



PRIME LAND DEVELOPMENT SITES

Cleveland Clinic
Richard E. Jacobs Health Center

**CLEVELAND CLINIC
ENTRANCE**



Avon Road

Just Imagine Drive

33095 Just Imagine Drive
Parcel#1 3.30 acres Parcel#2 1.74 acres

63,000 VPD

PRICE REDUCED
Buy Both Parcels for \$2,300,000.00

- Approximately 5.0399 total acres.
- **Parcel #1:** 3.30 acres with 382' of frontage.
- **Parcel #2:** 1.74 acres with 322' of frontage.
- Located across from the Cleveland Clinic's Jacobs Health Center - 190,000 SF new facility.
- Newly constructed ramps off of I-90, Exit 155 at Nagel Road.
- Zoned C-4/M-1 General Business/General Industry.
- Excellent highway visibility along I-90.
- Frontage Traffic Count: 63,000 vehicles per day.

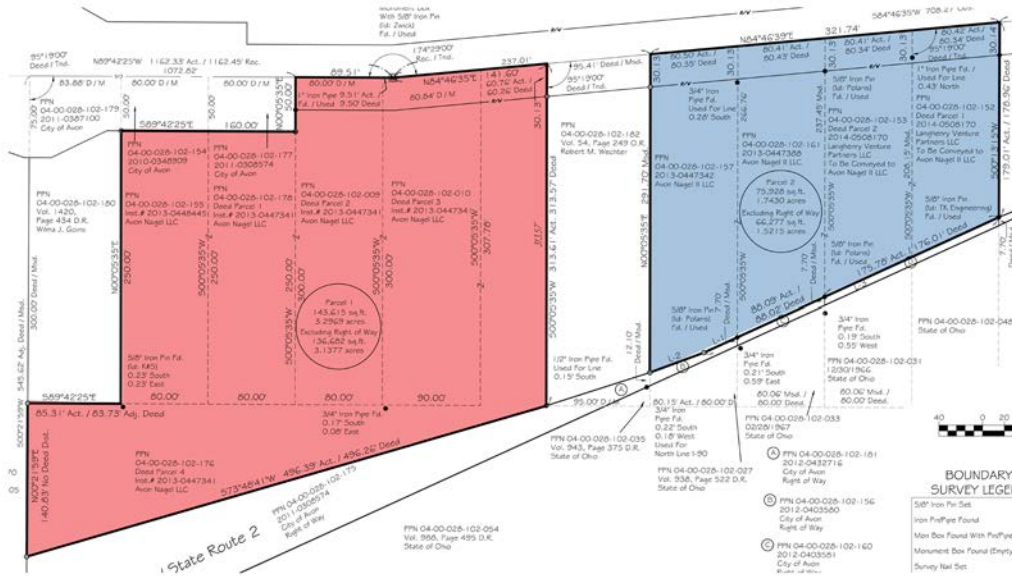
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Demographic Detail Report

33095 Just Imagine Dr, Avon, OH 44011

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2021 Projection	1,114	47,718	115,168
2016 Estimate	1,092	47,311	114,496
2010 Census	1,037	46,342	113,185
Growth 2016 - 2021	2.01%	0.86%	0.59%
Growth 2010 - 2016	5.30%	2.09%	1.16%
2016 Population by Age			
	1,092	47,311	114,496
Age 0 - 4	59 5.40%	2,411 5.10%	5,927 5.18%
Age 5 - 9	78 7.14%	2,849 6.02%	6,692 5.84%
Age 10 - 14	87 7.97%	3,387 7.16%	7,771 6.79%
Age 15 - 19	78 7.14%	3,411 7.21%	7,893 6.89%
Age 20 - 24	55 5.04%	2,813 5.95%	6,822 5.96%
Age 25 - 29	38 3.48%	2,170 4.59%	5,574 4.87%
Age 30 - 34	44 4.03%	2,115 4.47%	5,517 4.82%
Age 35 - 39	65 5.95%	2,462 5.20%	6,170 5.39%
Age 40 - 44	82 7.51%	3,012 6.37%	7,236 6.32%
Age 45 - 49	85 7.78%	3,406 7.20%	8,037 7.02%
Age 50 - 54	81 7.42%	3,683 7.78%	8,707 7.60%
Age 55 - 59	74 6.78%	3,708 7.84%	8,875 7.75%
Age 60 - 64	65 5.95%	3,354 7.09%	8,145 7.11%
Age 65 - 69	57 5.22%	2,770 5.85%	6,811 5.95%
Age 70 - 74	45 4.12%	2,020 4.27%	5,023 4.39%
Age 75 - 79	36 3.30%	1,415 2.99%	3,539 3.09%
Age 80 - 84	28 2.56%	1,005 2.12%	2,520 2.20%
Age 85+	37 3.39%	1,321 2.79%	3,237 2.83%
Age 65+	203 18.59%	8,531 18.03%	21,130 18.45%
Median Age	42.60	43.40	43.40
Average Age	40.60	41.00	41.20

