

Land For Sale

33000 Detroit Rd | Avon, OH 44011

Land
Investment Opportunity

Offering Memorandum

±6.69 Acres of Commercial Development Land | High Visibility & Close Proximity to I-90 | +3.1% Population Growth



Available
±6.69 Acres

Detroit Rd ±11,980 VPD

MATTHEWS™

Exclusively Listed By



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Detroit Rd ±11,980 VPD

**Avon Place Skilled Nursing
and Rehabilitation**

Investment Highlights

Investment Highlights

- **±6.69 Acres of Commercial Development Land** – Prime development opportunity at 33000 Detroit Road, Avon, OH 44011, featuring 388' of frontage along highly traveled Detroit Road (SR-254).
- **Excellent Visibility & Accessibility** – Prominent frontage on Detroit Road with outstanding exposure and convenient access to I-90 via Nagel Road, making the site easily accessible from across the region.
- **Surrounded by Strong Retail** – Positioned in the heart of Avon's thriving retail corridor. Nearby national retailers include IKEA, Trader Joe's, Apple, Macy's, Nordstrom Rack, Costco, Target, Best Buy, Meijer, Cabela's, Menards, and Topgolf, driving significant daily traffic to the area.
- **Adjacent to Major Healthcare Employers** – Located directly across from Avon Place Skilled Nursing & Rehabilitation (91 beds) and less than 1.5 miles from Cleveland Clinic Avon Hospital (126 beds), which is currently undergoing a \$340 million expansion.
- **Strong Trade Area Demographics** – Benefits from a dense, affluent customer base with strong household incomes and population growth throughout the surrounding trade area (\$238,911 HH Income in a 1-mile radius).

\$1,000,000
List Price





Port Side by Pulte Homes

±113 Homes

Average household income: \$\$\$\$400,000-\$900,000



Cleveland Clinic

Cleveland Clinic — Avon Hospital at Richard E. Jacobs Campus

±126 Beds | ±1,000 Employees

\$322 M expansion starting in 2026 with Completion anticipated in 2028.



Avon Place

— Nursing & Rehabilitation —

Avon Place Skilled Nursing and Rehabilitation

±82 Beds

Nagel Rd ±11,160 VPD

Detroit Rd ±11,980 VPD

Subject Property



Nagel Farms Neighborhood

±35 Custom homes

Average household income: \$144,000-\$178,000



±15,000 VPD

83



Conceptual Site Plan



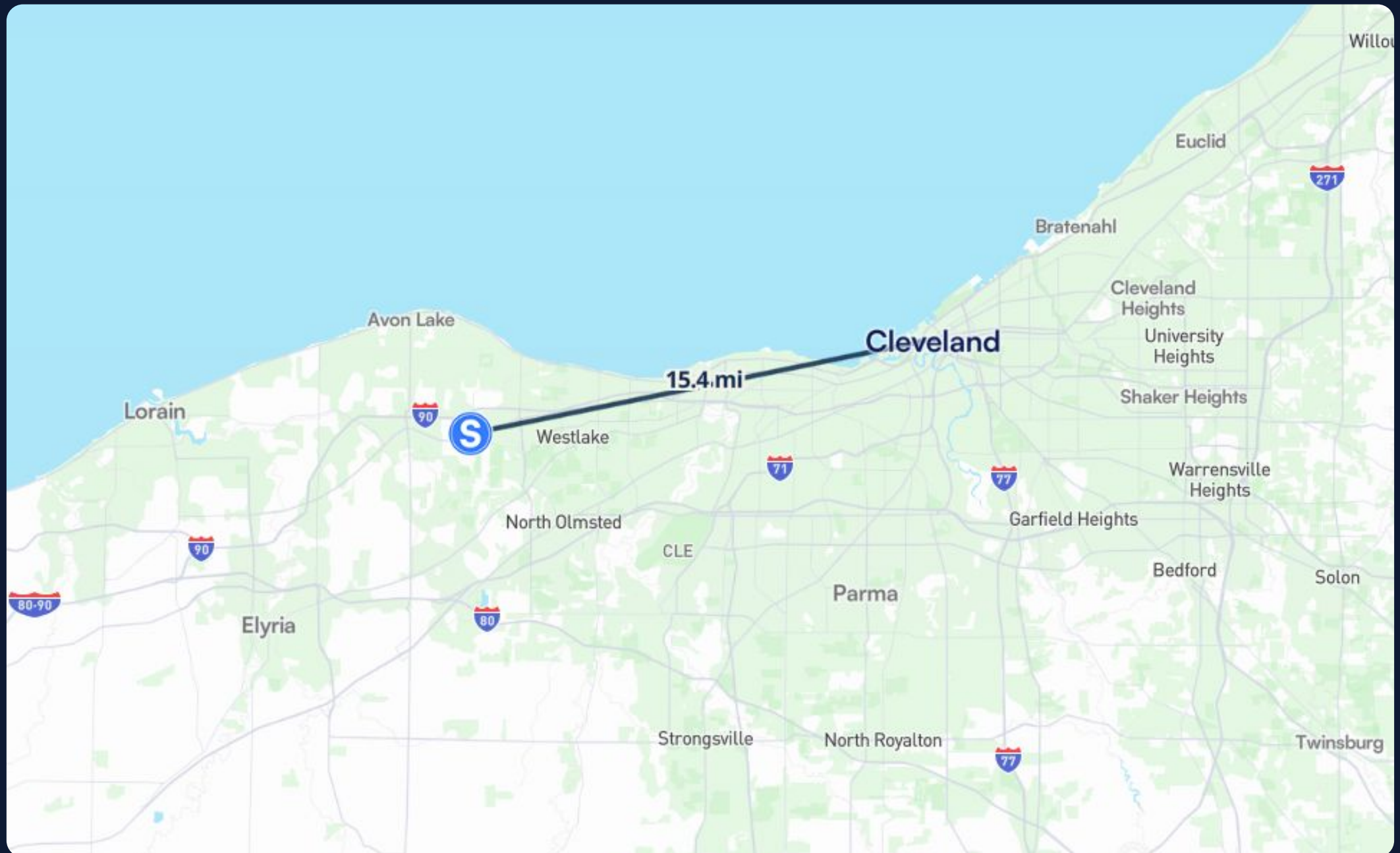
One-Story Office Building,
Typical of Three, Total of ±40,000 SF

