

50.72 AC Development Opportunity in Avon

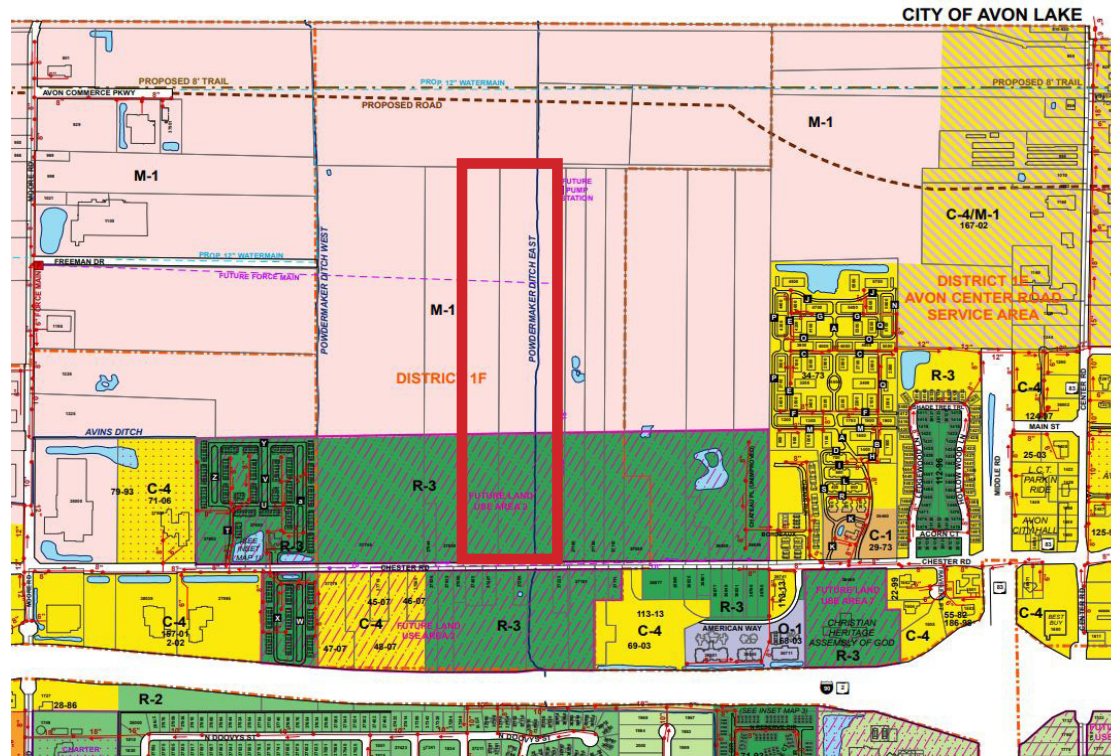
AVON, OHIO 44011



PROPERTY SPECIFICATIONS

- Two parcels (33.22 acres and 17.5 acres)
- Current Zoning: Multifamily & General Industrial
- Frontage: +/-735 feet on Chester Road
- In close proximity to Lake Erie
- Excellent highway access to I-90
- Located about 5 mins from two highway exists (SR83 & SR611)
- Exceptional retail activity at SR 83 & I-90, including: Costco, Target, Home Depot, Kohl's, Heinen's, JCPenney, Lowe's, Best Buy, Walmart, Marc's, Anytime Fitness, Main Event, Menard's, numerous restaurants, and three (3) hotels
- Exemplary School District in the State of Ohio
- Less than 30 mins driving from Cleveland Hopkins International Airport.
- Offered for Sale at: \$1,750,000 or \$34,503/Acre

ZONING MAP



SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.4647/-82.0596

RS1

50.72 AC Avon		1 mi radius	3 mi radius	5 mi radius
Avon, OH 44011				
POPULATION	2019 Estimated Population	3,703	32,727	98,440
	2024 Projected Population	3,776	33,480	101,595
	2010 Census Population	2,768	29,061	93,909
	2000 Census Population	1,529	20,278	79,076
	Projected Annual Growth 2019 to 2024	0.4%	0.5%	0.6%
	Historical Annual Growth 2000 to 2019	7.5%	3.2%	1.3%
	2019 Median Age	38.2	40.3	40.3
HOUSEHOLDS	2019 Estimated Households	1,493	13,574	40,152
	2024 Projected Households	1,516	13,814	41,167
	2010 Census Households	1,074	11,394	36,221
	2000 Census Households	573	7,626	29,197
	Projected Annual Growth 2019 to 2024	0.3%	0.4%	0.5%
	Historical Annual Growth 2000 to 2019	8.4%	4.1%	2.0%
RACE AND ETHNICITY	2019 Estimated White	85.3%	89.9%	86.2%
	2019 Estimated Black or African American	5.7%	3.3%	5.3%
	2019 Estimated Asian or Pacific Islander	4.5%	3.2%	2.3%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
	2019 Estimated Other Races	4.4%	3.4%	5.9%
	2019 Estimated Hispanic	7.0%	5.6%	11.4%
INCOME	2019 Estimated Average Household Income	\$104,239	\$95,408	\$92,632
	2019 Estimated Median Household Income	\$91,494	\$84,935	\$79,500
	2019 Estimated Per Capita Income	\$42,100	\$39,624	\$37,831
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.1%	2.3%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.5%	4.0%	5.7%
	2019 Estimated High School Graduate	21.1%	22.8%	25.5%
	2019 Estimated Some College	26.6%	22.0%	21.8%
	2019 Estimated Associates Degree Only	10.5%	11.3%	9.9%
	2019 Estimated Bachelors Degree Only	21.5%	23.0%	21.2%
	2019 Estimated Graduate Degree	16.8%	15.7%	13.7%
BUSINESS	2019 Estimated Total Businesses	143	1,460	2,692
	2019 Estimated Total Employees	1,838	20,292	35,244
	2019 Estimated Employee Population per Business	12.8	13.9	13.1
	2019 Estimated Residential Population per Business	25.8	22.4	36.6

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