

# High Visibility Commercial Site in Avon

For Sale | 1426 Center Road, Avon, Ohio 44011





# Redevelopment Opportunity

- Versatile One (1) acre site on busy Avon thoroughfare
- Immediate access from Center Road, heart of booming Avon market
- 14,730 VPD on Center Rd
- Average household income \$156,452
- General business zoning for food or retail services

**Sale Price: \$1,200,000**



## Demographics (5 Mile)

Population	104,896
Households	42,774
Median Age	43.6
Businesses	3,578
Employees	41,308





## Building Details

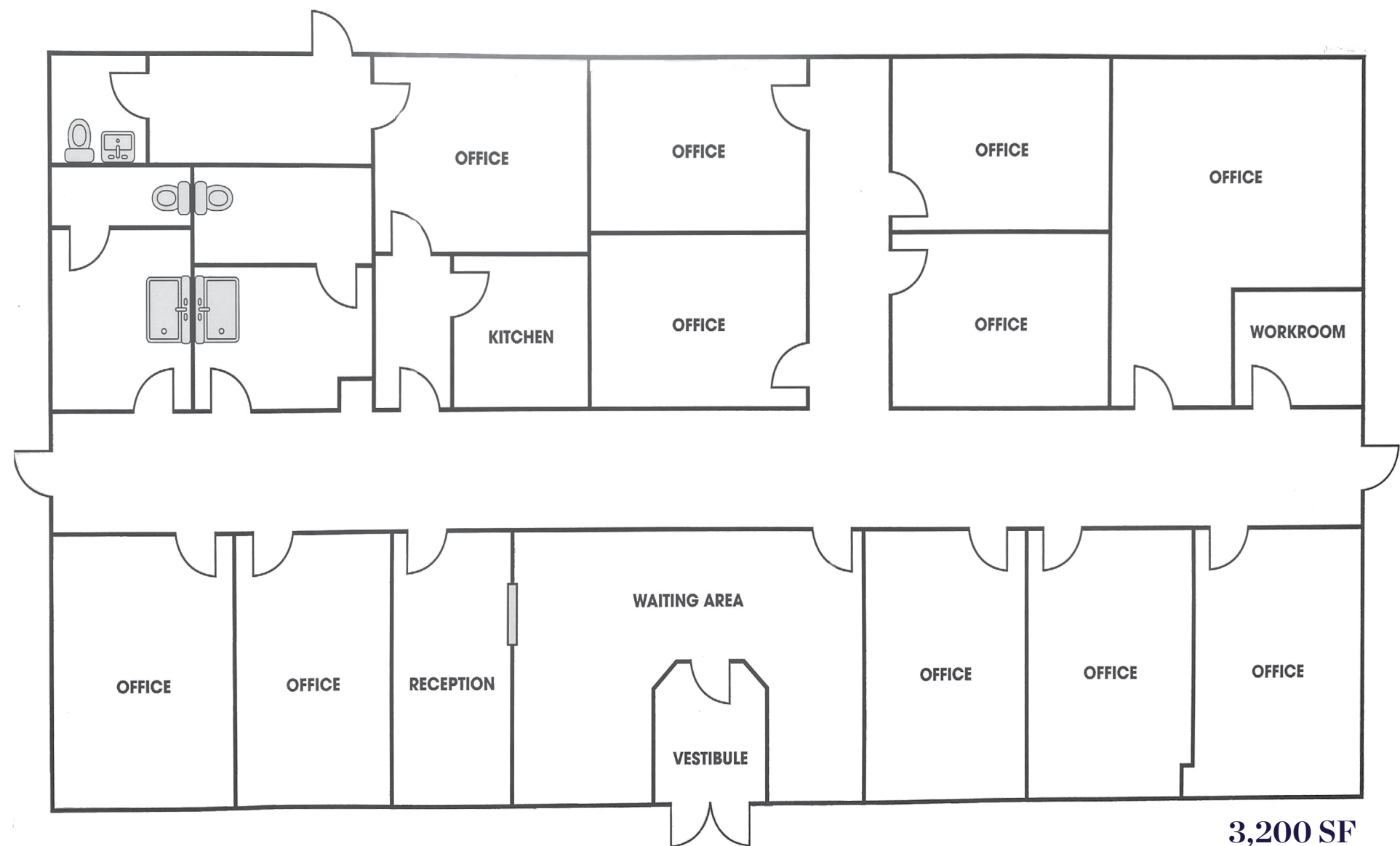
- 3,200 SF ideal for professional or medical office user
- Densely laid out with 12 private offices (10 windowed), 15 person waiting area, 3 restrooms plus kitchenette
- Operable windows
- 3 entrances
- Heavily parked with ~ 40 spaces, an incredible 13 spaces per 1000 RSF
- Tenant in place through March 2027 providing solid income prior to re-use / redevelopments
- Monument & entrance signage

