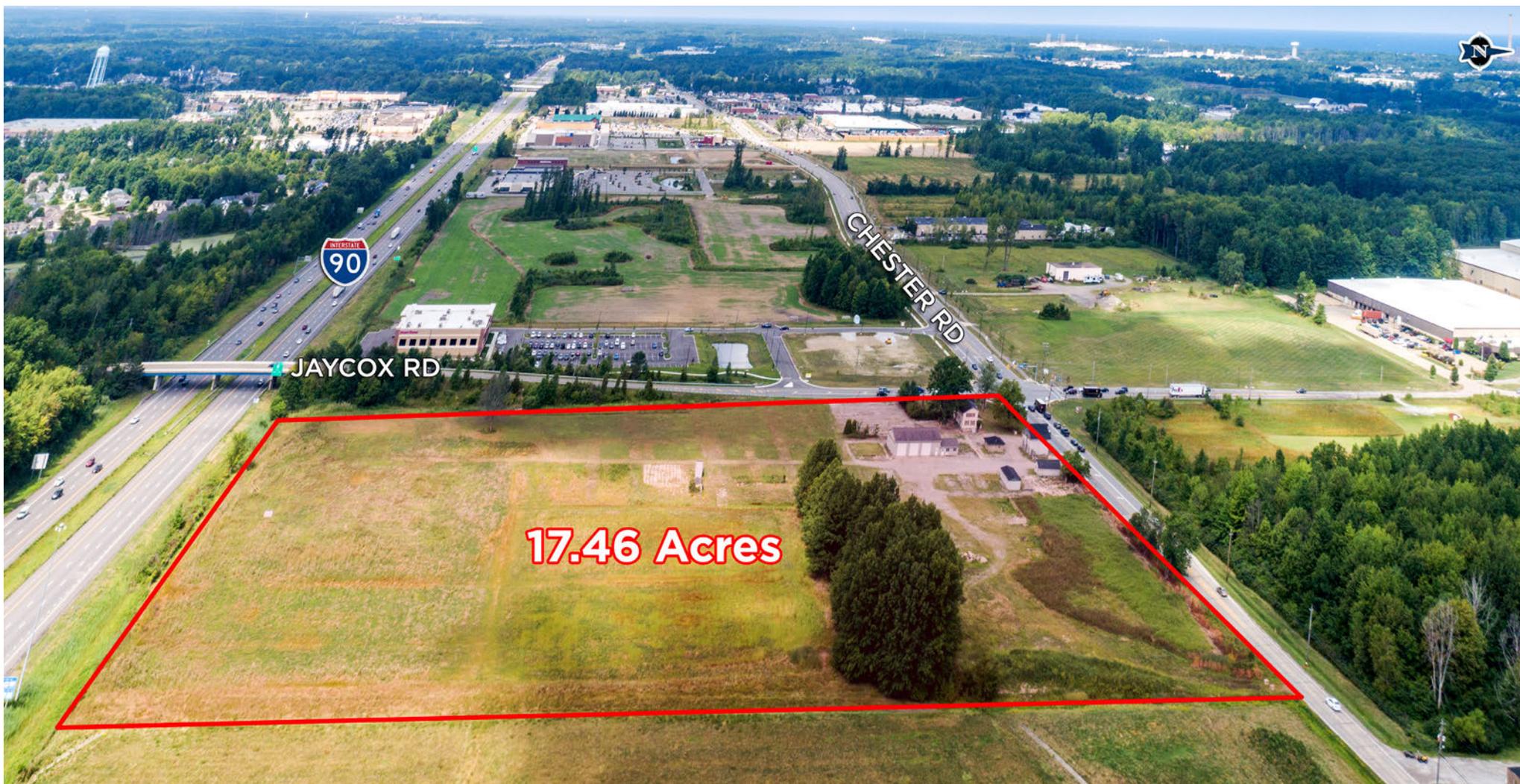




**FOR SALE**

34925 Chester Road  
Avon, Ohio 44011



**17.46 Acres**

**SHAWN FORTNER**

Sales Associate

216.525.1497

sfortner@crescorealestate.com

**RICO A. PIETRO, SIOR**

Principal

216.525.1473

rpietro@crescorealestate.com

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3 Summit Park Drive, Suite 200  
Cleveland, Ohio 44131  
Mail 216.520.1200 • Fax 216.520.1828  
**crescorealestate.com**



## Property Highlights

- 17.46 acres of prime land for retail development
- 700' of frontage along I-90
- 1 block from Nagel Road exit
- Surrounded by new big box retail development, including Cabela's, Duluth Trading Company, Menards, Planet Fitness, and Meijer

## Demographics

Population	2019 Estimate	2024 Projection
3 Miles	37,621	38,103
5 Miles	108,770	110,157
Households	2019 Estimate	2024 Projection
3 Miles	14,679	14,879
5 Miles	42,839	43,378
Household Income	Median Income	Average Income
3 Miles	\$98,715	\$129,278
5 Miles	\$87,270	\$111,620
Daytime Employment	Total Employees	Total Businesses
3 Miles	31,872	2,103
5 Miles	57,890	4,318

## Traffic Counts

Chester Road @ Jaycox Road	12.865 VPD
I-90 @ Nagel Road	77,719 VPD

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**CRESCO**  
Real Estate

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