



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR LEASE

EMMCOREALTYGROUP.COM



MENTOR TOWNE CENTRE

Price Upon Request

9700 Mentor Avenue
Mentor, OH 44060



Sherrie Mendenhall
216 292 3700 x17
sherrie@emmcorealtygroup.com

Jeffrey Soclof, CCIM
216 292 3700
jeffrey@emmcorealtygroup.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP**
3681 S. Green Road, Suite 201, Beachwood, OH 44122
216.292.3700



MENTOR TOWNE CENTRE

9700 Mentor Avenue , Mentor, OH 44060

LEASE



PROPERTY DESCRIPTION

Mentor Towne Centre is conveniently located in a dense, developed retail market. It offers competitive lease rates with available spaces strategically located next to Bed Bath & Beyond and Lumber Liquidators!

PROPERTY HIGHLIGHTS

- Fully furnished office space available including: Conference room, kitchenette, and 2 private offices. Move-in Ready!
- Wide open showroom available: 2,370 SF
- Anchored by Newly Renovated Bed Bath & Beyond
- National Tenants include: Bed Bath & Beyond, Lumber Liquidators, Hallmark, Massage Envy, Hertz, Crumbl Cookies, and Moe's SW Grill
- Great Location for Home Furnishings, HomeAccessories, Remodeling and Repair
- Full-service traffic signal at entrance to Towne Centre and Target with other points of ingress and egress.

SPACES SPACE SIZE

3	1,425 SF	Fully furnished office space
5	2,370 - 2,500 SF	

DEMOGRAPHICS 1 MILE 5 MILES 10 MILES

Total Households	2,764	39,671	89,257
Total Population	6,801	100,613	222,031
Average HH Income	\$81,704	\$72,869	\$72,402
Total Businesses	400	4,011	7,894
Total Employees	4,303	58,227	211,689

EMMCOREALTYGROUP.COM

Sherrie Mendenhall
216 292 3700 x17
sherrie@emmcorealtygroup.com

Jeffrey Soclof, CCIM
216 292 3700
jeffrey@emmcorealtygroup.com





MENTOR TOWNE CENTRE

9700 Mentor Avenue , Mentor, OH 44060

LEASE



EMMCOREALTYGROUP.COM

Sherrie Mendenhall
 216 292 3700 x17
 sherrie@emmcorealtygroup.com

Jeffrey Soclof, CCIM
 216 292 3700
 jeffrey@emmcorealtygroup.com





MENTOR TOWNE CENTRE

9700 Mentor Avenue , Mentor, OH 44060

LEASE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
1	Bed Bath & Beyond	25,020 SF	NNN	-
2	The Beauty and the Beard Salon & Spa	2,193 SF	NNN	-
3	Available	1,425 SF	NNN	Fully furnished office space including: Conference room, kitchenette, and 2 private offices. Move-in Ready!
4	Window Nation	1,664 SF	NNN	-
5	Available	2,370 - 2,500 SF	NNN	Wide Open Showroom 2,370 square feet (30' x 79')
6	Lumber Liquidators	7,200 SF	NNN	-
7	Ember's Custom Fireplace	3,500 SF	NNN	-
8	Avenue Accents	1,500 SF	NNN	-
9	Page's Hallmark	2,500 SF	NNN	-
10	Hertz Rent a Car	2,500 SF	NNN	-
11	Moe's Southwest Grill	3,054 SF	NNN	-
12	Massage Envy	3,011 SF	NNN	-
13	Dave's Cosmic Sub's	1,465 SF	NNN	-
14	Crumbl Cookies	1,495 SF	NNN	-

