



ANCHOR
RETAIL

CENTER ROAD

Coming Soon

Additional
Land
Available

SITE

DN
KN

TAKE
5

O'Reilly
AUTO PARTS

DISCOUNT
TIRE

Swensons

Firestone

DollarBank

Arby's

PANDA EXPRESS

Culver's

JCPenney

LOWE'S

SCHNEIDER CT

World HQ

Bendix

MENARDS

MIDDLE

18,360 VPD

UP TO 2.0+ ACRES AVAILABLE -
CAN BE SUBDIVIDED

1200 Center Road
Avon, Ohio 44011

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LAND AVAILABLE
1200 Center Road, Avon, Ohio 44011



HIGHLIGHTS

- ▶ Prime AM-side location with full movement access at both Center Road and Scheider Road
- ▶ Located just minutes from I-90
- ▶ Join Dunkin Donuts (Under construction)
- ▶ Join approximately 1.5M SF of retailers in the market. New Top Golf one (1) mile away
- ▶ [Zoned C-4 commercial with M-1 industrial overlay](#) - Avon's most flexible and liberal commercial zoning

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DUNKIN' DONUTS

CITY OF AVON - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHAMBER ROAD - SUITE D
AVON, OHIO 44011
(440) 944-4433 (440) 944-1722 (FAX)
www.polaris-es.com



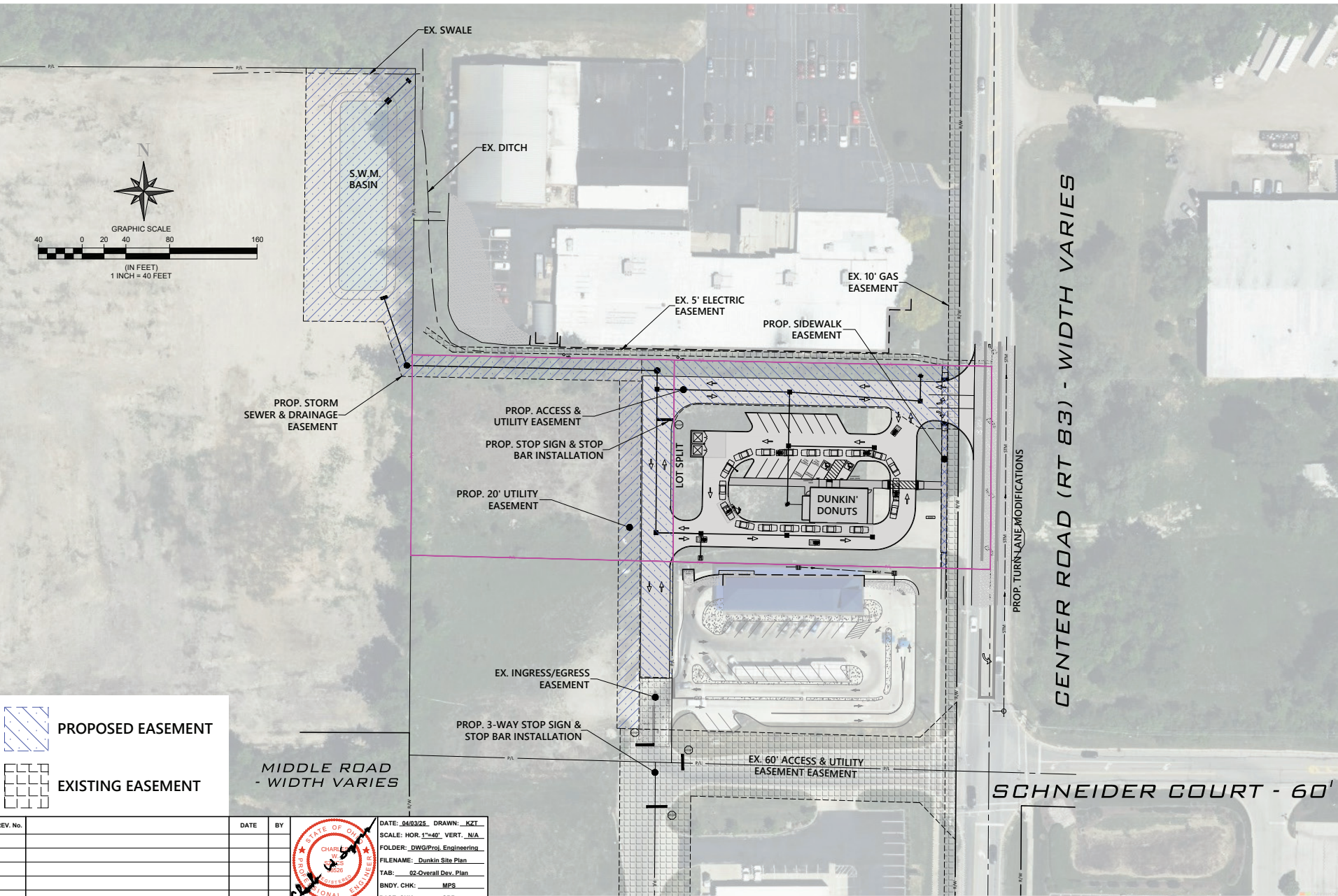
**OVERALL
DEVELOPMENT PLAN**

PREPARED FOR:
BASP LLC
8855 CLAY STREET
MONTVILLE, OH 44064
PHONE: (440) 887-6470
CONTACT: CHRIS COOK

CONTRACT No.