## Quick Stats

Building Size	3,200 SF
Year Built (Renovated)	1991 (2016)
Parcel #	0400016101024, 0400016101025 & 0400016101205
Land Area	One (1) Acre
# of Floors	One (1)



# Floor Plan





# Property Photos





**Avon Crossing West**

- JCPenney
- petco
- LOWE'S
- ALDI
- Wendys
- Arbys
- Dollar Bank
- Auto Zone
- O'Reilly AUTO PARTS
- DISCOUNT TIRE
- THE SALVATION ARMY
- Swensons
- University Hospitals
- Avon Dental Care
- PERKINS
- BEST BUY
- Walmart
- CHARLEY'S DELICIOUS STEAKS
- Cabela's
- MAIN EVENT
- DULUTH TRADING CO.
- Ashley HOMESTORE
- Party Place
- planet fitness
- Bendix
- MENARDS
- HOBBY LOBBY

**Avon Commons**

- TARGET
- Marshall's
- Orangetheory FITNESS
- KOHL'S
- OLD NAVY
- Michaels
- HomeGoods
- Red Robin
- Tanera
- THE HOME DEPOT
- five BELOW
- Applebee's
- STRETCH LAB
- heinen's FINE FOODS
- meijer
- meijer gas station
- LEVIN FURNITURE
- BEARHED

**City Centre of Avon**

- Marc's
- PetPeople
- Huntington
- CRISPOTE
- Starbucks
- bandit
- KeyBank
- Original
- CVS pharmacy
- Tide Cleaners
- COSTCO WHOLESALE

**MarketPlace at Avon**

- ANYTIME FITNESS
- Hecks
- WYNDHAM HOTELS & RESORTS
- KinderCare LEARNING CENTERS
- ThirdFederal SAVINGS & LOAN
- FIREHOUSE SUBS

**Other Locations:**

- University Hospitals Avon Health Center (SITE)
- University Hospitals
- Avon Dental Care
- PERKINS
- BEST BUY
- Walmart
- CHARLEY'S DELICIOUS STEAKS
- Cabela's
- MAIN EVENT
- DULUTH TRADING CO.
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# Avon, Ohio

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Avon, Ohio, is a growing suburb located about 20 miles west of downtown Cleveland. Known for its family-friendly atmosphere and excellent schools, Avon offers a mix of small-town charm and modern conveniences. The city is home to a variety of parks, recreational facilities, and shopping destinations, including Avon Commons, which features popular retail stores and restaurants. Avon's historic French Creek District adds a unique character to the area, with its quaint shops and annual events. The community is also recognized for its commitment to quality of life, making it an appealing place to work, live and visit.

## Top Area Employers

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- Cleveland Clinic
- University Hospitals Health System
- Shurtape Technologies
- A.J. Rose Manufacturing Company
- Technifab
- Jenne Distributors, Inc.
- Parker Hannifin Corporation
- Bendix





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