EMMCOREALTYGROUP.COM

Sherrie Mendenhall
 216 292 3700 x17
 sherrie@emmcorgroup.com

Jeffrey Soclof, CCIM
 216 292 3700
 jeffrey@emmcorgroup.com





MENTOR TOWNE CENTRE

9700 Mentor Avenue , Mentor, OH 44060

LEASE



EMMCOREALTYGROUP.COM

Sherrie Mendenhall
216 292 3700 x17
sherrie@emmcorealtygroup.com

Jeffrey Soclof, CCIM
216 292 3700
jeffrey@emmcorealtygroup.com

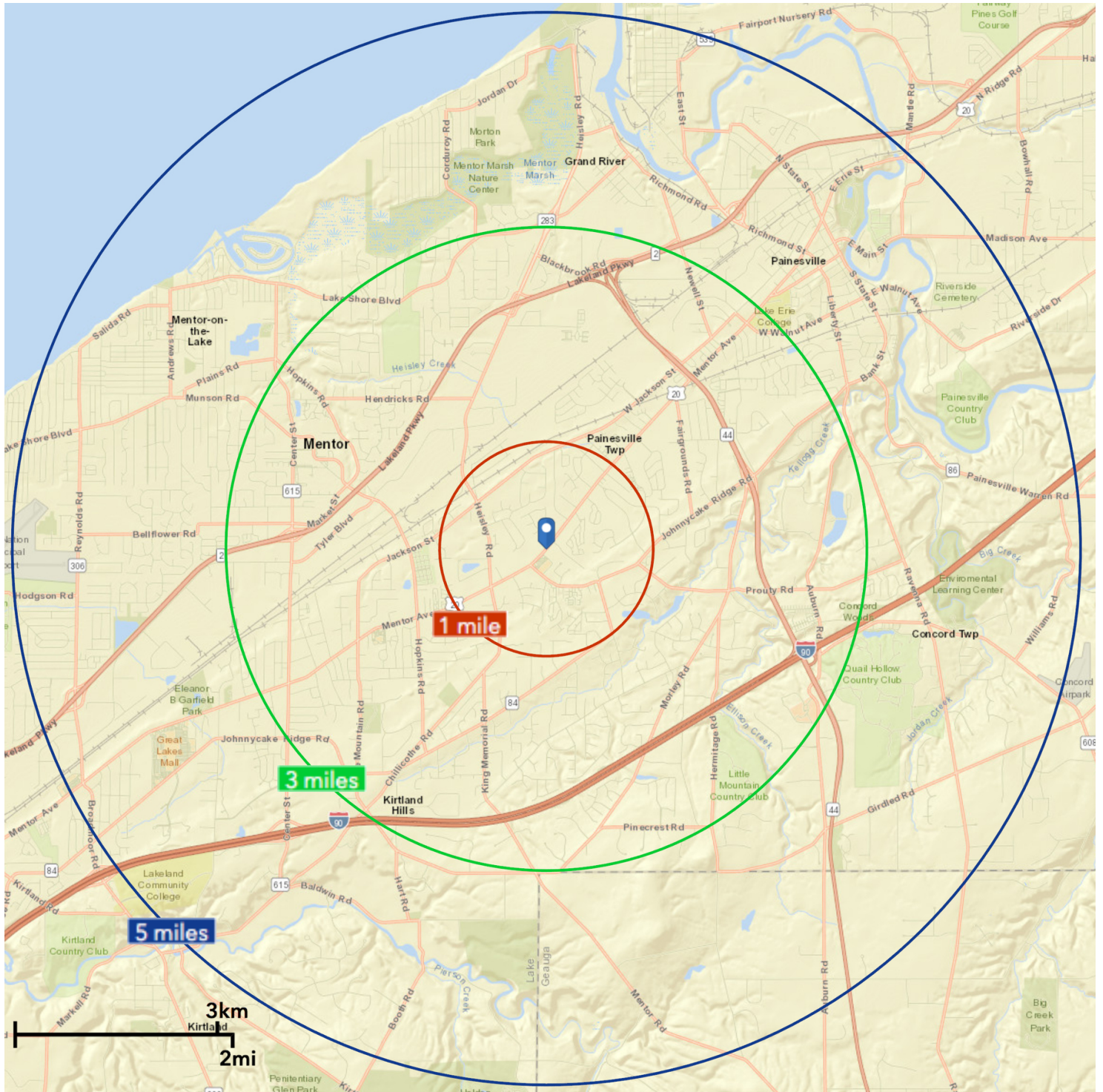
 **COLDWELL
BANKER
COMMERCIAL**
EMMCO REALTY
GROUP



