

FOR LEASE

9430-9440 Mentor Avenue

MENTOR, OHIO 44060



1,350 SF Available

Space Highlights

Building totals 6,525 SF

1,350 SF available

Situated on 1 acre

Built in 1990

Refurbished in 2013

14' clear ceiling height

Monument signage

Plenty of parking

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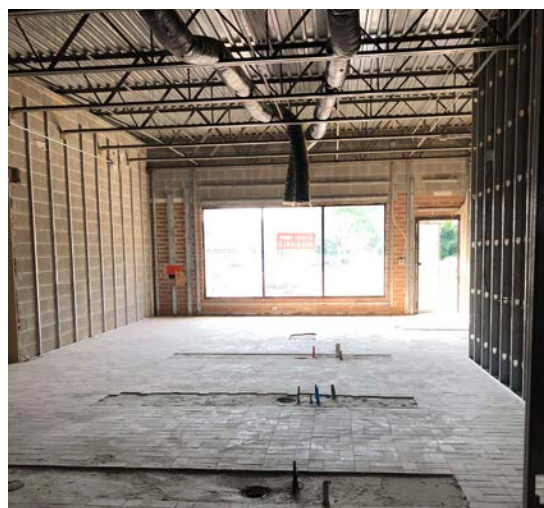


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AERIAL & PHOTOS



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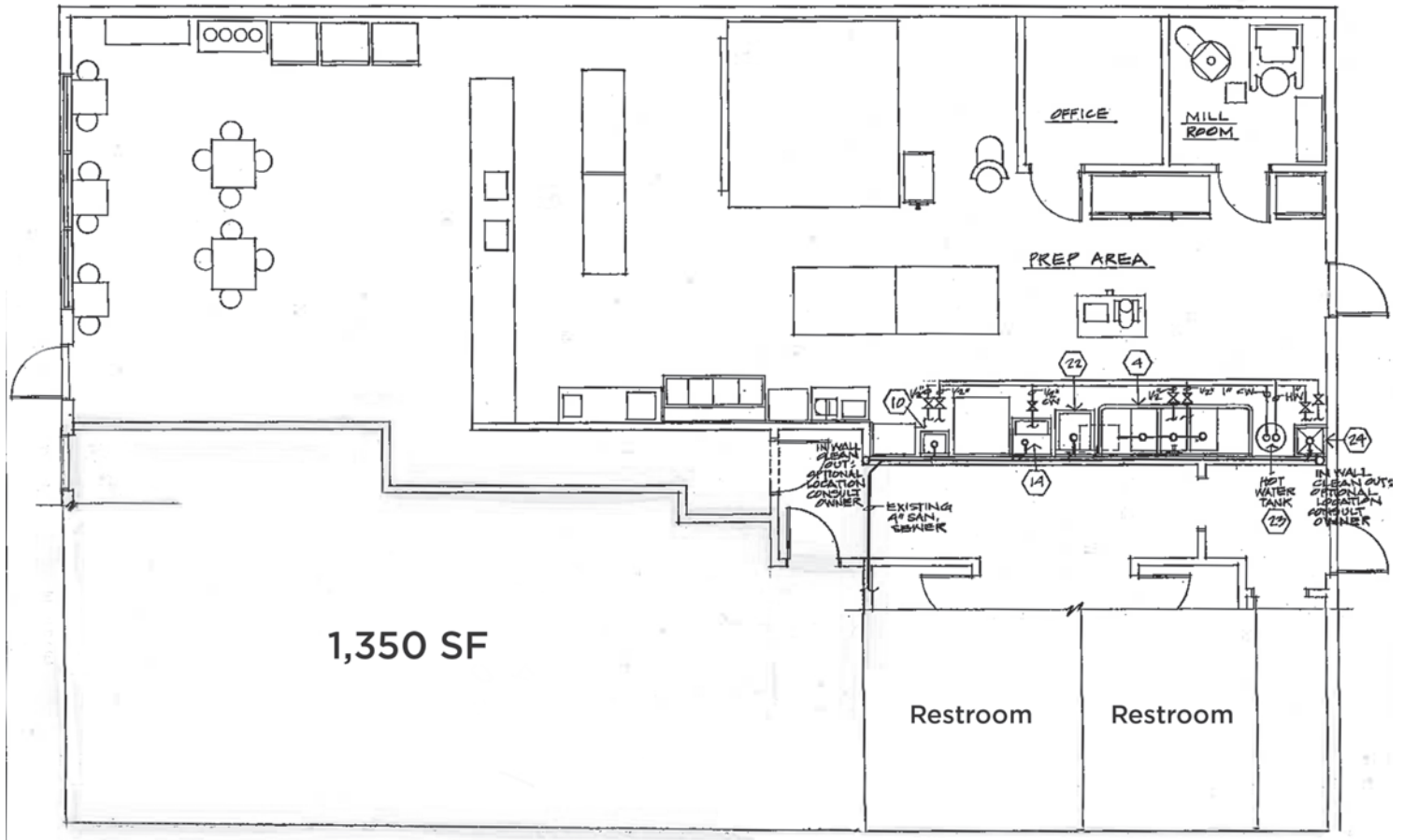


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FLOOR PLAN



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MAP



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population			
2018 Total Population:	6,190	42,651	102,297
2023 Population:	6,108	42,430	101,724
Pop Growth 2018-2023:	(1.32%)	(0.52%)	(0.56%)
Average Age:	46.30	42.90	41.60
Households			
2018 Total Households:	2,691	17,248	40,732
HH Growth 2018-2023:	(1.45%)	(0.57%)	(0.60%)
Median Household Inc:	\$67,800	\$76,848	\$67,592
Avg Household Size:	2.30	2.40	2.50
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$186,472	\$185,976	\$167,844
Median Year Built:	1983	1977	1972

DRIVE-TIME

Population	5 Minutes	10 Minutes	15 Minutes
2018 Population	24,495	73,389	141,549
2023 Population	25,278	75,728	146,075
% Growth	(.27%)	(.1%)	(.25%)
Average Age	48	43	43
Households			
Average Income	\$98,791	\$98,770	\$94,920
Median Income	\$81,666	\$80,910	\$78,929

TRAFFIC

Mentor Avenue and Wayside Drive -
15,890 vehicles per day

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