



WWW.GOODMANREALESTATE.COM
216.381.8200

NAGEL CROSSING

Avon, Ohio



HIGHLIGHTS

- **AVAILABLE:** 2,284 SF endcap with pick-up window (negotiating lease)
- Join Starbucks, Chipotle, Hummus Republic, Honeygrow, and more
- 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

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

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CLEVELAND

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

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

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KEY



LEASED



NEGOTIATING



AVAILABLE



NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
100	Starbucks	2,540
200	Chipotle	2,330
300	Sparkle Grooming	2,454
400	Honeygrow	2,380
402	Negotiating Lease	2,284
404	Hummus Republic	1,525
408	Drip	3,000

SITE SUMMARY

16,513

