



WWW.GOODMANREALESTATE.COM
216.381.8200

NAGEL CROSSING

Avon, Ohio



HIGHLIGHTS

Starbucks and Chipotle – Now Open!

- **AVAILABLE:** Endcap and inline space from 2,414 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 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
216.381.8200

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

	LEASED		NEGOTIATING
	AVAILABLE		NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
100	Starbucks	2,540
200	Chipotle	2,330
300	Available	2,414
400	Available	2,420
402	Lease Pending	2,284
404	Hummus Republic	1,525
408	DRIP	3,000



SITE SUMMARY 16,513

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