NAI Pleasant Valley

FOR LEASE

East Avon Center



33552 Detroit Road

Avon, OH 44011

Property Features

- Available Space: 2,982 SF
- Former Chiropractic Office
- Signalized Corner on Nagel & Detroit
- Easy access to I-90 - 2 minutes
- Traffic Count: 10,625 VPD
- One of the fastest growing communities in Northeast Ohio



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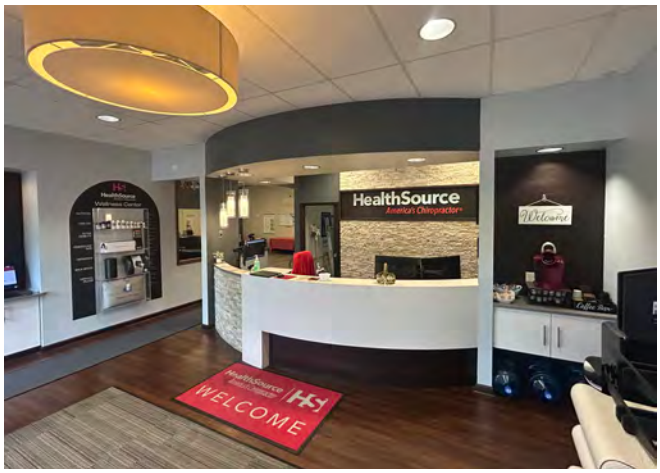
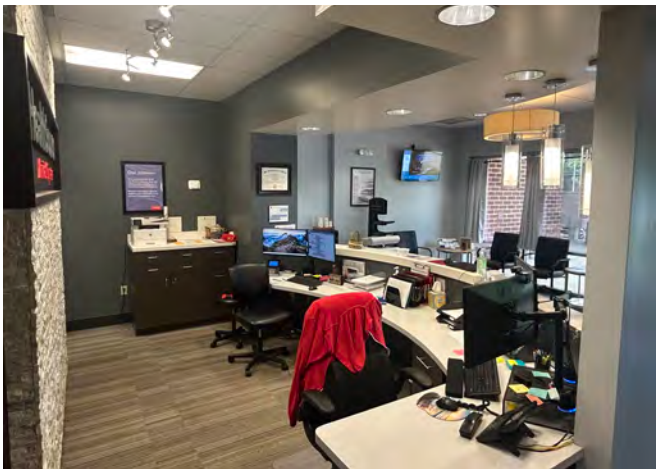
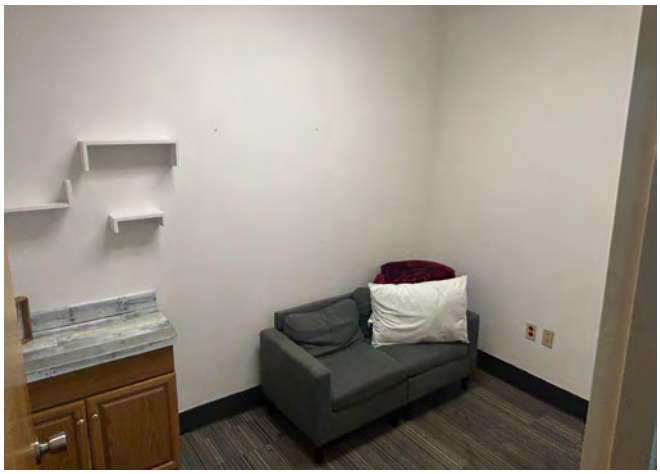
INTERIOR

