

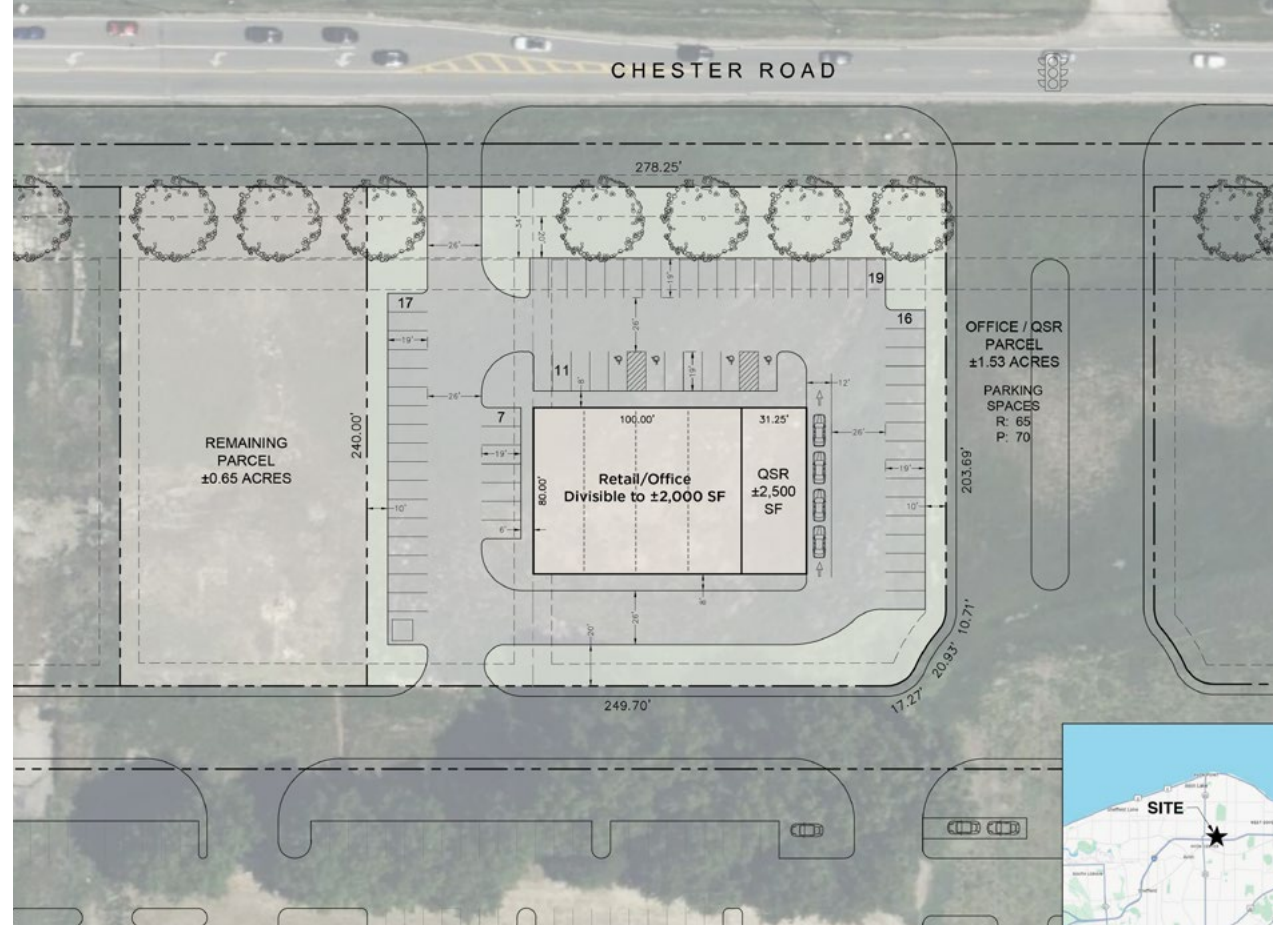
# PROPOSED MULTI-TENANT OFFICE/RETAIL OPPORTUNITY

Ground Lease or Built-to-Suit | 34455-34925 Chester Road, Avon, Ohio 44011



# OVERVIEW

- Proposed multi-tenant retail, medical, or office space
- Ground lease or build-to-suit – flexible delivery conditions; additional signalized access points proposed
- Part of a larger proposed development, surrounded by numerous new construction projects
- 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 (now open), Top Golf (now open), Raising Cane's, City BBQ, Cooper's Hawk (now open), Starbucks, and Chipotle, among others



## QUICK STATS

|                                 |                             |
|---------------------------------|-----------------------------|
| Available Space                 | ±2,000 SF - ±8,000 SF Units |
| Chester Road Frontage           | +278'                       |
| Avon Population                 | +25,000                     |
| New Retail Construction in Avon | 99,000 SF (Past Year)       |

[View Property Video](#)



## DEMOGRAPHICS

**118,250**  
Population  
(2025 | 5 Mile)

**44.2**  
Median Age  
(2025 | 5 Mile)

**47,918**  
Households  
(2025 | 5 Mile)

**\$164,725**  
Household Income  
(2025 | 5 Mile)

**4,214**  
Total Businesses  
(2025 | 5 Mile)

**45,838**  
Total Employees  
(2025 | 5 Mile)

# GREAT LOCATION

SIGNIFICANT RETAIL GROWTH IN LAST FIVE YEARS

**SITE**



Playground World  
CHALFANT

CREATIVESPACE AVON

ROSE SENIOR LIVING  
Cleveland Clinic Rehabilitation Hospital

JCPenney  
Svendsen  
Culver's  
ALDI  
petco  
Walmart  
Cabelas  
MAIN EVENT  
DICK'S SPORTING GOODS  
DULUTH TRADING CO.  
Ashley HOMESTORE  
TOPGOLF  
planet fitness  
AUTOKINITON  
Barentz.

KAYDON  
STARBUCKS COFFEE  
Residence INN BY MARRIOTT  
getGo CAFE & GALLERY  
JENNE  
Petitti

BEST BUY  
Walmart  
Cabelas  
MAIN EVENT  
DICK'S SPORTING GOODS  
DULUTH TRADING CO.  
Ashley HOMESTORE  
TOPGOLF  
planet fitness  
Porsche  
Mercedes-Benz

meijer  
LEVIN FURNITURE  
meijer m  
BEER HEAD BREWERY

FIVE GUYS  
BIBBOP  
TROPICAL CAFE  
Great Clips  
CHASE  
TACO BELL  
BURGER KING  
GameStop

AMERICA'S BEST  
Huntington  
SportClips  
ME

KOHL'S  
HomeGoods  
Marshalls  
five BELOW  
Michels  
OLD FARTY  
TARGET  
Red Robin  
COSTCO WHOLESALE  
CAMBRIA  
ANYTIME FITNESS

DUNKIN'  
drug mart



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