Demographic Detail Report

33095 Just Imagine Dr, Avon, OH 44011

Radius	1 Mile		3 Mile		5 Mile	
2016 Population By Race	1,092		47,311		114,496	
White	1,030	94.32%	44,402	93.85%	107,271	93.69%
Black	11	1.01%	671	1.42%	1,807	1.58%
Am. Indian & Alaskan	1	0.09%	41	0.09%	163	0.14%
Asian	38	3.48%	1,577	3.33%	3,505	3.06%
Hawaiian & Pacific Island	0	0.00%	11	0.02%	35	0.03%
Other	11	1.01%	610	1.29%	1,714	1.50%
Population by Hispanic Origin	1,092		47,311		114,496	
Non-Hispanic Origin	1,058	96.89%	45,973	97.17%	110,898	96.86%
Hispanic Origin	34	3.11%	1,338	2.83%	3,597	3.14%
2016 Median Age, Male	41.00		41.70		41.60	
2016 Average Age, Male	38.80		39.70		39.80	
2016 Median Age, Female	44.20		44.90		45.00	
2016 Average Age, Female	42.40		42.30		42.60	
2016 Population by Occupation Classification	853		37,983		92,530	
Civilian Employed	520	60.96%	24,196	63.70%	59,154	63.93%
Civilian Unemployed	18	2.11%	719	1.89%	2,041	2.21%
Civilian Non-Labor Force	315	36.93%	13,066	34.40%	31,297	33.82%
Armed Forces	0	0.00%	2	0.01%	38	0.04%
Households by Marital Status						
Married	266		11,209		26,235	
Married No Children	136		6,064		14,814	
Married w/Children	130		5,145		11,422	
2016 Population by Education	761		34,227		84,135	
Some High School, No Diploma	33	4.34%	1,057	3.09%	3,860	4.59%
High School Grad (Incl Equivalency)	149	19.58%	5,406	15.79%	16,514	19.63%
Some College, No Degree	154	20.24%	7,595	22.19%	21,794	25.90%
Associate Degree	26	3.42%	1,787	5.22%	4,745	5.64%
Bachelor Degree	255	33.51%	11,574	33.82%	23,209	27.59%
Advanced Degree	144	18.92%	6,808	19.89%	14,013	16.66%

Demographic Detail Report

33095 Just Imagine Dr, Avon, OH 44011

Radius	1 Mile		3 Mile		5 Mile	
2016 Population by Occupation	1,001		46,188		112,471	
Real Estate & Finance	45	4.50%	2,411	5.22%	5,339	4.75%
Professional & Management	379	37.86%	17,200	37.24%	37,073	32.96%
Public Administration	24	2.40%	851	1.84%	2,342	2.08%
Education & Health	151	15.08%	6,420	13.90%	14,666	13.04%
Services	48	4.80%	2,606	5.64%	7,217	6.42%
Information	11	1.10%	475	1.03%	1,285	1.14%
Sales	112	11.19%	5,760	12.47%	15,147	13.47%
Transportation	7	0.70%	297	0.64%	883	0.79%
Retail	41	4.10%	2,153	4.66%	6,021	5.35%
Wholesale	16	1.60%	858	1.86%	2,068	1.84%
Manufacturing	73	7.29%	3,329	7.21%	8,419	7.49%
Production	24	2.40%	1,299	2.81%	4,522	4.02%
Construction	24	2.40%	853	1.85%	2,879	2.56%
Utilities	20	2.00%	741	1.60%	2,139	1.90%
Agriculture & Mining	4	0.40%	69	0.15%	185	0.16%
Farming, Fishing, Forestry	2	0.20%	33	0.07%	91	0.08%
Other Services	20	2.00%	833	1.80%	2,195	1.95%
2016 Worker Travel Time to Job	498		22,654		56,126	
<30 Minutes	252	50.60%	13,460	59.42%	34,887	62.16%
30-60 Minutes	218	43.78%	8,156	36.00%	18,897	33.67%
60+ Minutes	28	5.62%	1,038	4.58%	2,342	4.17%
2010 Households by HH Size	397		17,935		44,648	
1-Person Households	101	25.44%	4,607	25.69%	11,960	26.79%
2-Person Households	134	33.75%	6,159	34.34%	15,381	34.45%
3-Person Households	57	14.36%	2,619	14.60%	6,662	14.92%
4-Person Households	65	16.37%	2,738	15.27%	6,388	14.31%
5-Person Households	29	7.30%	1,298	7.24%	2,926	6.55%
6-Person Households	8	2.02%	380	2.12%	926	2.07%
7 or more Person Households	3	0.76%	134	0.75%	405	0.91%
2016 Average Household Size	2.60		2.50		2.50	
Households						
2021 Projection	429		18,459		45,406	
2016 Estimate	420		18,309		45,155	
2010 Census	398		17,935		44,647	
Growth 2016 - 2021	2.14%		0.82%		0.56%	
Growth 2010 - 2016	5.53%		2.09%		1.14%	