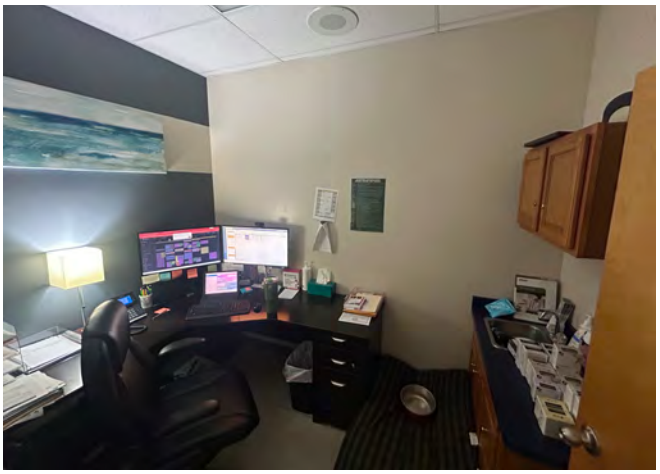












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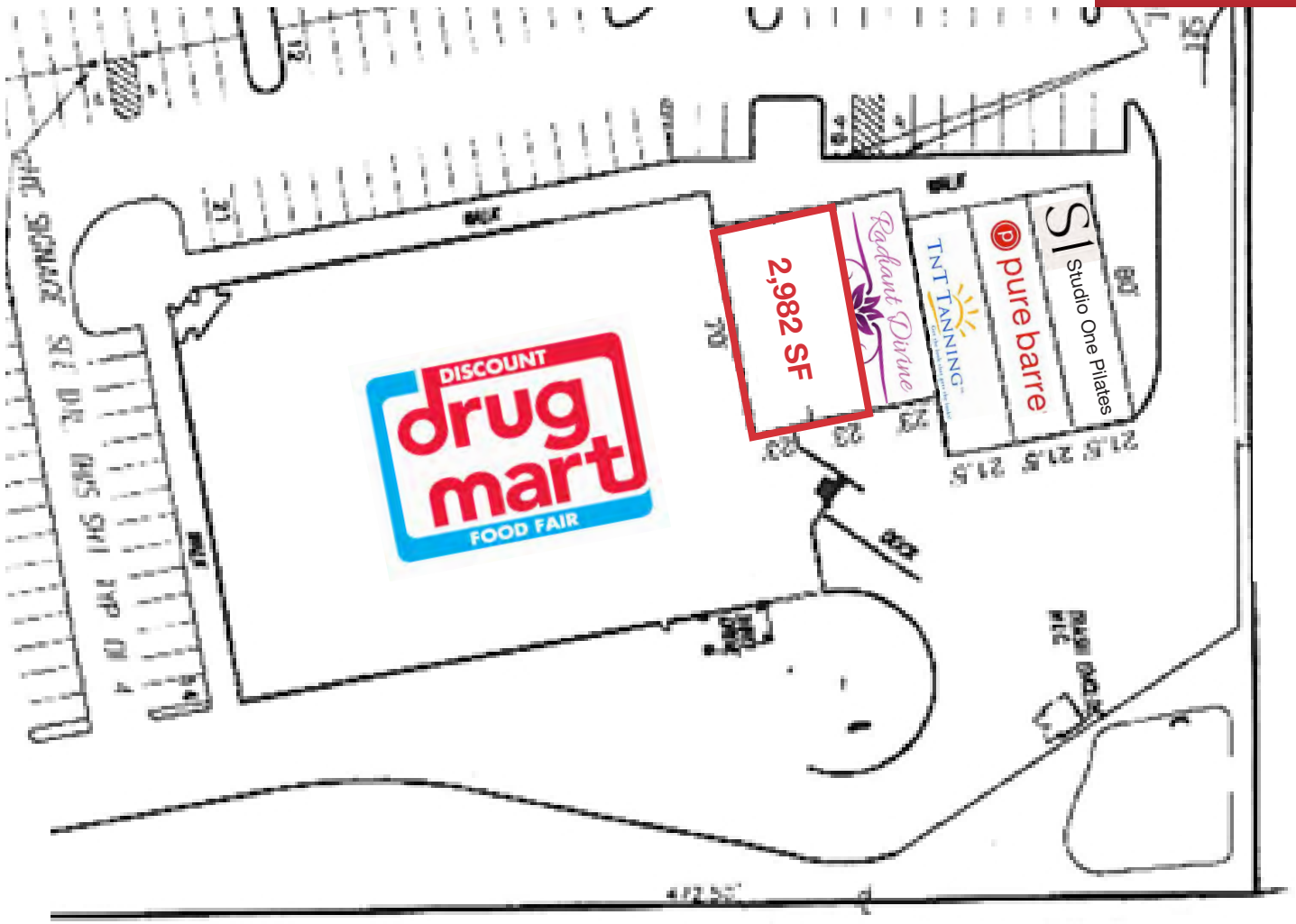
SITE PLAN



