

# COMMERCIAL DEVELOPMENT OPPORTUNITY

34455-34925 CHESTER ROAD, AVON, OHIO 44011  
GROUND LEASE OR BUILT TO SUIT



79,200 VPD

OUTPARCEL 1  
6.74 AC

PROPOSED LUXURY AUTO DEALERSHIP

PROPOSED LUXURY AUTO DEALERSHIP

CARWASH & DETAILING

14,400 VPD

OUTPARCEL 8  
1.19 AC

OUTPARCEL 7  
1.00 AC

OUTPARCEL 6  
1.00 AC

OUTPARCEL 5  
1.03 AC

OUTPARCEL 4  
1.03 AC

OUTPARCEL 3  
1.00 AC

OUTPARCEL 2  
1.91 AC

CHESTER ROAD

TARGET KOHL'S  
THE HOME DEPOT Michaels OLD NAVY  
HomeGoods Marshalls five BELOW

COSTCO WHOLESALE

Walmart Cabela's DULUTH TRADING  
MAIN EVENT Ashley HOMESTORE DICK'S SPORTING GOODS



TOPGOLF



City BARBECUE

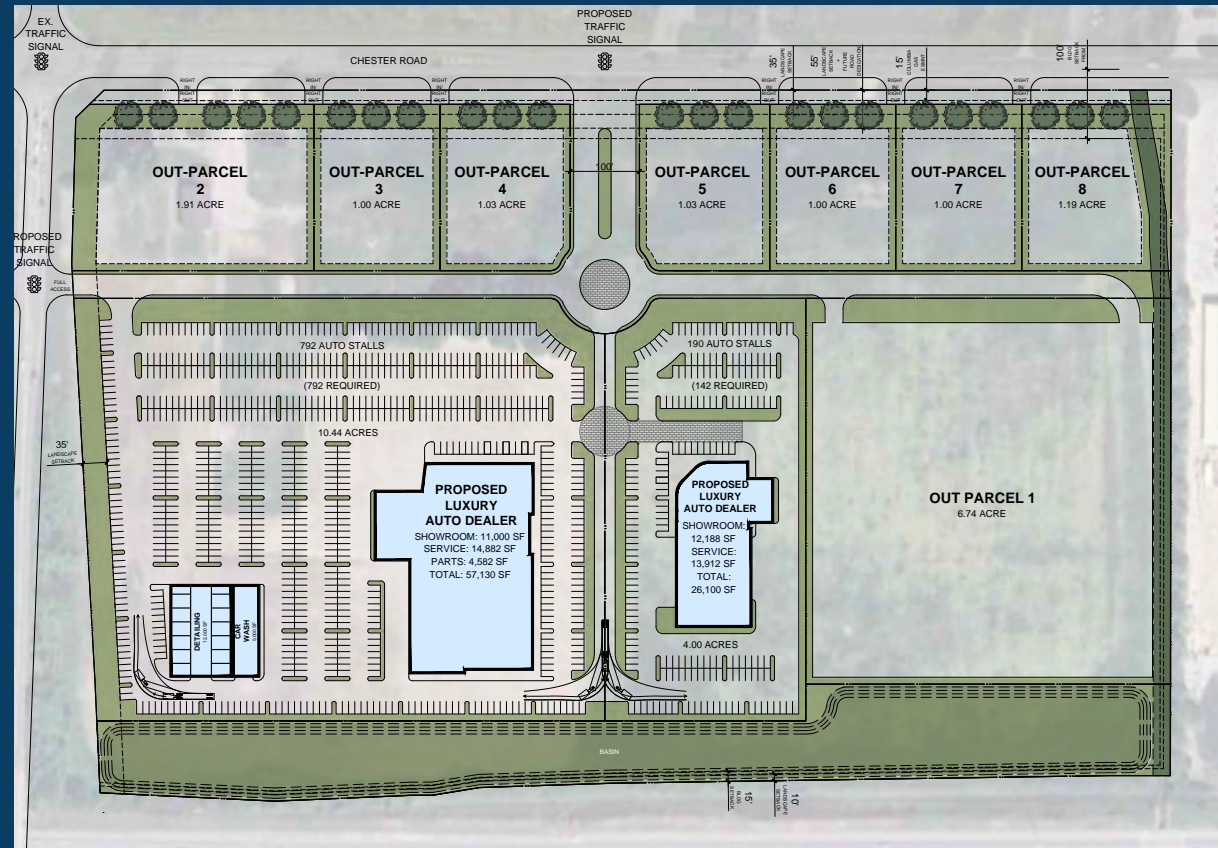
CUSHMAN & WAKEFIELD

CRESCO Real Estate



# OVERVIEW

- High-profile, shovel-ready development opportunities available adjacent to two proposed luxury auto dealerships in one of Northeast Ohio's fastest growing retail trade areas
- Multiple outparcels available (1 - 6.74 AC) for ground lease or build-to-suit - flexible delivery conditions; additional signalized access points proposed
- Prominent visibility from I-90 (79,251 VPD), great frontage/access from Chester Road (14,400 VPD) and Jaycox Road
- Average Household Incomes in excess of \$150,000; close proximity to high-demographic areas including Avon, Avon Lake, Westlake, and Bay Village
- Over a million SF in newer retail product in immediate area including Menard's, Main Event, Ashley Furniture, Dick's Sporting Goods (under construction), Top Golf (under construction), Raising Cane's, City BBQ, Cooper's Hawk (coming soon), Starbucks, and Chipotle, among others



## QUICK STATS

<b>Total Space</b>	14.9 Acres
