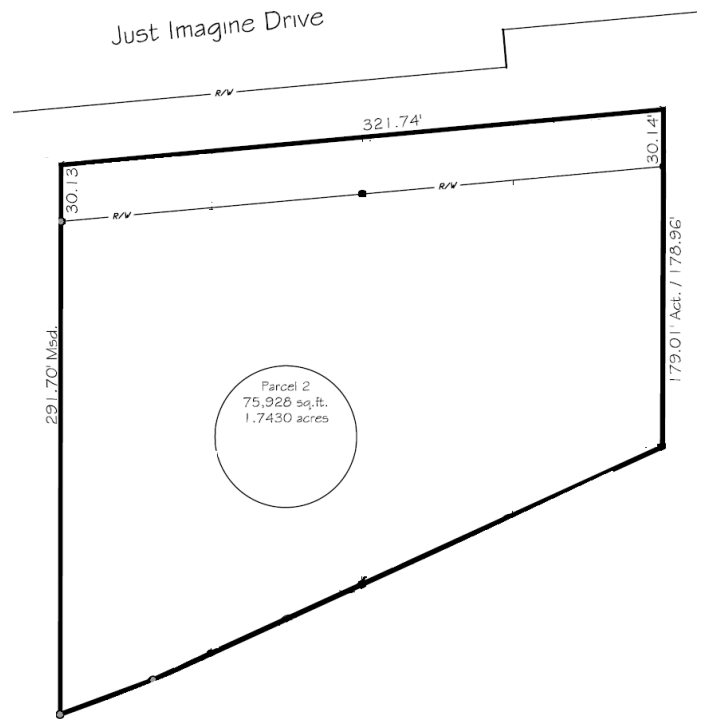
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Cleveland Clinic Avon Campus Expansion

Across Just Imagine Drive

\$322 million and 250,000 square feet, adding a cancer center, an expanded emergency department, additional inpatient beds, and a parking garage. Broke ground July 2026, targeted for completion in 2029.

Rendering courtesy of Cleveland Clinic



Hampton Inn and Emerald Event Center Expansion

33040 Just Imagine Drive

A five-story, 119-room Hampton Inn is under construction alongside expanded event space, adjacent to the existing 116-suite Residence Inn by Marriott. Site work began spring 2026, with completion targeted for 2027.

Rendering courtesy of Architectural Design, Inc.



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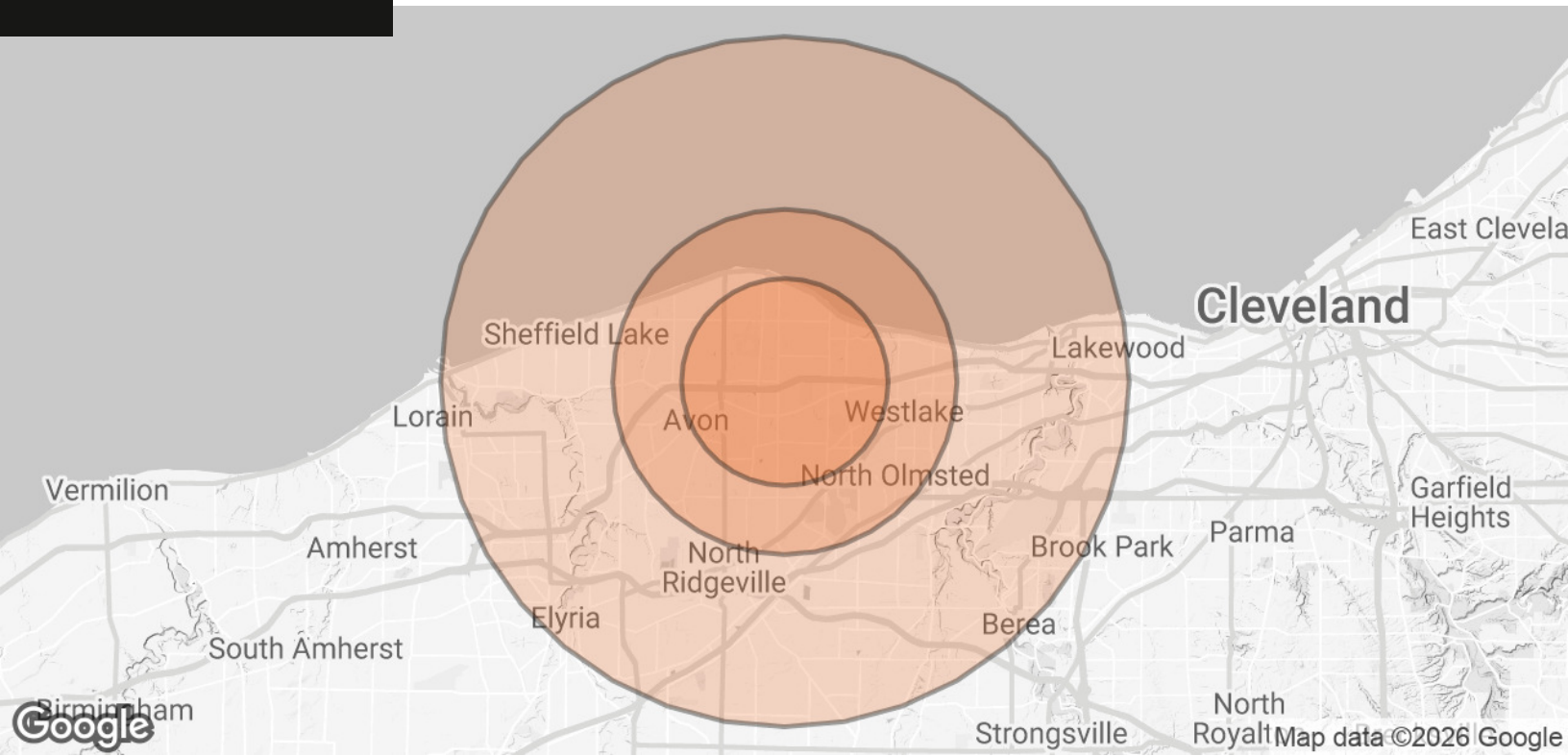
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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	47,126	114,769	390,784
AVERAGE AGE	44.4	44.1	42.1
AVERAGE AGE (MALE)	43.9	41.8	40.7
AVERAGE AGE (FEMALE)	45.7	46	43.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	20,289	48,018	176,027
# OF PERSONS PER HH	2.3	2.4	2.2
AVERAGE HH INCOME	\$124,179	\$113,428	\$83,821
AVERAGE HOUSE VALUE	\$299,107	\$254,307	\$185,597

2020 American Community Survey (ACS)



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