



FOR SALE

37855 Colorado Avenue
Avon, Ohio 44011

BUILD FOR GROWTH. POSITION FOR SUCCESS.



- **3.36 acres**
- Zoned general Business
- Shovel-ready flat site
- 200'+ of frontage



10.5 miles / 25 minutes
to Cleveland Hopkins
International Airport



- 1/2-mile to I-90 interchange
- 4 minutes to Avon Commons
- 28 minutes to Downtown Cleveland

ASKING PRICE: \$840,000

CONNOR REDMAN • Sales Associate
216.525.1493 • credman@crescorealestate.com



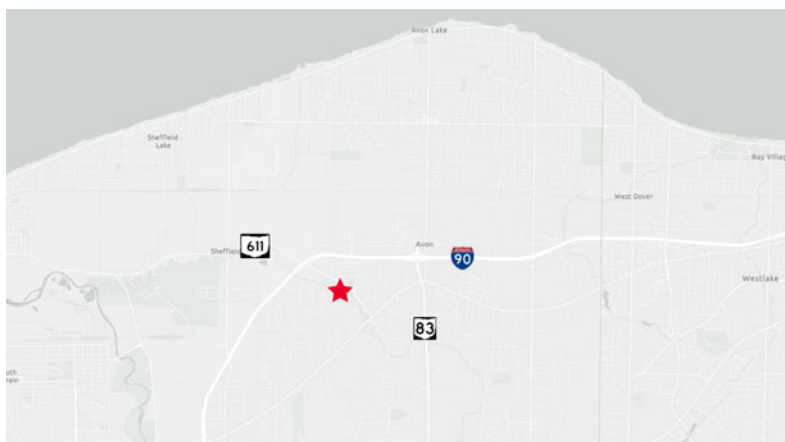
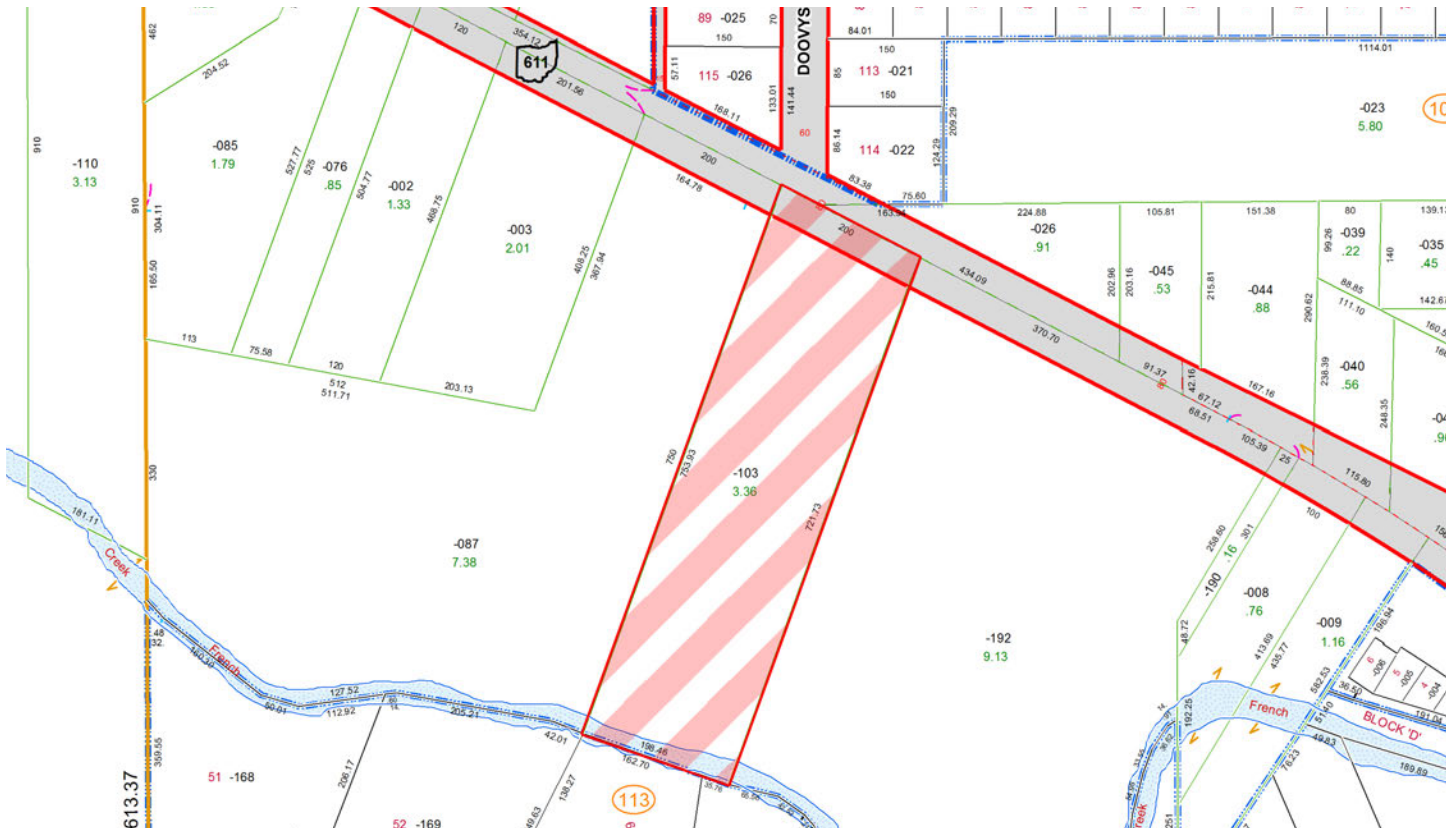
**CUSHMAN &
WAKEFIELD**

CRESCO
Real Estate

FOR SALE

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PARCEL & DEMOGRAPHICS



Demographics

Population	2019	2024 Projection
3 Miles	31,709	32,736
5 Miles	106,720	108,761
Households	2019	2024 Projection
3 Miles	12,351	12,766
5 Miles	41,826	42,636
Income	Median	Average
3 Miles	\$80,461	\$107,569
5 Miles	\$71,640	\$98,344

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3 Summit Park Drive, Suite 200, Cleveland, Ohio 44131
216.520.1200 p • 216.520.1828 f • crescorealestate.com

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MARKET AERIAL



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