

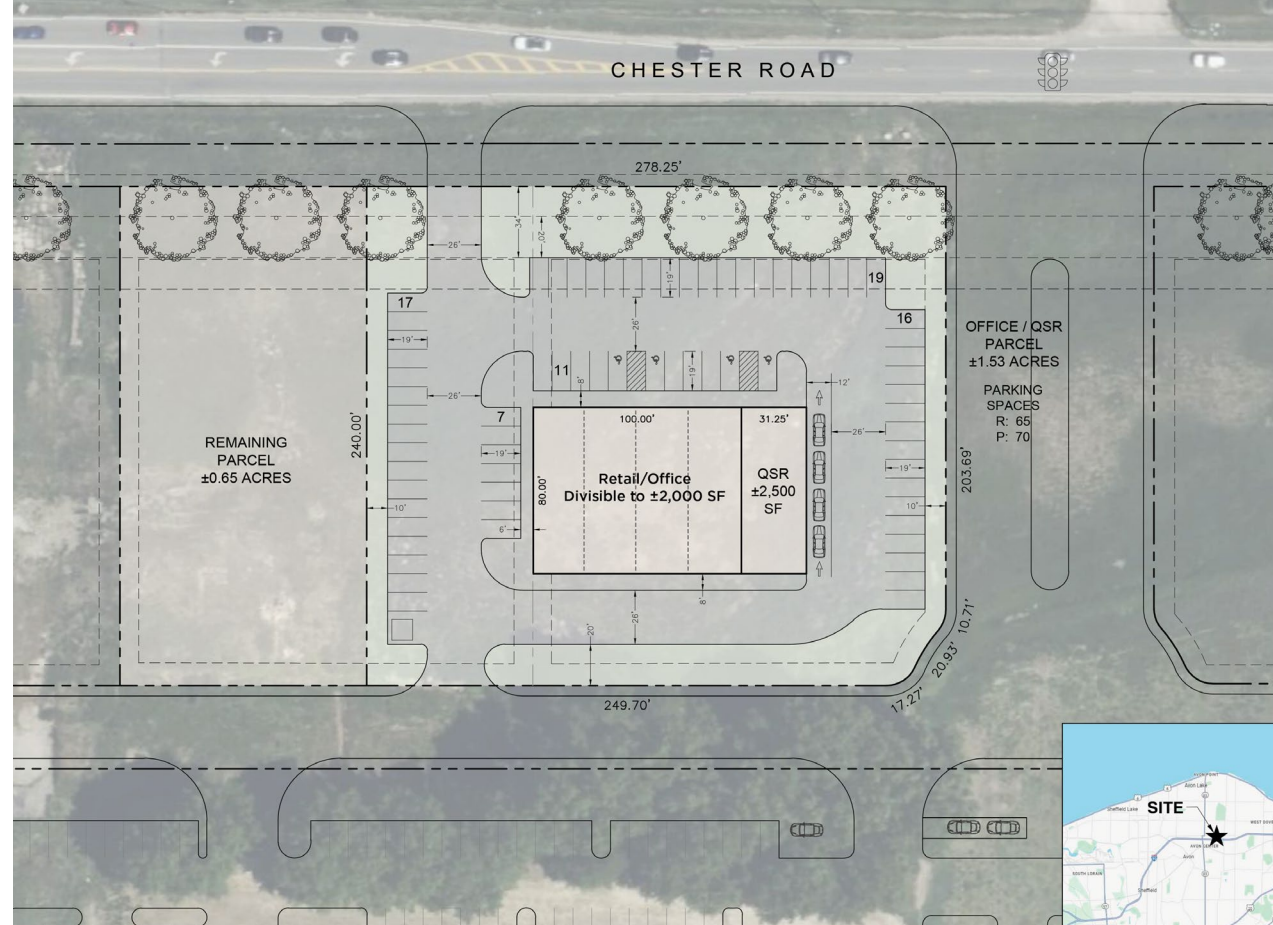
# PROPOSED MULTI-TENANT OFFICE/RETAIL OPPORTUNITY

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 (under construction), Top Golf (under construction), Raising Cane's, City BBQ, Cooper's Hawk (coming soon), 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







**34455-34925 CHESTER ROAD  
AVON, OHIO 44011**

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