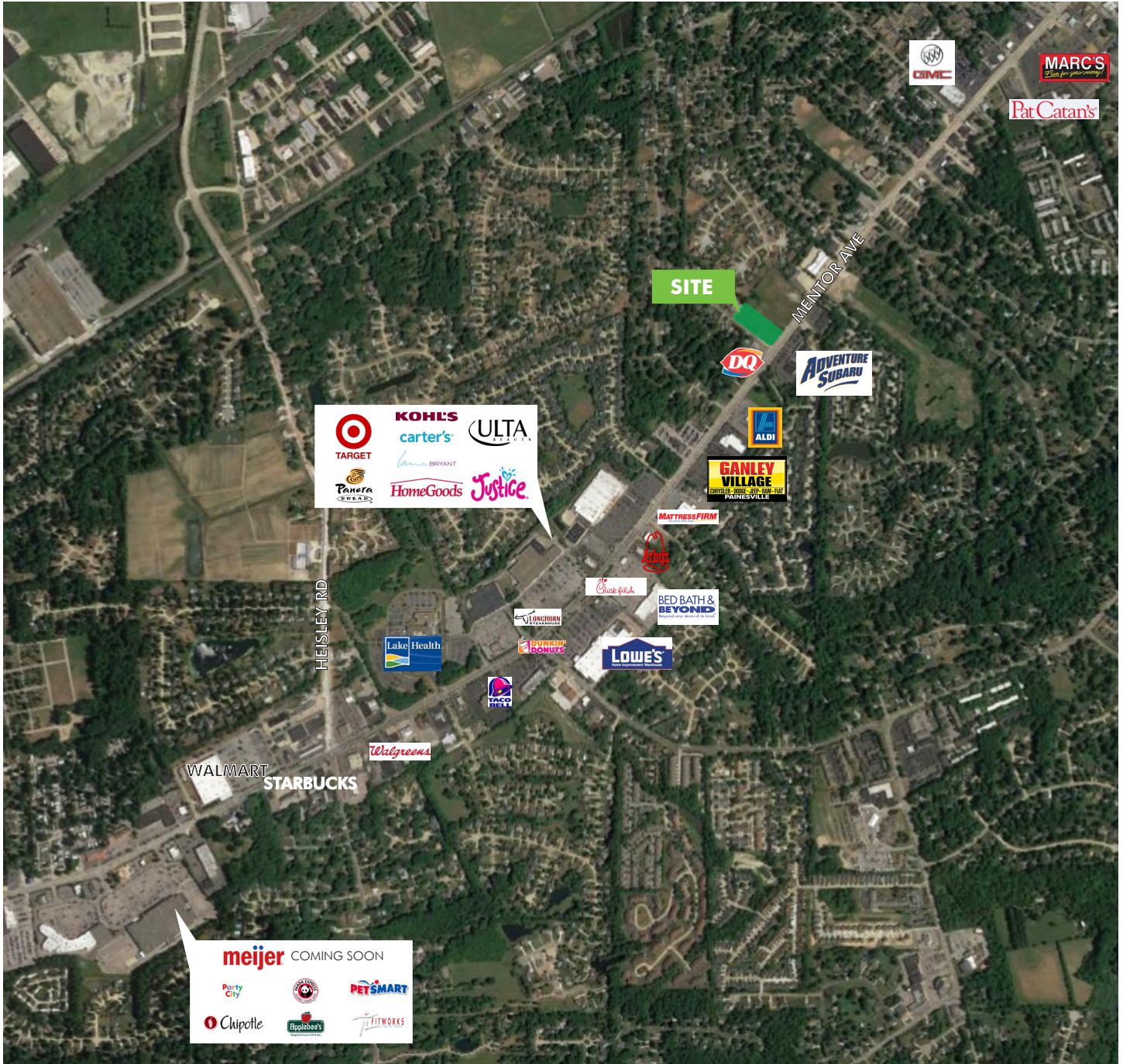


FOR SALE ± 3.2 ACRES

PRIME DEVELOPMENT SITE ON MENTOR AVENUE

RETAIL

1980 Mentor Avenue, Painesville Township, OH



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CBRE

FOR SALE ± 3.2 ACRES

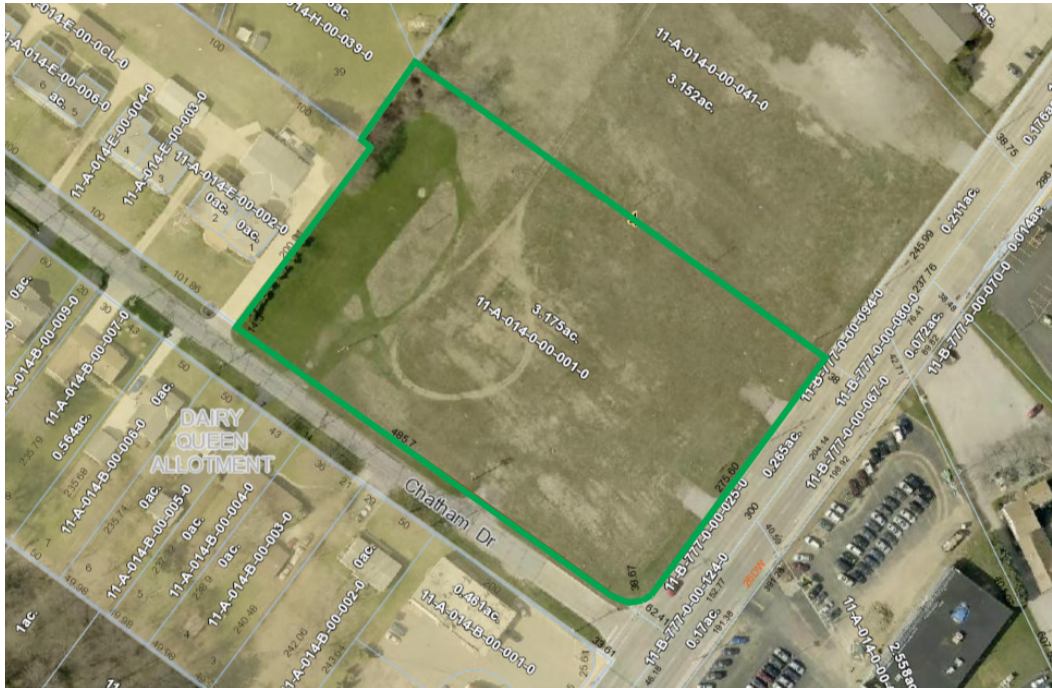
PRIME DEVELOPMENT SITE

1980 MENTOR AVENUE, PAINESVILLE TOWNSHIP, OH 44077

RETAIL



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

FOR SALE ± 3.2 ACRES

PRIME DEVELOPMENT SITE

1980 MENTOR AVENUE, PAINESVILLE TOWNSHIP, OH 44077

RETAIL



DEMOGRAPHIC BRIEF

1980 MENTOR AVE

	1 MILE	3 MILES	5 MILES
POPULATION			
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%
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			
2016 Average Household Income	\$72,491	\$82,794	\$78,498
2021 Average Household Income	\$80,383	\$91,767	\$87,140
2016 Median Household Income	\$54,578	\$63,301	\$60,173
2021 Median Household Income	\$60,603	\$71,478	\$69,098
2016 Per Capita Income	\$32,099	\$33,249	\$31,675
2021 Per Capita Income	\$35,716	\$36,942	\$35,281
HOUSING UNITS			
2016 Housing Units	2,960	20,778	44,092
2016 Vacant Housing Units	198 6.7%	1,398 6.7%	3,211 7.3%
2016 Occupied Housing Units	2,762 93.3%	19,380 93.3%	40,881 92.7%
2016 Owner Occupied Housing Units	2,196 74.2%	14,984 72.1%	30,545 69.3%
2016 Renter Occupied Housing Units	566 19.1%	4,396 21.2%	10,336 23.4%
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	415	2,340	4,451
2016 Employees	4,236	30,167	76,615

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