

The MarketPlace at Avon Avon, Ohio



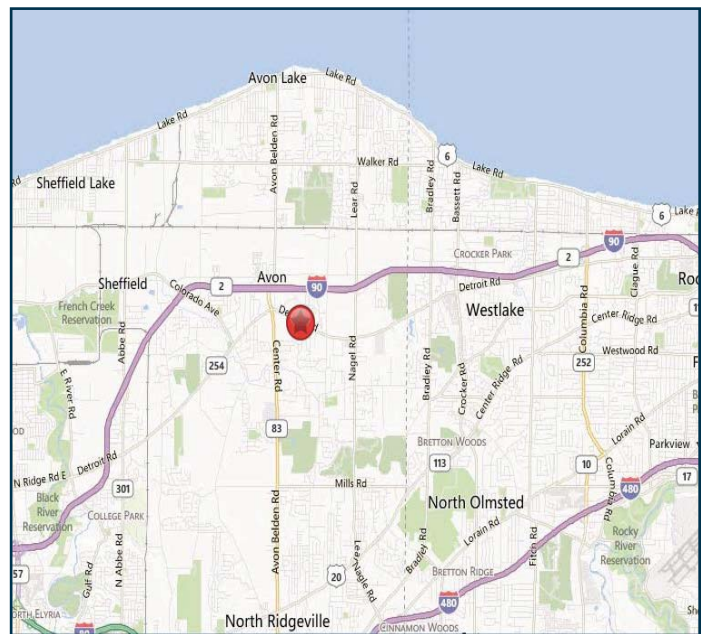
Property Features

Join Cambria Hotel & Suites, Melt Bar & Grilled, Third Federal Savings & Loan, Mitchell's Ice Cream, Elements Therapeutic Massage, KinderCare, Hecks, Snip-Its, Anytime Fitness and Cafe' Piccolo

Located on Detroit Road adjacent to the 800,000 SF Avon Commons Shopping Center backing up to Costco

This site has regional exposure with immediate access to Interstate 90 and the affluent western Cleveland suburbs of Avon Lake, Rocky River, Westlake and Bay Village

Freestanding build-to-suit opportunity available for medical, dental, financial services etc.



 **Guggenheim**
Commercial Real Estate Group
23215 Commerce Park Drive, Suite 214
Beachwood, OH 44122
www.guggenheiminc.com

A MEMBER OF:
 **SITE SOURCE**
RETAIL BROKER NETWORK



Contact Information

James A. Samuels c 216.780.8000
jim@guggenheiminc.com

Douglas Holtzman c 330.760.2647
doug@guggenheiminc.com

The information contained herein has been obtained from sources believed to be reliable. Guggenheim, Inc. and its agents, associates and employees make no guarantee, warranty or representation about the property.

