

# NAGEL CROSSING

Avon, Ohio



## HIGHLIGHTS

### Starbucks, Chipotle, Hummus Republic – Now Open!

- AVAILABLE:**
  - 2,284 SF endcap with pick-up window
  - 2,454 SF between Chipotle and Honeygrow
- Anchored by the Cleveland Clinic Richard E Jacobs Health Center
- 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
- 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

	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

steve@goodmanrealestate.com



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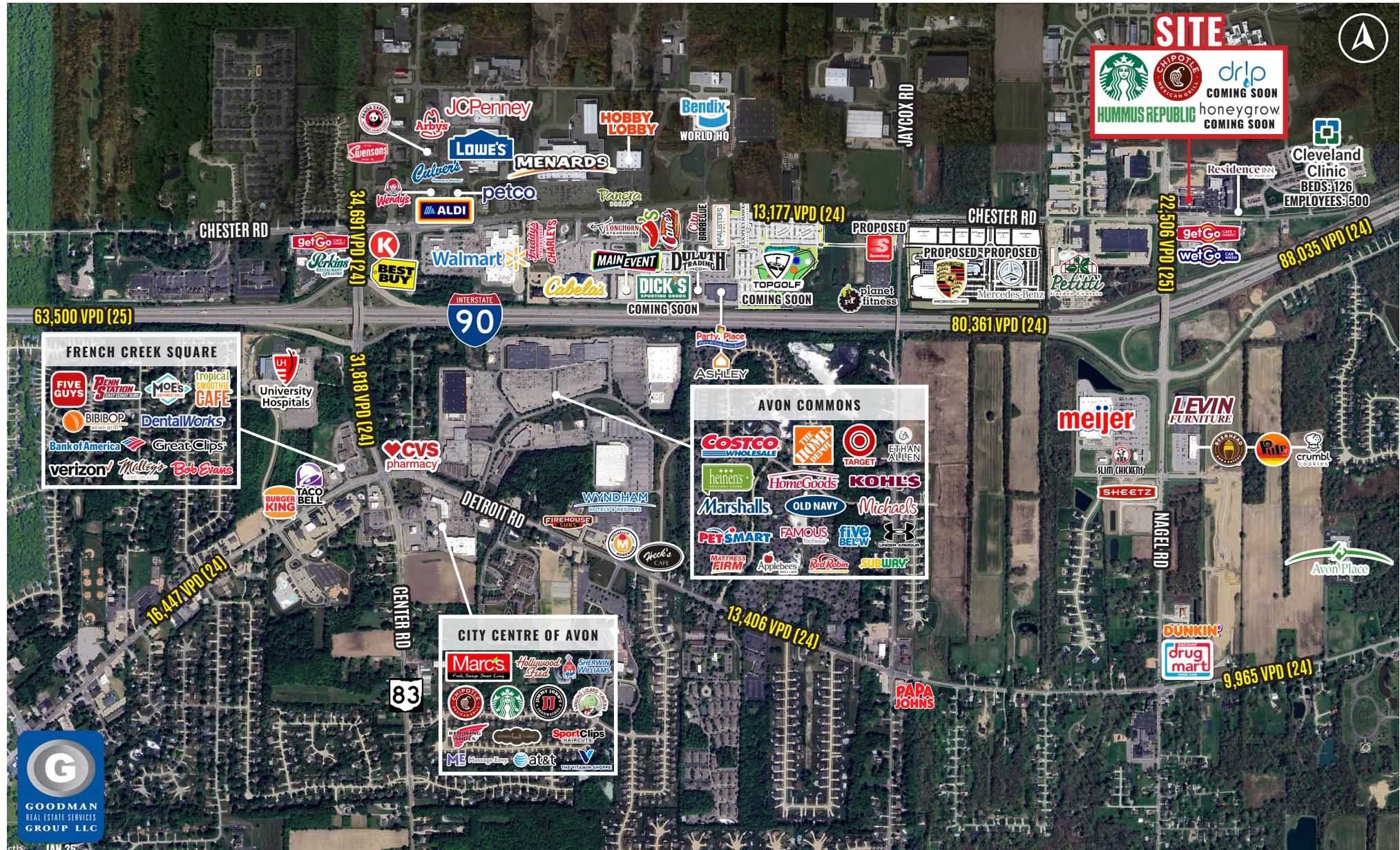
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## KEY

<span style="background-color: white; border: 1px solid black; padding: 2px 5px;"></span>	LEASED	<span style="background-color: #FFFF99; border: 1px solid black; padding: 2px 5px;"></span>	NEGOTIATING
<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px 5px;"></span>	AVAILABLE	<span style="background-color: #A9A9A9; border: 1px solid black; padding: 2px 5px;"></span>	NOT PART

## UNIT    TENANT    SIZE (SQ. FT.)

100	Starbucks	2,540
200	Chipotle	2,330
300	Available	2,454
400	Honeygrow	2,380
402	Available	2,284
404	Hummus Republic	1,525
408	Dr!p	3,000

## SITE SUMMARY

16,513

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P 216.381.8200

F 216.381.8211

[WWW.GOODMANREALESTATE.COM](http://WWW.GOODMANREALESTATE.COM)

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