



**AVAILABLE  
0.77 AC**

**DEVELOPMENT OPPORTUNITY**  
2440 NAGEL ROAD, AVON, OH 44011

# 2440 NAGEL ROAD

## AVON, OH 44011

### HIGHLIGHTS

- 0.77 acres on the corner of Detroit and Nagel Roads
- Can be purchased individually or in addition to multiple lots
- Located just north of I-90 exit at Lear Nagel Road
- Close proximity to amenities, including Meijer, Cleveland Clinic, Avon Commons
- Ideal gas station/convenience store, QSR, multi-tenant retail development, medical
- Avon is one of the fastest growing communities in Ohio
- High median income levels

### ASKING PRICE

\$400,000.00



**137,972**  
Population  
(2023 | 5 Mile)



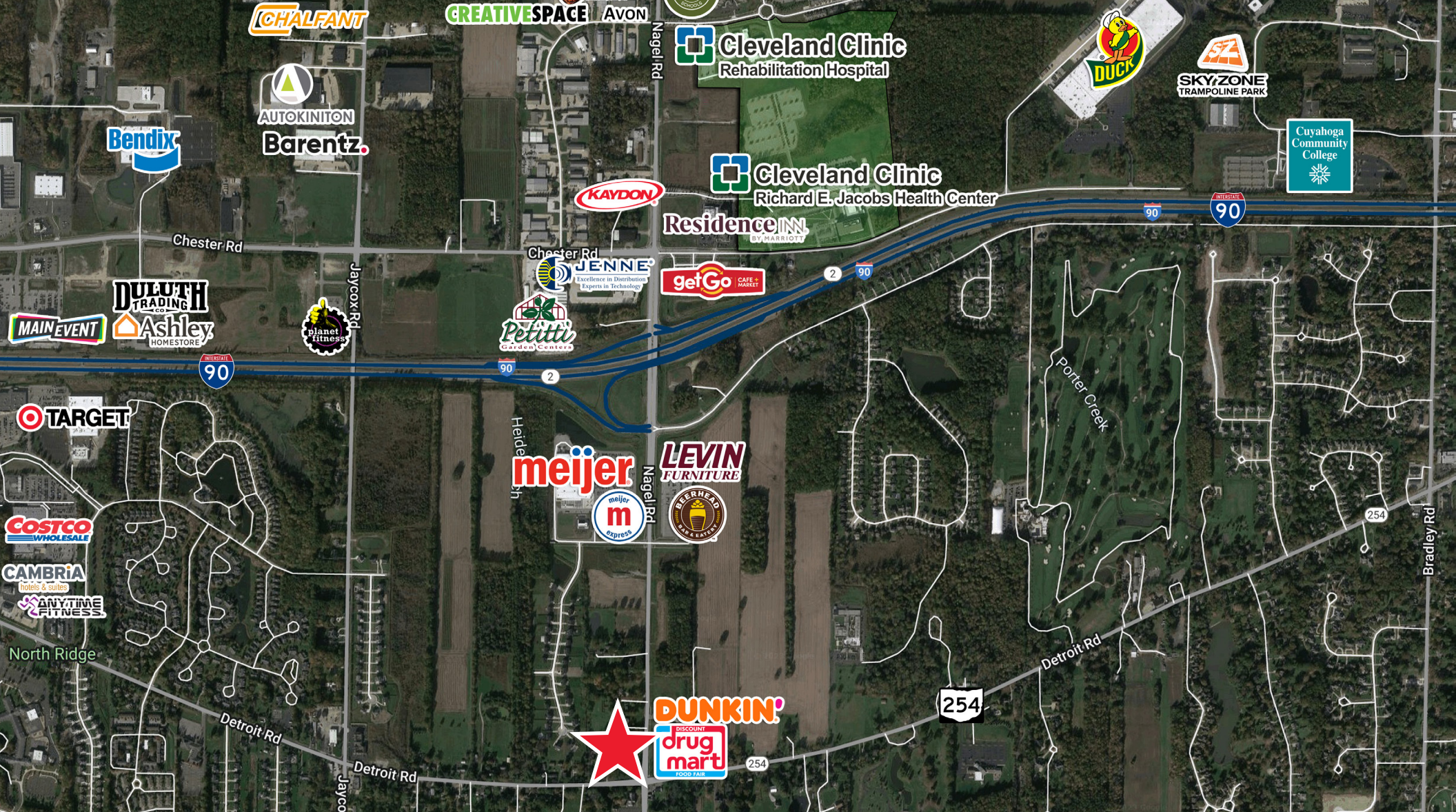
**55,364**  
Households  
(2023 | 5 Mile)



**\$106,348**  
Med. Household Income  
(2023 | 5 Mile)



**56,526**  
Total Employees  
(2023 | 5 Mile)



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