The MarketPlace at Avon Aerial



Demographics

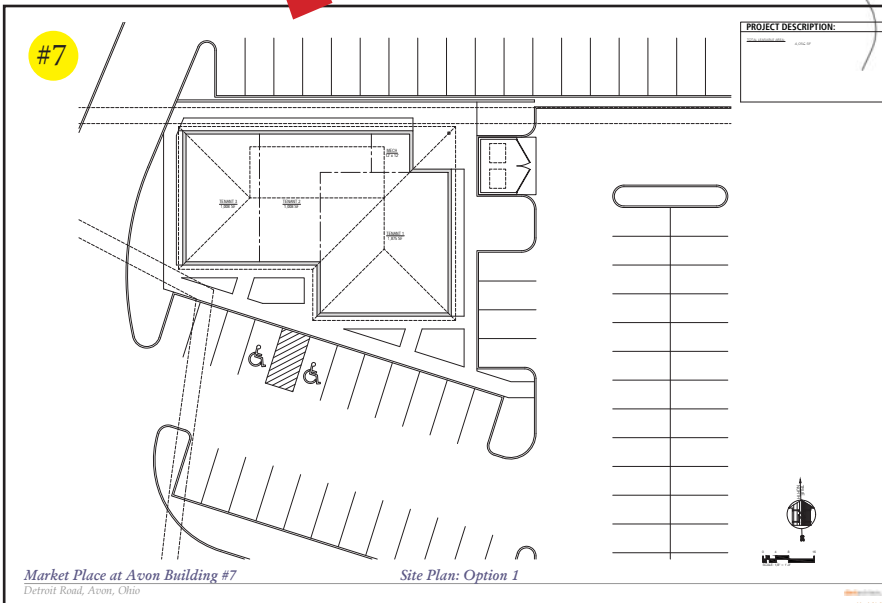
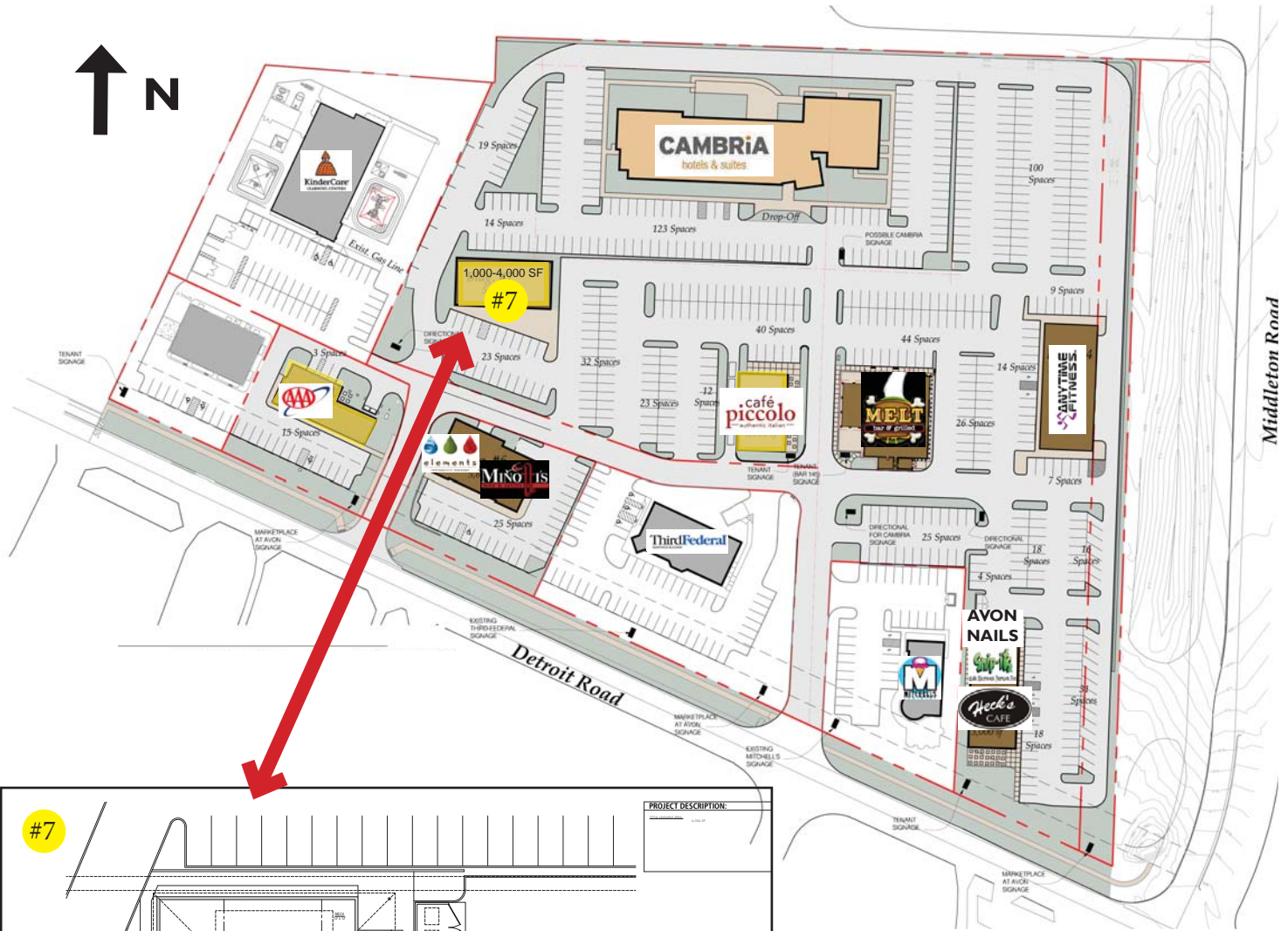
| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> | <u>7 Mile</u> |
|-------------------|--|---------------|---------------|---------------|
| Population (Est.) | 4,046 | 36,832 | 113,237 | 206,228 |
| # of Households | 1,588 | 14,498 | 46,051 | 87,452 |
| Median HHI | \$87,906 | \$99,049 | \$85,766 | \$76,190 |
| Traffic Counts | Appx. 30,000/day at the intersection of Detroit Ave. and Center St., 11,000/day in front of center | | | |

Guggenheim
Commercial Real Estate Group
23215 Commerce Park Drive, Suite 214
Beachwood, OH 44122
www.guggenheiminc.com

Contact Information
James A. Samuels c 216.780.8000
jim@guggenheiminc.com
Douglas Holtzman c 330.760.2647
doug@guggenheiminc.com

The information contained herein has been obtained from sources believed to be reliable. Guggenheim, Inc. and its agents, associates and employees make no guarantee, warranty or representation about the property.

The MarketPlace at Avon Site Plan



Building # Available SF

Building #7 1,000-4,000 SF

Guggenheim
Commercial Real Estate Group
23215 Commerce Park Drive, Suite 214
Beachwood, OH 44122
www.guggenheiminc.com

Contact Information

James A. Samuels c 216.780.8000
jim@guggenheiminc.com
Douglas Holtzman c 330.760.2647
doug@guggenheiminc.com

The information contained herein has been obtained from sources believed to be reliable. Guggenheim, Inc. and its agents, associates and employees make no guarantee, warranty or representation about the property.

The MarketPlace at Avon Aerial



| <u>Building #</u> | <u>Available SF</u> |
|-------------------|---------------------|
|-------------------|---------------------|

| | |
|-------------|----------------|
| Building #7 | 1,000-4,000 SF |
|-------------|----------------|


Guggenheim
 Commercial Real Estate Group
 23215 Commerce Park Drive, Suite 214
 Beachwood, OH 44122
www.guggenheiminc.com

Contact Information

James A. Samuels c 216.780.8000
jim@guggenheiminc.com

Douglas Holtzman c 330.760.2647
doug@guggenheiminc.com

The information contained herein has been obtained from sources believed to be reliable. Guggenheim, Inc. and its agents, associates and employees make no guarantee, warranty or representation about the property.