One Parking Area Space ±200 SF of
Floor Area

Market Overview

Land For Sale

33000 Detroit Rd | Avon, OH 44011



Avon, OH

Market Demographics



25,611
Total Population

\$238,911
Median HH Income

+3.1%
Population Growth
(2020–2025)

88.3%
Homeownership
Rate

Local Market Overview

Avon, Ohio is a flourishing suburban community located just west of Cleveland, recognized for its strong residential appeal and ongoing commercial growth. With a reputation for high-quality schools, well-planned neighborhoods, and a desirable quality of life, the city continues to attract both families and professionals. This stable, upwardly mobile population base has contributed to Avon's emergence as a key retail and lifestyle destination within the Greater Cleveland area.

The city benefits from strategic access to major regional thoroughfares, enabling strong connectivity to nearby employment centers and facilitating consistent consumer traffic to its primary retail corridors. Retail development has been robust, supported by demand from national tenants seeking locations aligned with high-income, highly educated demographics. Well-established shopping centers in Avon continue to experience strong occupancy and traffic, reflecting the area's economic vitality and consumer strength.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,145	49,874	140,517
Current Year Estimate	3,101	49,004	139,705
2020 Census	3,209	49,312	141,893
Growth Current Year-Five-Year	1.40%	1.78%	0.58%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,287	20,794	57,483
Current Year Estimate	1,273	20,526	57,403
2020 Census	1,228	19,754	56,437
Growth Current Year-Five-Year	1.14%	1.31%	0.14%
Growth 2020-Current Year	3.62%	3.90%	1.71%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$238,911	\$181,639	\$161,444

Cleveland, OH

Cleveland offers retailers access to one of the Midwest's largest and most established consumer markets, supported by a diverse economy, affordable cost of living, and strong regional connectivity. The metropolitan area serves as a commercial hub for Northeast Ohio, drawing consumers from across the region through its concentration of healthcare institutions, educational centers, corporate employers, and

entertainment destinations. Retail demand is further strengthened by a stable population base, significant tourism activity, and affluent suburban communities that support a wide range of retail formats. Combined with lower occupancy costs than many major metros and a highly accessible transportation network, Cleveland provides an attractive environment for both customer reach and long-term operational success.

2.17M+

Total Population

19.6M+ Annual Visitors

\$9.7B Economic Impact

\$74.9K

Median HH Income

Source: CoStar Group, U.S. Census Bureau, Bureau of Labor Statistics, 2024 Visitor Economy Report | 2025 Dataset



Employment

Cleveland is one of the Midwest's most established employment centers, supported by a diversified economy anchored by healthcare, advanced manufacturing, financial services, higher education, and professional services. The region is home to globally recognized healthcare and research institutions, several Fortune 500 headquarters, and one of the nation's largest concentrations of advanced manufacturing employment. Continued investment in healthcare, biotechnology, aerospace, and corporate headquarters operations supports long-term economic stability and workforce growth throughout the metropolitan area.

1.09M+

Total Employment

Top 15 Hiring
Markets in the U.S.