RADIUS: 1, 3, 5 MILES

9700 Mentor Avenue , Mentor, OH 44060

LEASE



EMMCOREALTYGROUP.COM

Sherrie Mendenhall
 216 292 3700 x17
 sherrie@emmcorgroup.com

Jeffrey Soclof, CCIM
 216 292 3700
 jeffrey@emmcorgroup.com





DEMOGRAPHICS: 5 MILES

9700 Mentor Avenue , Mentor, OH 44060

KEY FACTS

104,977

Population



2.5

Average Household Size

43.6

Median Age

\$63,694

Median Household Income

EDUCATION

8%

No High School Diploma



30%

High School Graduate



31%

Some College



31%

Bachelor's/Grad/Prof Degree

BUSINESS



3,943

Total Businesses



56,298

Total Employees

EMPLOYMENT



White Collar

65%



Blue Collar

20%



Services

14%

2.7%

Unemployment Rate

INCOME



\$63,694

Median Household Income



\$34,507

Per Capita Income



\$185,092

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.4%)

The smallest group: \$200,000+ (5.8%)

Indicator	Value	Difference	
<\$15,000	6.8%	-0.9%	
\$15,000 - \$24,999	8.9%	+3.6%	
\$25,000 - \$34,999	9.1%	+5.2%	
\$35,000 - \$49,999	13.5%	+1.2%	
\$50,000 - \$74,999	18.4%	+4.3%	
\$75,000 - \$99,999	13.4%	-2.8%	
\$100,000 - \$149,999	17.2%	-2.9%	
\$150,000 - \$199,999	7.0%	-2.5%	
\$200,000+	5.8%	-5.0%	

Bars show deviation from Geauga County

EMMCOREALTYGROUP.COM

Sherrie Mendenhall
216 292 3700 x17
sherrie@emmcorealtygroup.com

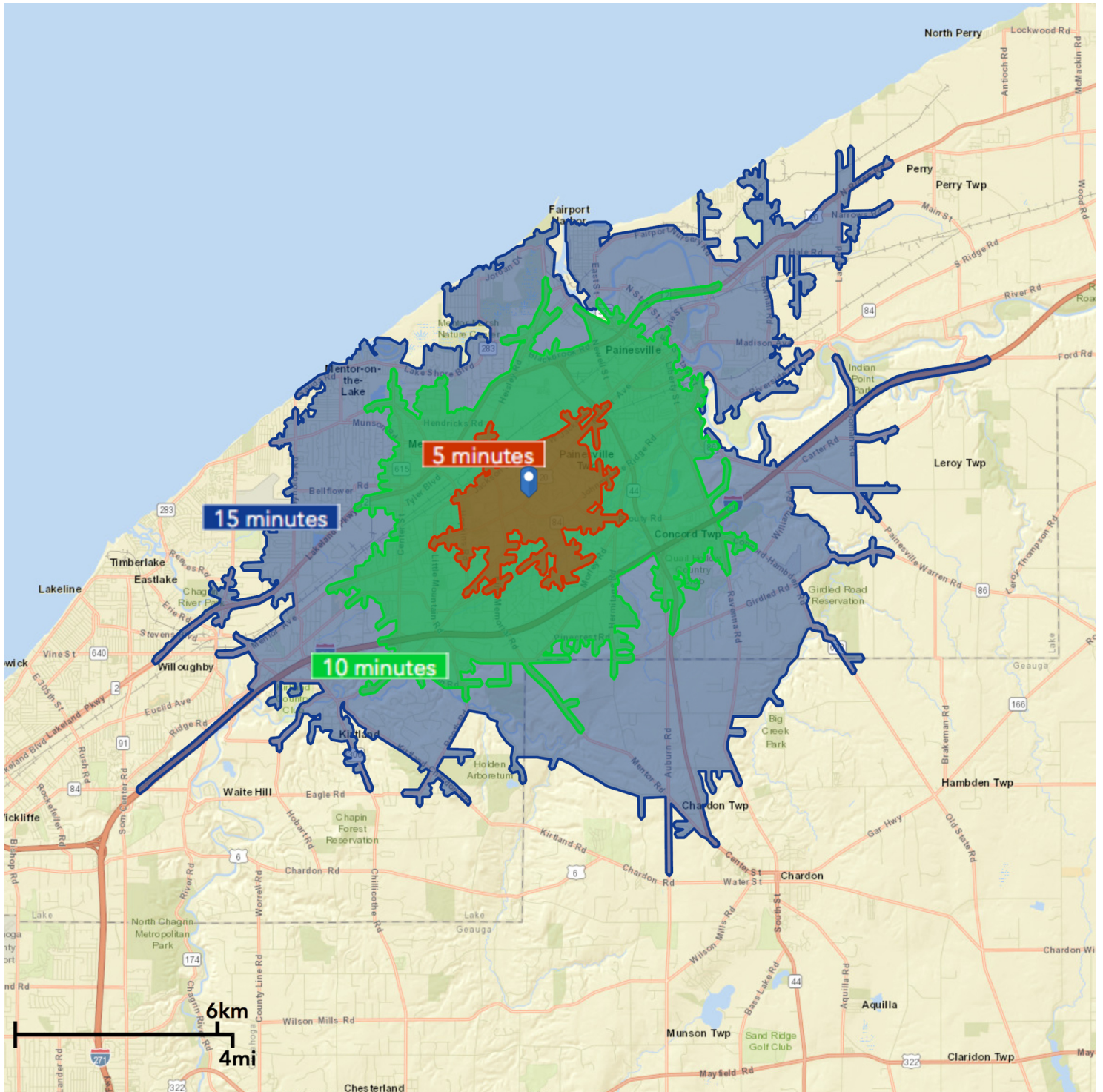
Jeffrey Soclof, CCIM
216 292 3700
jeffrey@emmcorealtygroup.com