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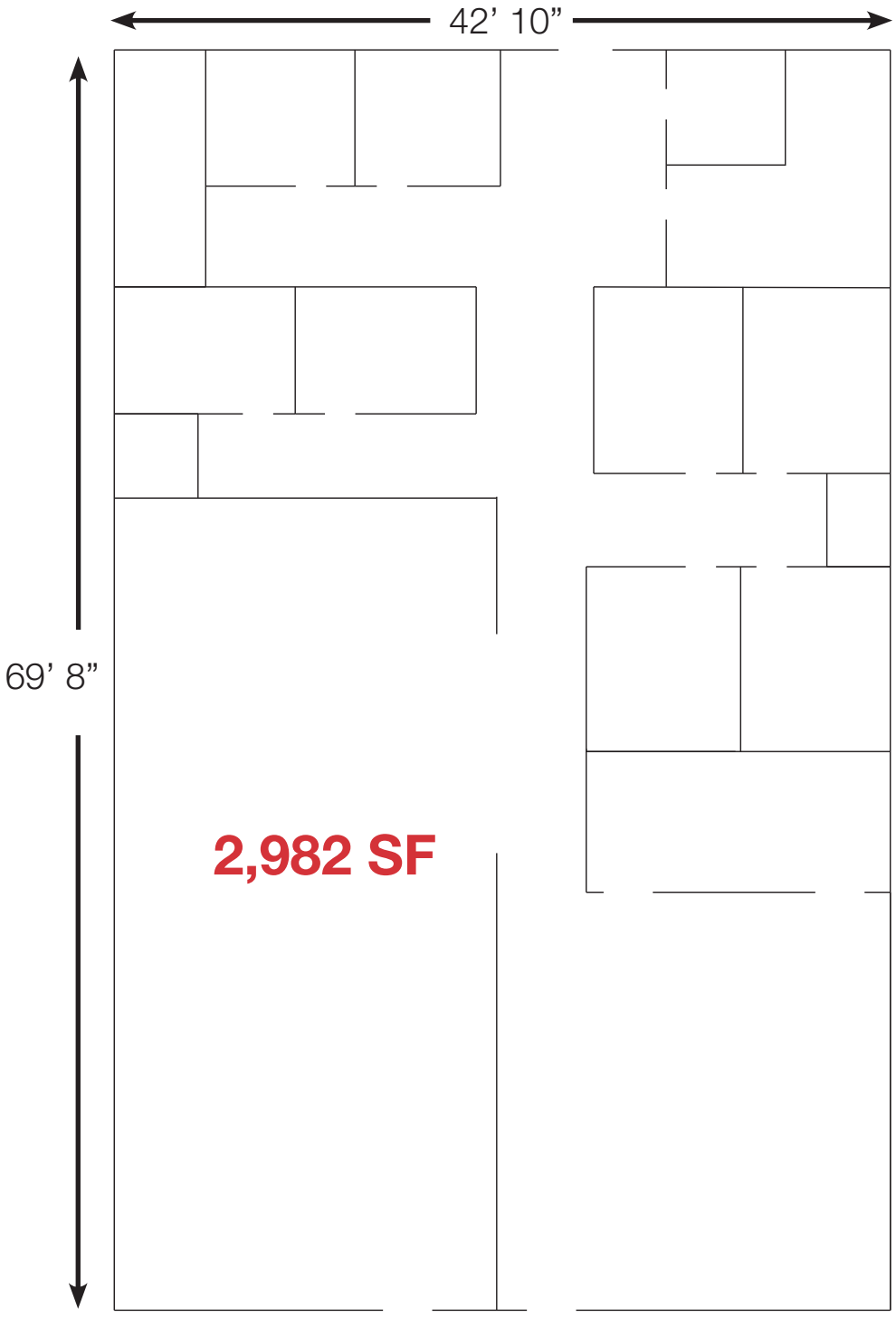
FLOOR PLAN



