

FREESTANDING DRIVE-THRU RESTAURANT BUILDING

35815 Chester Road
Avon, Ohio



WWW.GOODMANREALESTATE.COM
216.381.8200



***Tenant Still Operating - Do Not Disturb**

HIGHLIGHTS

- **AVAILABLE:** 2,700 SF freestanding former QSR with drive-thru and patio
- Located in dominant Chester Road (13,361 VPD) retail corridor with strong visibility
- Close proximity to Interstate 90 (81,325 VPD), providing regional access
- Rare drive-thru opportunity in a high-barrier, dynamic retail corridor

TOP GENERATORS

- Dense retail concentration including Walmart Supercenter, Lowe's, Menards, Cabela's, ALDI, Best Buy, and Petco
- Strong QSR corridor with national brands including Raising Cane's, City BBQ, Chipotle, Panera, Panda Express, Culver's, and Starbucks
- Interstate 90 (81,325 VPD) serving as a major east-west regional corridor
- Affluent demographics with average household income exceeding \$150K within 5 miles
- High growth surrounding residential base supporting consistent demand

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2031 Projection	45,455	113,479	201,378
2026 Estimate	44,910	112,076	200,730
INCOME	3 MILE	5 MILE	7 MILE
2026 Average	\$177,055	\$159,818	\$137,523
2026 Median	\$131,865	\$116,930	\$99,853
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2026 Employees	15,499	37,803	64,759

LEASING INFORMATION
www.goodmanrealestate.com
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CLEVELAND THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
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MAR 26



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Auto Zone

MENARDS

Panera BREAD

Chester Rd

CHESTER RD

Chester Rd

13,361 VPD (25)

PARIS BAGUETTE CHARLEYS

LONGHORN STEAKHOUSE

Walmart

Walmart Supercenter

SITE

Cabela's

MAIN EVENT



MAR 26

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JAN 25

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CLEVELAND

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COLUMBUS

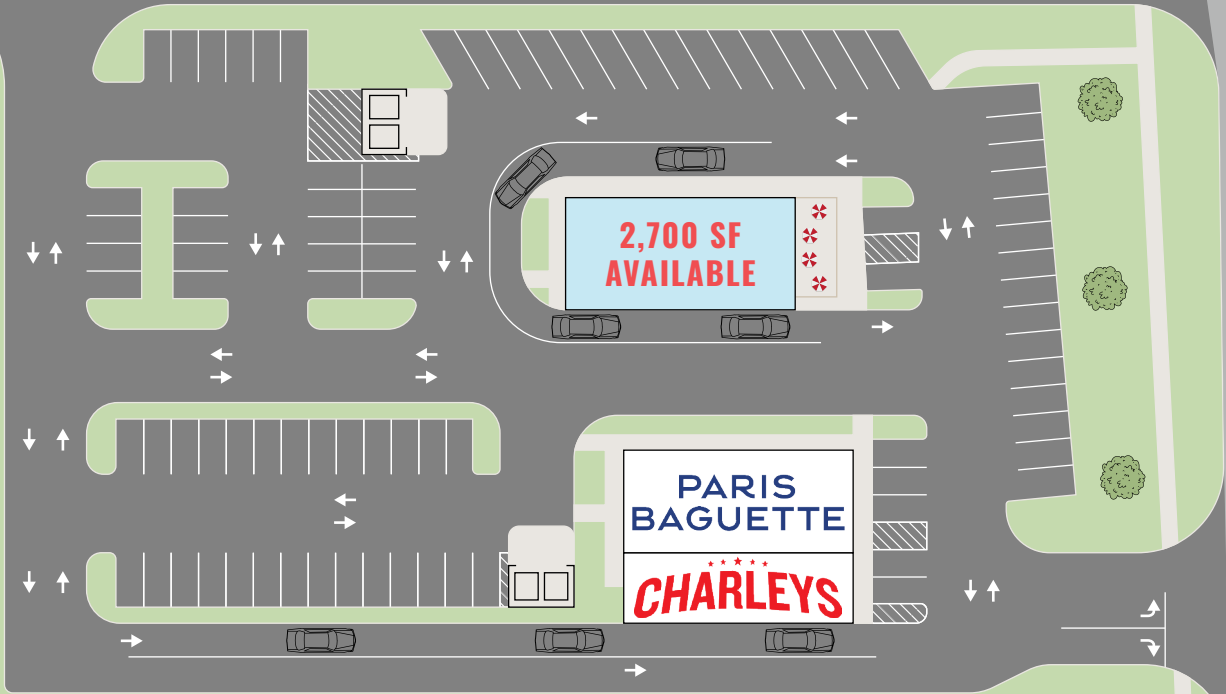
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