DRIVE TIMES: 5, 10, 15 MINUTES

9700 Mentor Avenue , Mentor, OH 44060

LEASE



EMMCOREALTYGROUP.COM

Sherrie Mendenhall
216 292 3700 x17
sherrie@emmcorealtygroup.com

Jeffrey Soclof, CCIM
216 292 3700
jeffrey@emmcorealtygroup.com



EMMCO REALTY
GROUP



DRIVE TIME DEMOGRAPHICS: 10 MINUTES

9700 Mentor Avenue , Mentor, OH 44060

KEY FACTS

50,956

Population



Average Household Size

43.0

Median Age

\$64,758

Median Household Income

BUSINESS



2,180

Total Businesses



29,998

Total Employees

INCOME



\$64,758

Median Household Income



\$34,662

Per Capita Income



\$181,015

Median Net Worth

EDUCATION

7%

No High School Diploma



28%

High School Graduate



30%

Some College



34%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

66%



Blue Collar

18%



Services

16%

2.9%

Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (18.2%)

The smallest group: \$200,000+ (6.0%)

Indicator	Value	Difference	
<\$15,000	7.2%	-0.5%	
\$15,000 - \$24,999	9.3%	+4.0%	
\$25,000 - \$34,999	8.4%	+4.5%	
\$35,000 - \$49,999	12.8%	+0.5%	
\$50,000 - \$74,999	18.2%	+4.1%	
\$75,000 - \$99,999	13.3%	-2.9%	
\$100,000 - \$149,999	17.9%	-2.2%	
\$150,000 - \$199,999	7.0%	-2.5%	
\$200,000+	6.0%	-4.8%	

Bars show deviation from Geauga County

EMMCOREALTYGROUP.COM

Sherrie Mendenhall
216 292 3700 x17
sherrie@emmcorealtygroup.com

Jeffrey Soclof, CCIM
216 292 3700
jeffrey@emmcorealtygroup.com



COLDWELL
BANKER
COMMERCIAL

EMMCO REALTY
GROUP