<b>Available Space</b>	1.00 - 6.74 Acres
<b>Chester Road Frontage</b>	+1,500'
<b>Avon Population</b>	+22,000

**PROPERTY VIDEO**





**TARGET KOHL'S**  
**THE HOME DEPOT** *Michaels* **OLD NAVY**  
*HomeGoods* **Marshalls** **FIVE BELOW**

**Walmart** *Cabel's* **DULUTH TRADING CO.**  
**MAIN EVENT** **Ashley HOMESTORE** **DICK'S SPORTING GOODS**

**COSTCO WHOLESALE**

**LOWE'S**

**JCPenney**

**ALDI**

**MENARDS**

**Planet Fitness**

**TOPGOLF**

**Cane's**

**City BARBECUE**

**79,200 VPD**



**CARWASH & DETAILING**  
**PROPOSED LUXURY AUTO-DEALERSHIP**  
**PROPOSED LUXURY AUTO-DEALERSHIP**

**OUTPARCEL 2**  
1.91 AC  
**OUTPARCEL 3**  
1.00 AC  
**OUTPARCEL 4**  
1.03 AC

**OUTPARCEL 5**  
1.03 AC  
**OUTPARCEL 6**  
1.00 AC

**OUTPARCEL 7**  
1.00 AC

**OUTPARCEL 8**  
1.19 AC

**OUTPARCEL 1**  
6.74 AC

**CHESTER ROAD**

**14,400 VPD**

# DEMOGRAPHICS

**117,084**  
Population  
(2024 | 5 Mile)

**44.3**  
Median Age  
(2024 | 5 Mile)

**47,593**  
Households  
(2024 | 5 Mile)

**\$152,760**  
Household Income  
(2024 | 5 Mile)

**2,732**  
Total Businesses  
(2024 | 5 Mile)

**32,605**  
Total Employees  
(2024 | 5 Mile)



# GREAT LOCATION

SIGNIFICANT RETAIL GROWTH IN LAST FIVE YEARS

**SITE**







**LEVIN**  
FURNITURE



**meijer**



OUTPARCEL 8  
1.19 AC

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1.00 AC

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OUTPARCEL 2  
1.91 AC

**OUTPARCEL 1**  
6.74 AC

PROPOSED  
LUXURY  
AUTO DEALERSHIP

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AUTO DEALERSHIP

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