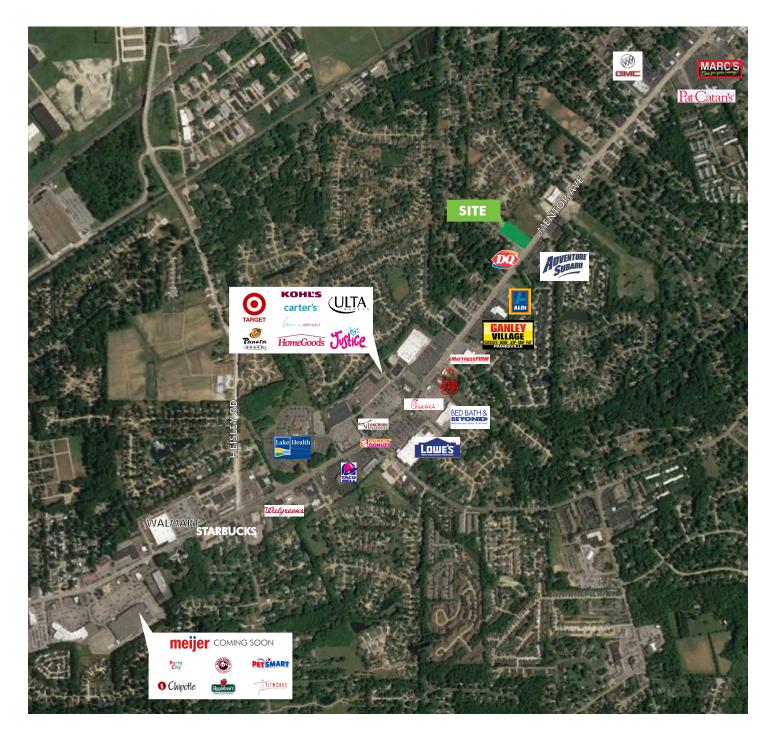
PRIME DEVELOPMENT SITE ON MENTOR AVENUE

1980 Mentor Avenue, Painesville Township, OH



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PRIME DEVELOPMENT SITE

1980 MENTOR AVENUE, PAINESVILLE TOWNSHIP, OH 44077



SITE PLAN





PROPERTY INFO

- + 3.2 Acres located in the heart of the Mentor retail trade area
- + Neighboring retailers include Target, Lowes, Bed Bath and Beyond, Home Goods, Ulta, and more!
- + Zoned B-1 Restricted Retail
- + Total size of Development site: 3.21 acres
- + Traffic Count: 13,540 vehicles per day
- + Average household income \$78,498 in a 5 mile radius



RETAIL

FOR SALE + 3.2 ACRES

PRIME DEVELOPMENT SITE

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CBRE

DEMOGRAPHIC BRIEF

1980 MENTOR AVE

(+ POPULATION	1 Mile	3 MILES	5 MILES
2016 Population - Current Year Estimate	6,315	48,445	102,008
2021 Population - Five Year Projection	6,255	48,523	102,200
2010 Population - Census	6,388	48,047	101,099
2000 Population - Census	6,534	45,786	99,780
2010-2016 Annual Population Growth Rate	-0.18%	0.13%	0.14%
2016-2021 Annual Population Growth Rate	-0.19%	0.03%	0.04%
(HA)- HOUSEHOLDS			
2016 Households - Current Year Estimate	2,762	19,380	40,881
2021 Households - Five Year Projection	2,744	19,486	41,143
2010 Households - Census	2,779	19,076	40,156
2000 Households - Census	2,701	17,476	37,889
2010-2016 Annual Household Growth Rate	-0.10%	0.25%	0.29%
2016-2021 Annual Household Growth Rate	-0.13%	0.11%	0.13%
2016 Average Household Size	2.25	2.45	2.46
HOUSEHOLD INCOME HOUSEHOLD INCOME 2016 Average Household Income 2021 Average Household Income 2016 Median Household Income 2021 Median Household Income 2016 Per Capita Income 2021 Per Capita Income HOUSING UNITS 2016 Housing Units	\$72,491	\$82,794	\$78,498
	\$80,383	\$91,767	\$87,140
	\$54,578	\$63,301	\$60,173
	\$60,603	\$71,478	\$69,098
	\$32,099	\$33,249	\$31,675
	\$35,716	\$36,942	\$35,281
	2,960	20,778	44,092
2016 Vacant Housing Units 2016 Occupied Housing Units 2016 Owner Occupied Housing Units 2016 Renter Occupied Housing Units	1986.7%2,76293.3%2,19674.2%56619.1%	1,398 6.7% 19,380 93.3% 14,984 72.1% 4,396 21.2%	3,2117.3%40,88192.7%30,54569.3%10,33623.4%
EDUCATION			
2016 Population 25 and Over	4,772	34,118	71,925
HS and Associates Degrees	3,066 64.2%	19,981 58.6%	44,636 62.1%
Bachelor's Degree or Higher	1,380 28.9%	11,731 34.4%	21,405 29.8%
PLACE OF WORK 2016 Businesses 2016 Employees	415 4,236	2,340 30,167	4,451 76,615

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