

FOR SALE

10.32 ACRES LAND AVON, OHIO

(LOCATED ON AVON COMMERCE PARKWAY)

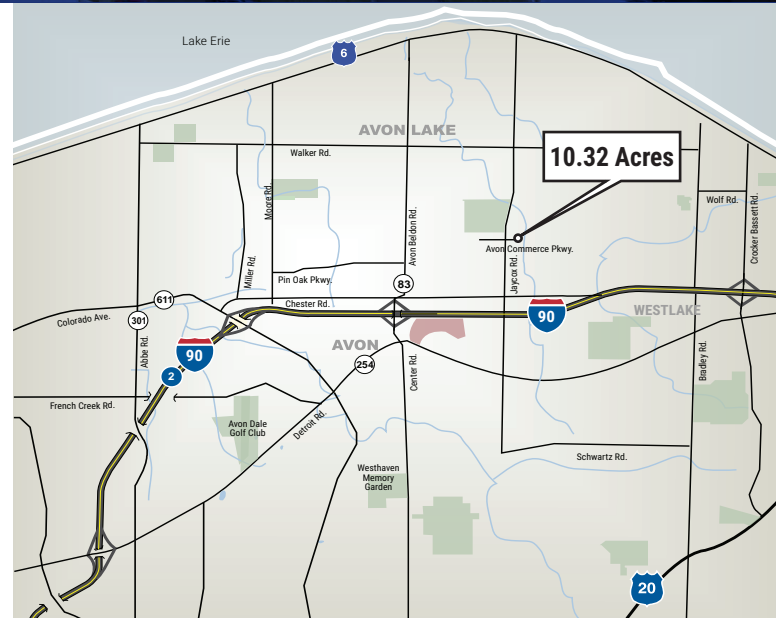


EXCELLENT DEVELOPMENT OPPORTUNITY IN A GREAT LOCATION

HIGHLIGHTS

- 10.32 acres of fully-developed land, including sewer, electric, water and phone lines
- Zoned M-1 General Industrial
- Ideal uses include industrial warehouse, distribution center or manufacturing facility
- Located in a business-rich community within close proximity to amenities
- Over 200 feet of frontage on Jaycox Road
- Three parcels (4.73 acres, 2.93 and 2.66 acres); can be subdivided
- Adjacent to Norfolk Southern rail line
- Easy access to I-90/Route 2

ASKING PRICE: \$1,290,000 or \$125,000 PER ACRE



TERRY COYNE

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Licensed Real Estate Salesperson



**Newmark
Knight Frank**

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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DEMOGRAPHICS

MILES	3 MILES	5 MILES	10 MILES
2018 Total Population:	46,341	97,472	361,058
2018 Total Households:	18,053	38,498	148,449
Est. Population Growth 2018-2023	1.63%	1.06%	0.46%
Household Growth 2018-2023	1.65%	1.04%	0.40%
Median Household Income	\$93,237	\$83,724	\$60,480
Median Home Value:	\$256,315	\$232,810	\$162,961

TRAFFIC COUNTS

INTERSECTION	VOLUME PER DAY
Lear Rd. and Country Club Dr.	10,865
Chester Rd. and Jaycox Rd.	12,865
Lear Rd. and Chester Rd.	9,873
I-90 and Nagel Rd.	73,621
I-90 and Jaycox Rd.	67,400



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