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DEMOGRAPHICS

esri
THE SCIENCE OF WHERE

Executive Summary

33552 Detroit Rd, Avon, Ohio, 44011
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.45412
Longitude: -81.98813

	1 mile	3 miles	5 miles
Population			
2010 Population	2,399	43,204	127,161
2020 Population	2,714	46,917	136,741
2025 Population	2,738	47,011	136,692
2030 Population	2,756	47,078	136,765
2010-2020 Annual Rate	1.24%	0.83%	0.73%
2020-2025 Annual Rate	0.17%	0.04%	-0.01%
2025-2030 Annual Rate	0.13%	0.03%	0.01%
2020 Male Population	46.5%	48.1%	48.4%
2020 Female Population	53.5%	51.9%	51.6%
2020 Median Age	46.9	44.8	44.1
2025 Male Population	47.3%	48.6%	49.0%
2025 Female Population	52.7%	51.4%	51.0%
2025 Median Age	48.3	45.3	44.5

In the identified area, the current year population is 136,692. In 2020, the Census count in the area was 136,741. The rate of change since 2020 was -0.01% annually. The five-year projection for the population in the area is 136,765 representing a change of 0.01% annually from 2025 to 2030. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 44.5, compared to U.S. median age of 39.6.

Race and Ethnicity			
2025 White Alone	88.6%	86.8%	87.5%
2025 Black Alone	0.8%	2.0%	1.9%
2025 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2025 Asian Alone	4.4%	4.4%	3.5%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	1.0%	1.1%	1.2%
2025 Two or More Races	5.0%	5.6%	5.8%
2025 Hispanic Origin (Any Race)	3.7%	4.1%	4.4%

Persons of Hispanic origin represent 4.4% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 29.5 in the identified area, compared to 72.7 for the U.S. as a whole.

Households			
2025 Wealth Index	194	181	159
2010 Households	861	16,893	49,919
2020 Households	999	18,418	54,092
2025 Households	1,026	18,680	54,908
2030 Households	1,042	18,852	55,436
2010-2020 Annual Rate	1.50%	0.87%	0.81%
2020-2025 Annual Rate	0.51%	0.27%	0.29%
2025-2030 Annual Rate	0.31%	0.18%	0.19%
2025 Average Household Size	2.61	2.46	2.45

The household count in this area has changed from 54,092 in 2020 to 54,908 in the current year, a change of 0.29% annually. The five-year projection of households is 55,436, a change of 0.19% annually from the current year total. Average household size is currently 2.45, compared to 2.49 in the year 2020. The number of families in the current year is 36,762 in the specified area.

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	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	18.5%	18.8%	17.7%
Median Household Income			
2025 Median Household Income	$134,976	$127,921	$113,518
2030 Median Household Income	$154,109	$147,286	$129,211
2025-2030 Annual Rate	2.69%	2.86%	2.62%
Average Household Income			
2025 Average Household Income	$176,058	$172,178	$154,322
2030 Average Household Income	$192,089	$190,817	$173,342
2025-2030 Annual Rate	1.76%	2.08%	2.35%
Per Capita Income			
2025 Per Capita Income	$71,454	$68,830	$62,094
2030 Per Capita Income	$78,620	$76,846	$70,366
2025-2030 Annual Rate	1.93%	2.23%	2.53%
GINI Index			
2025 Gini Index	41.3	43.0	43.2
Households by Income			

Current median household income is $113,518 in the area, compared to $81,624 for all U.S. households. Median household income is projected to be $129,211 in five years, compared to $92,476 all U.S. households.

Current average household income is $154,322 in this area, compared to $116,179 for all U.S. households. Average household income is projected to be $173,342 in five years, compared to $128,612 for all U.S. households.

