



WWW.GOODMANREALESTATE.COM  
216.381.8200

# NAGEL CROSSING

Avon, Ohio



## HIGHLIGHTS

### Starbucks and Chipotle Opening Summer 2024!

- Endcap and inline space available from 2,284 to 4,834 SF
- Over 17,000 employees work within a 7-minute drive
- Nearly 14,000 households, with an average family income of \$132,000, are within a 7-minute drive
- Anchored by the Cleveland Clinic Richard E Jacobs Health Center
- Nagel Road is a major north-south corridor that connects Interstate 90 to Interstate 480
- Positioned to capture customers from Avon, Avon Lake, Westlake, and Bay Village

## DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2029 Projection	52,301	121,741	210,632
2024 Estimate	51,961	120,785	210,074
INCOME	3 MILE	5 MILE	7 MILE
2024 Average	\$136,907	\$122,636	\$109,172
2024 Median	\$104,530	\$92,943	\$81,266
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2024 Employees	19,909	42,813	64,447

## LEASING INFORMATION

www.goodmanrealestate.com  
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### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

### COLUMBUS

389 E. LIVINGSTON AVENUE  
COLUMBUS, OHIO 43215

## STEVE ALTEMARE

Senior Vice President

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**KEY**

<span style="background-color: white; border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></span>	LEASED	<span style="background-color: yellow; border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></span>	NEGOTIATING
<span style="background-color: lightblue; border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></span>	AVAILABLE	<span style="background-color: brown; border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></span>	NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	Starbucks	2,540
2	Chipotle	2,330
3	Available	2,414
4	Available	2,420
5	Available	2,284
6	Hummus Republic	1,525
7	DRIP	3,000



**SITE SUMMARY** 16,429

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