Demographic Detail Report

33095 Just Imagine Dr, Avon, OH 44011

Radius	1 Mile	3 Mile	5 Mile
2016 Households by HH Income	421	18,310	45,154
<\$25,000	63 14.96%	2,028 11.08%	5,540 12.27%
\$25,000 - \$50,000	57 13.54%	2,857 15.60%	8,272 18.32%
\$50,000 - \$75,000	71 16.86%	3,030 16.55%	8,384 18.57%
\$75,000 - \$100,000	61 14.49%	2,410 13.16%	6,699 14.84%
\$100,000 - \$125,000	55 13.06%	2,275 12.42%	4,967 11.00%
\$125,000 - \$150,000	29 6.89%	1,591 8.69%	3,475 7.70%
\$150,000 - \$200,000	36 8.55%	1,623 8.86%	3,661 8.11%
\$200,000+	49 11.64%	2,496 13.63%	4,156 9.20%
2016 Avg Household Income	\$105,591	\$112,998	\$98,901
2016 Med Household Income	\$82,991	\$87,863	\$76,422
2016 Occupied Housing	420	18,309	45,156
Owner Occupied	366 87.14%	14,788 80.77%	36,503 80.84%
Renter Occupied	54 12.86%	3,521 19.23%	8,653 19.16%
2010 Housing Units	443	19,458	47,901
1 Unit	376 84.88%	15,511 79.72%	39,004 81.43%
2 - 4 Units	15 3.39%	567 2.91%	1,344 2.81%
5 - 19 Units	9 2.03%	1,431 7.35%	3,428 7.16%
20+ Units	43 9.71%	1,949 10.02%	4,125 8.61%
2016 Housing Value	366	14,787	36,503
<\$100,000	31 8.47%	1,102 7.45%	3,853 10.56%
\$100,000 - \$200,000	107 29.23%	3,719 25.15%	15,090 41.34%
\$200,000 - \$300,000	111 30.33%	5,192 35.11%	9,950 27.26%
\$300,000 - \$400,000	73 19.95%	2,475 16.74%	3,961 10.85%
\$400,000 - \$500,000	35 9.56%	1,238 8.37%	1,871 5.13%
\$500,000 - \$1,000,000	9 2.46%	958 6.48%	1,525 4.18%
\$1,000,000+	0 0.00%	103 0.70%	253 0.69%
2016 Median Home Value	\$240,540	\$249,547	\$195,417
2016 Housing Units by Yr Built	444	19,491	48,168
Built 2010+	21 4.73%	522 2.68%	1,125 2.34%
Built 2000 - 2010	213 47.97%	4,460 22.88%	8,379 17.40%
Built 1990 - 1999	101 22.75%	4,404 22.60%	7,716 16.02%
Built 1980 - 1989	30 6.76%	2,659 13.64%	5,646 11.72%
Built 1970 - 1979	16 3.60%	1,977 10.14%	7,866 16.33%
Built 1960 - 1969	14 3.15%	1,652 8.48%	5,664 11.76%
Built 1950 - 1959	23 5.18%	2,048 10.51%	6,748 14.01%
Built <1949	26 5.86%	1,769 9.08%	5,024 10.43%
2016 Median Year Built	2000	1988	1977

Profile 1 of 1

Summary (31299)



JUST IMAGINE DRIVE LAND

**33095 Just Imagine
Dr.**

Avon, OH 44011

County:	Lorain
Market:	NW-Z3
Sub Market:	Lorain County Area
Lot Dimensions (LxW):	Irregular
Land Size (SF):	219,407 SF
Land Size (Acres):	5.04 Acres

General Listing/Transaction Information

Asking Price:	\$2,300,00.00 for both parcels
Price/Acre:	\$500,000.00
Transaction Type:	Sale

Contacts

Listing Broker(s)	Rico Pietro, SIOR CRESCO Real Estate 216.525.1473 rpietro@crescorealestate.com Nanci Ferrante, MCR CRESCO Real Estate 216.525.1496 nferrante@crescorealestate.com
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Site

Parcel Number:	0400028102178,009,010,176,161,157,153,152
Visibility:	Highway I-90
Frontage:	Parcel 1: 382' and Parcel 2: 322'
Frontage Traffic Count:	60,000 cars per day

Utilities

Comments

Listing Comments: Buy both parcels for \$2,300,000.00