24265

SHEET	OF
02	11



REV. No.	DATE	BY	DESCRIPTION



DATE: 04/03/25 DRAWN: KZT
SCALE: HOR. 1"=40' VERT. N/A
FOLDER: DWG/Proj. Engineering
FILENAME: Dunkin Site Plan
TAB: 02-Overall Dev. Plan
BNDY. CHK: MPS



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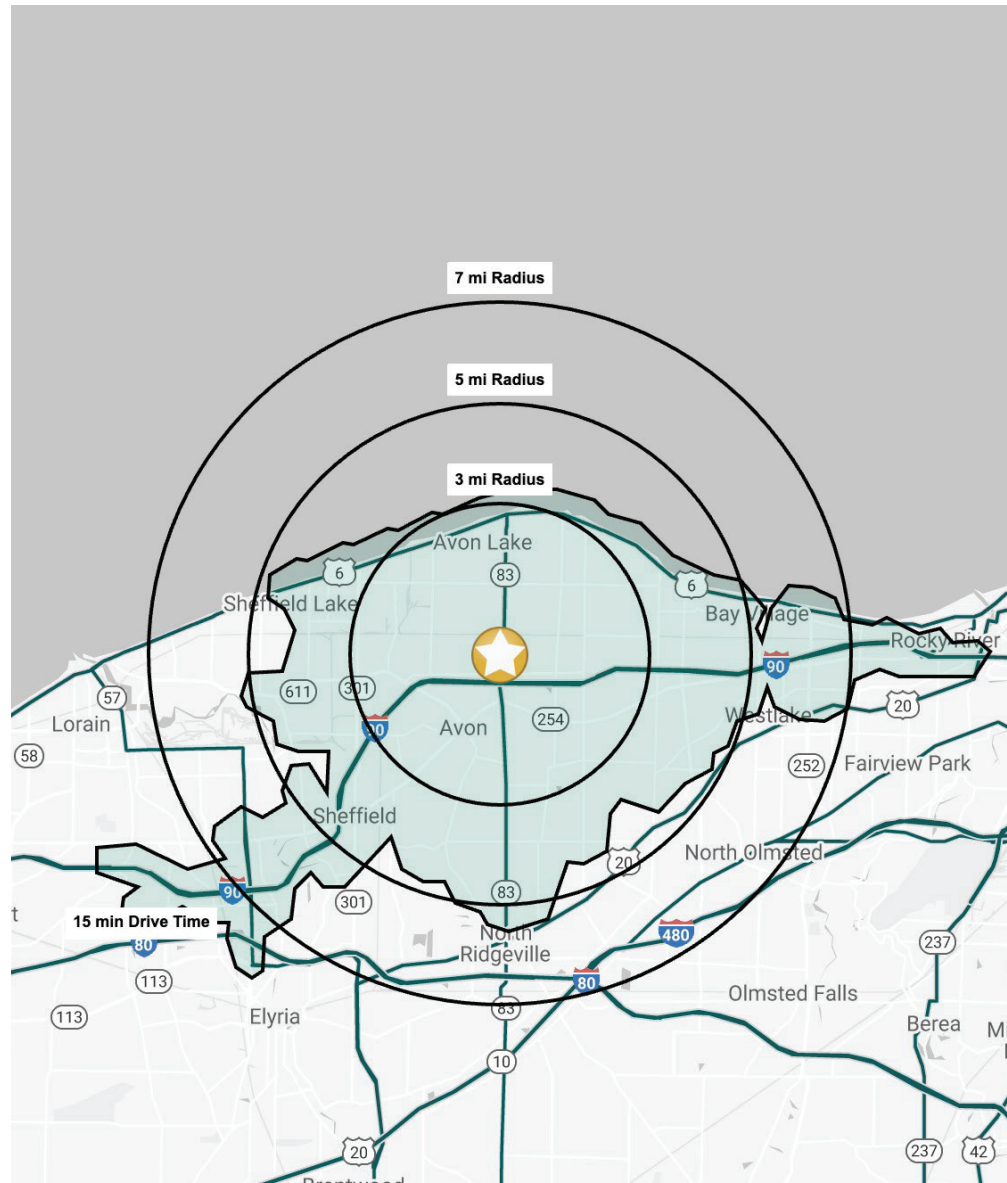
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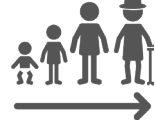





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DEMOGRAPHIC SNAPSHOT

	3 MILES	5 MILES	7 MILES	15 MIN DRIVE
	POPULATION			
	44,700	100,804	186,742	125,049
	HOUSEHOLDS			
	17,450	40,077	75,449	50,994
	MEDIAN AGE			
	41.7	42.0	42.1	42.2
	AVERAGE HH INCOME			
	\$116,419	\$117,115	\$102,879	\$113,113
	MEDIAN HH INCOME			
	\$89,287	\$90,973	\$80,384	\$86,781
	BUSINESSES			
	1,429	3,323	6,252	4,542
	EMPLOYEES			
	18,559	44,410	81,088	55,605
	EDUCATION: BACHELORS +			
	52.7%	49.7%	40.6%	49.3%



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