FREESTANDING DRIVE-THRU RESTAURANT BUILDING

35815 Chester Road
Avon, Ohio

WWW.GOODMANREALESTATE.COM
216.381.8200

GOODMAN REAL ESTATE SERVICES GROUP LLC



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

- Surrounded by national retailers 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

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THE OFFICES OF LEGACY VILLAGE
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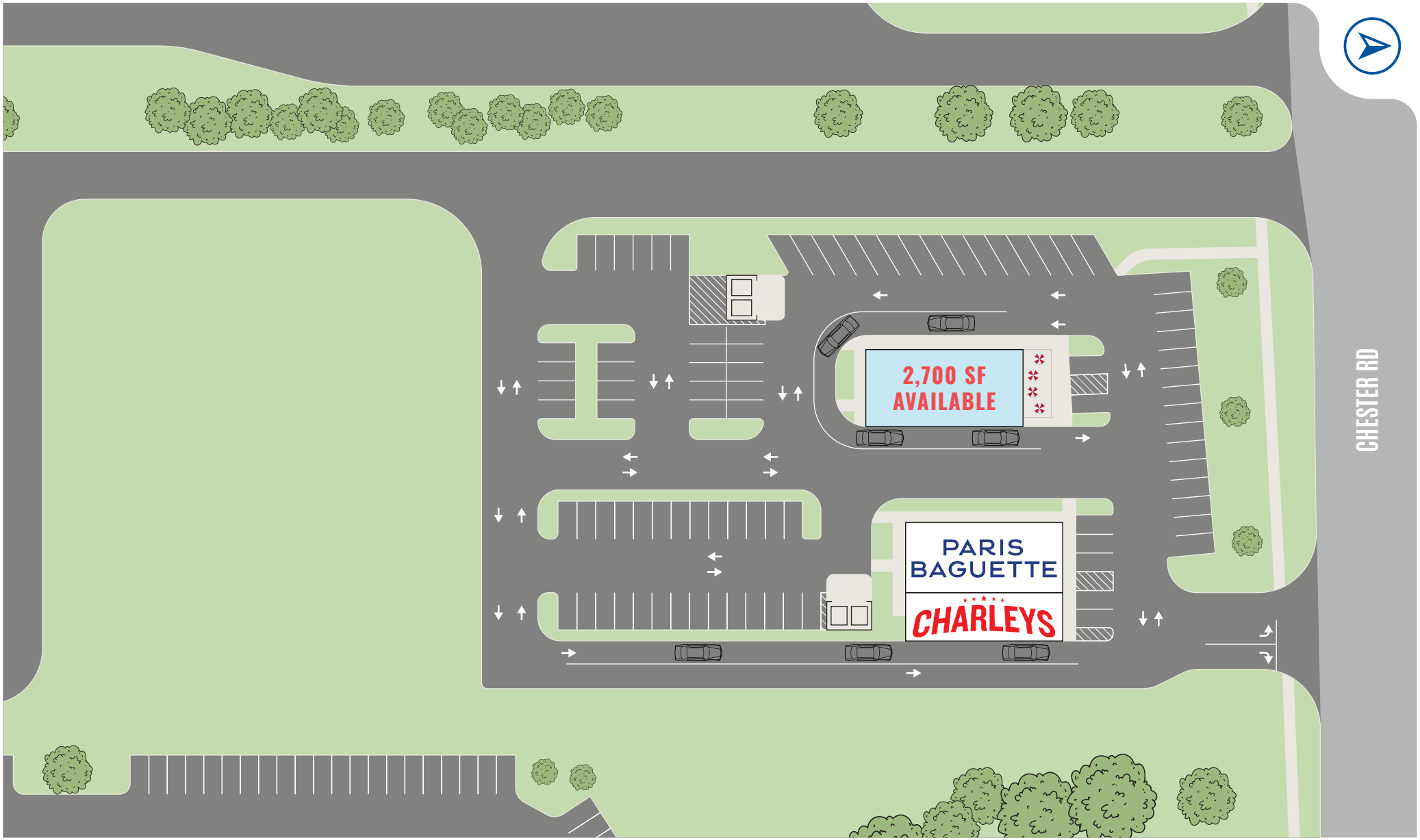
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