

An aerial photograph of a residential and commercial area. A large, dense forest of green trees occupies the central-left portion of the image. To the right, there is a large commercial building with a brown roof and a large parking lot filled with cars. A road runs horizontally across the bottom of the image, and another road runs vertically through the center-right. A red rectangular overlay is positioned in the center of the forest, containing the text 'AVAILABLE 0.77 AC'.

**AVAILABLE
0.77 AC**

DEVELOPMENT OPPORTUNITY

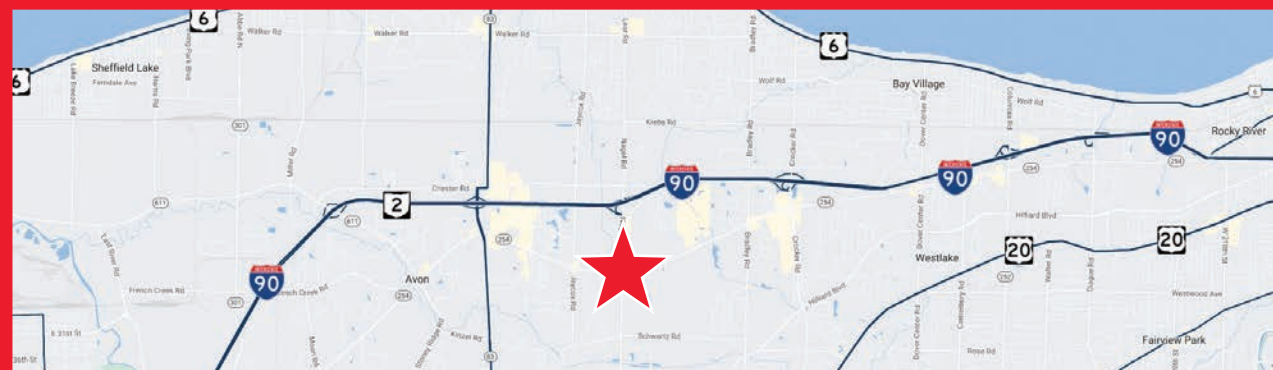
2440 NAGEL ROAD, AVON, OH 44011

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 one or both neighboring 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



137,972
Population
(2023 | 5 Mile)



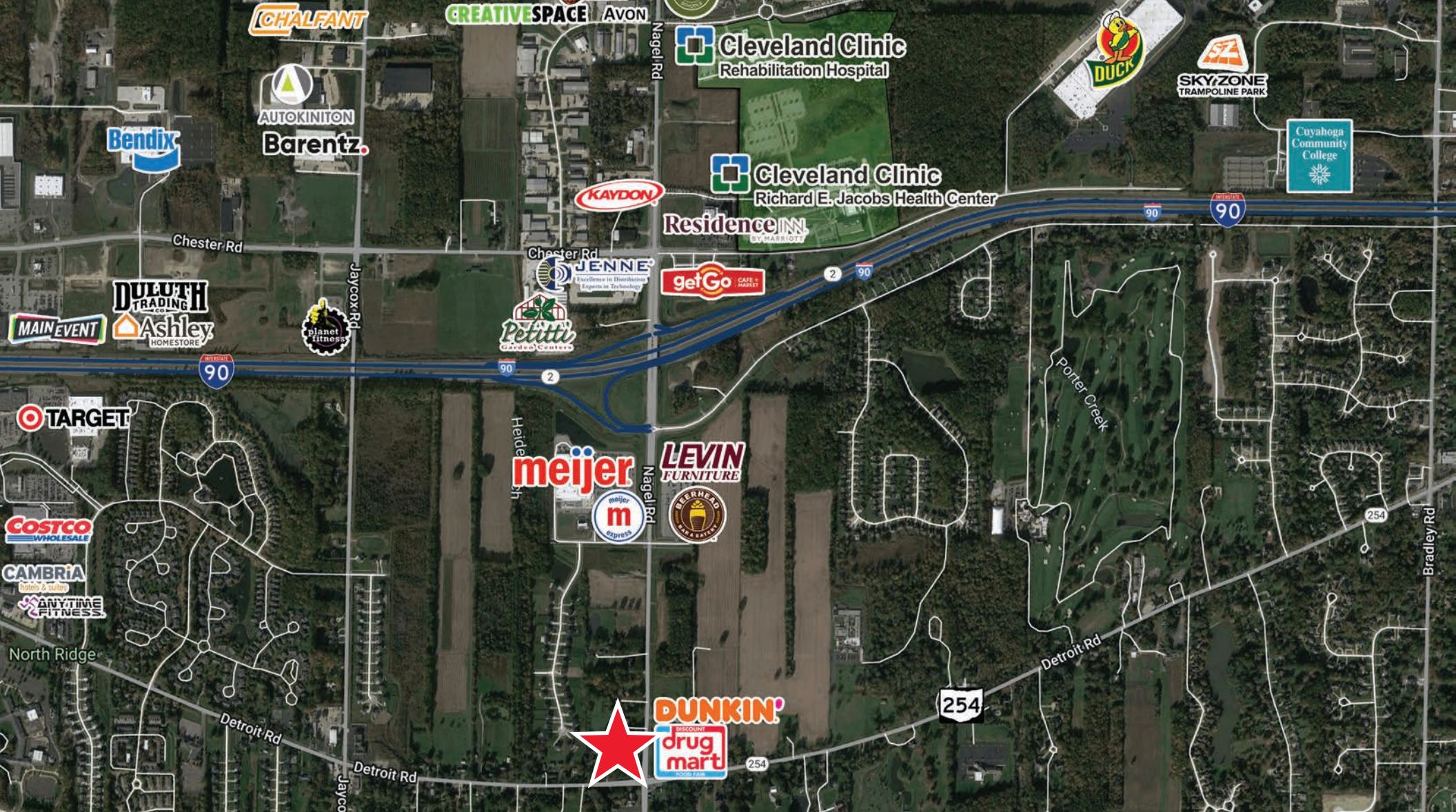
55,364
Households
(2023 | 5 Mile)



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



56,526
Total Employees
(2023 | 5 Mile)




DEVELOPMENT OPPORTUNITY

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BRIAN SMITH
 Vice President
 bsmith@crescorealestate.com
 +1 216 525 1476

Cushman & Wakefield | CRESCO Real Estate
 6100 Rockside Woods Blvd, Suite 200
 Cleveland, OH 44131
 crescorealestate.com



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