Current per capita income is $62,094 in the area, compared to the U.S. per capita income of $45,360. The per capita income is projected to be $70,366 in five years, compared to $50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	118	113	119
2010 Total Housing Units	875	17,892	52,634
2010 Owner Occupied Housing Units	773	13,633	40,871
2010 Renter Occupied Housing Units	87	3,260	9,048
2010 Vacant Housing Units	14	999	2,715
2020 Total Housing Units	1,036	19,330	56,731
2020 Owner Occupied Housing Units	830	14,537	43,525
2020 Renter Occupied Housing Units	169	3,881	10,567
2020 Vacant Housing Units	83	930	2,625
2025 Total Housing Units	1,062	19,597	57,491
2025 Owner Occupied Housing Units	868	14,970	44,719
2025 Renter Occupied Housing Units	158	3,710	10,189
2025 Vacant Housing Units	36	917	2,583
2030 Total Housing Units	1,078	19,827	58,152
2030 Owner Occupied Housing Units	890	15,253	45,526
2030 Renter Occupied Housing Units	152	3,599	9,911
2030 Vacant Housing Units	36	975	2,716
Socioeconomic Status Index			
2025 Socioeconomic Status Index	69.7	66.4	62.6

Currently, 77.8% of the 57,491 housing units in the area are owner occupied; 17.7%, renter occupied; and 4.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 56,731 housing units in the area and 4.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.25%. Median home value in the area is $321,812, compared to a median home value of $370,578 for the U.S. In five years, median value is projected to change by 3.33% annually to $379,143.

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TRAFFIC COUNTS

esri
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Traffic Count Profile

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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.45412
Longitude: -81.98813

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05	Nagel Rd	Detroit Rd (0.08 miles S)	2001	1350
0.20	Nagel Rd	Pear St (0.03 miles S)	2012	6447
0.37	Detroit Road	N Star Ln (0.37 miles NE)	2021	8803
0.39	Nagel Rd	Avon Rd (0.21 miles N)	2013	8280
0.51	Nagel Road	Jennie Rd (0.02 miles N)	2021	7403
0.62	Jaycox Rd	Detroit Rd (0.07 miles S)	2001	850
0.65	RAMP FROM NAGEL RD TO IR90 EB	Avon Rd (0.1 miles SE)	2021	8174
0.66	RAMP FROM IR90 EB TO NAGEL RD	Avon Rd (0.0 miles)	2021	5032
0.66	RAMP FROM IR90 EB TO NAGEL RD	Avon Rd (0.14 miles E)	2020	4497
0.66	Jaycox Rd	Detroit Rd (0.18 miles N)	2013	6902
0.66		(0.0 miles)	2019	7652
0.73	I- 90	Nagel Rd (0.21 miles E)	2016	73621
0.76	RAMP FROM NAGEL RD TO IR90 WB	Nagel Rd (0.05 miles E)	2021	4898
0.78	Detroit Rd	Covington Pl (0.07 miles NW)	2014	11011
0.78	Northwest Freeway	Jaycox Rd (0.24 miles W)	2021	73461
0.79	RAMP FROM IR90 WB TO NAGEL RD	Nagel Rd (0.08 miles SW)	2021	9154
0.80	Jaycox Road	Emory Dr (0.08 miles N)	2021	7544
0.83	Schwartz Rd	Nagel Rd (0.1 miles W)	2001	1700
0.88	Detroit Road	Covington Pl (0.05 miles SE)	2021	12502
0.88	Nagel Rd	Lear Rd (0.04 miles N)	2013	15982
0.94	Detroit Rd	N Star Ln (0.24 miles SW)	2011	15100
1.04	Lear Rd	Nagel Rd (0.12 miles S)	2013	9873
1.06	Detroit Rd	Waters Edge Dr (0.05 miles SW)	2012	12715
1.06	Schwartz Rd	Spruce Ct (0.01 miles W)	2001	1550
1.08	Jaycox Rd	Schwartz Rd (0.07 miles S)	2001	1500
1.14	I- 90	Nagel Rd (0.66 miles SW)	2014	75440
1.22	Chester Rd	Jaycox Rd (0.2 miles E)	2019	13214
1.24	I- 90	Jaycox Rd (0.42 miles E)	2014	67400
1.26	Chester Road	Center Rd (0.13 miles W)	2021	12777
1.39	Northwest Freeway	Bradley Rd (0.08 miles E)	2021	80859

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