Major Job Expansions & Corporate Investment

Sherwin-Williams
\$750M+ Downtown
Cleveland global HQ
and R&D campus

Cleveland Clinic
\$1.3B+ expansion
and modernization
of its main campus

Joby Aviation
\$500M in Ohio
manufacturing · ±2K
potential new jobs

Source: Greater Cleveland Partnership, Cleveland Clinic, University Hospitals, Sherwin-Williams, Parker-Hannifin, Company Reports & Press Releases, KeyCorp, Team NEO, BLS, CoStar Group | 2025 Dataset

Top Employers

Largest Employer



Cleveland Clinic

45,700+
Employees

University Hospitals

25,000+ Employees

Progressive Insurance

11,000+ Employees

Cuyahoga County Government

7,500+ Employees

The MetroHealth System

7,300+ Employees

Parker Hannifin

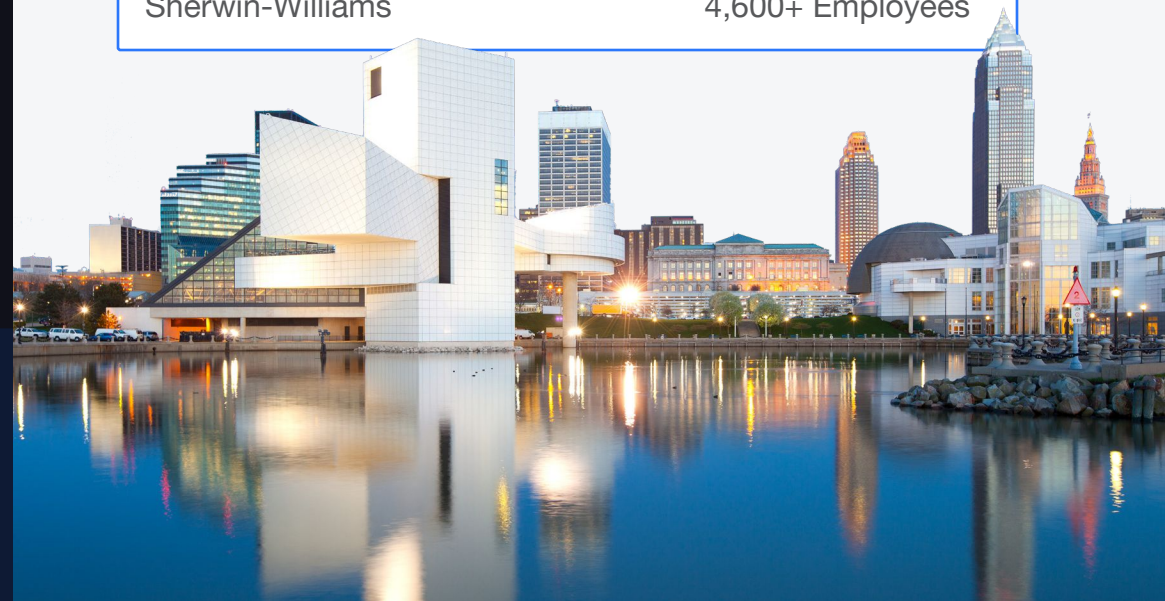
6,000+ Employees

KeyCorp

5,800+ Employees

Sherwin-Williams

4,600+ Employees



Cleveland Retail Performance

\$543M+

Sales Volume

5.2%

Vacancy Rate

8.9%

Market Cap Rate

148M+

SF of Retail
Inventory

\$113

Market Sale
Price Per SF

\$16.14

Market Asking
Rent Per SF

103K

SF Under
Construction

Cleveland's retail market demonstrates stable fundamentals with a diverse economic base, strong suburban consumer spending, and ongoing investment in the region. Retail demand is anchored by healthcare, education, manufacturing, and professional services employers that generate consistent consumer traffic. Supported by an affordable cost of living, established retail corridors, and a large regional population base, Cleveland remains an attractive retail market offering durable tenant demand, stable occupancy, and compelling investment opportunities.

Source: CoStar Group | 2025 Dataset



Submarket Strength

Crocker Park · Westshore

Westlake

1.2M+

SF mixed-use
at Crocker Park

150+

Retailers
&
venues

Median HH income exceeds \$105,000
Cleveland's fastest-growing suburban
area



East Side · Chagrin Blvd · I-271

Beachwood

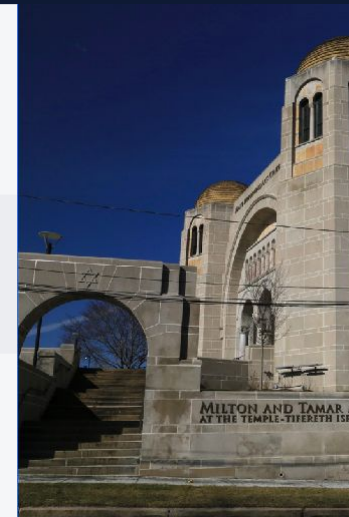
1.8M+ SF

Beachwood
Place & Pinecrest

650K+

Residents
10-mi radius

Median HH income exceeds \$115,000
Among NE Ohio's wealthiest consumer
base



Warehouse District · Flats

Downtown Cleveland

100K+

Downtown
employees

18M+

Annual
visitors



Walk Score

Anchored by Rock & Roll Hall of Fame,
Progressive Field, and Rocket Arena



I-71 Corridor · Southwest Cleveland

Strongsville

650K+

Residents within
a 15-min drive

100K+

Surrounding
HH income

Regional destination serving
Cleveland, Akron, Medina, and Lorain
County



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 33000 Detroit Rd, Avon, OH, 44011 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.