

# RETAIL SPACE FOR LEASE



1522 Mentor Avenue  
Painesville, Ohio

## Property Highlights

- 2,600 SF space for lease
- Drive-thru accessible
- Shadow anchored by CVS
- Ideal for a restaurant, bank or office
- 50 parking spaces on site
- Nearby tenants include O'Reilly Auto Parts, Huntington Bank, Classic Buick GMC, Marc's, Autozone and more
- Easy access to Route 44 and Route 2
- High visibility on Mentor Avenue
- Average household income of \$86,419

## Demographics:

Estimated Population	Daytime Employees	Average HH Income
3 Miles: 47,293	3 Miles: 28,556	3 Miles: \$86,419
5 Miles: 95,845	5 Miles: 50,623	5 Miles: \$89,463
7 Miles: 130,165	7 Miles: 66,804	7 Miles: \$89,274



## Contact Agents:

**Carla Massara**

216.514.1400 x108  
cmassara@kowitzrealestate.com

**Maria Guarnera**

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mguarnera@kowitzrealestate.com



# RETAIL SPACE FOR LEASE AERIAL

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Painesville Commons Shopping Center

- planet fitness
- metroPCS
- AutoZone
- BEST CUTS
- Little Caesars
- Save a lot food stores
- SHERWIN-WILLIAMS
- TNT TANNING

**KOWIT & COMPANY**  
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B  
Mayfield Heights, Ohio 44124  
P: 216.514.1400 | www.kowitrealestate.com

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# RETAIL SPACE FOR LEASE CLOSE-UP AERIAL

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# RETAIL SPACE FOR LEASE DEMOGRAPHICS

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**1522 Mentor Ave**

**Painesville, OH 44077**

**3 mi radius**

**5 mi radius**

**7 mi radius**

		3 mi radius	5 mi radius	7 mi radius
<b>POPULATION</b>	2019 Estimated Population	47,293	95,845	130,165
	2024 Projected Population	48,317	97,784	132,652
	2010 Census Population	47,888	96,201	130,331
	2000 Census Population	45,014	93,560	126,733
	Projected Annual Growth 2019 to 2024	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2019	0.3%	0.1%	0.1%
	2019 Median Age	40.3	41.9	42.3
<b>HOUSEHOLDS</b>	2019 Estimated Households	19,226	39,679	54,791
	2024 Projected Households	19,642	40,497	55,879
	2010 Census Households	18,563	37,797	52,054
	2000 Census Households	17,053	35,268	48,396
	Projected Annual Growth 2019 to 2024	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2019	0.7%	0.7%	0.7%
<b>RACE AND ETHNICITY</b>	2019 Estimated White	82.0%	87.2%	88.7%
	2019 Estimated Black or African American	7.5%	5.1%	4.6%
	2019 Estimated Asian or Pacific Islander	1.4%	1.7%	1.7%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%
	2019 Estimated Other Races	8.9%	5.9%	4.9%
	2019 Estimated Hispanic	11.5%	7.6%	6.2%
<b>INCOME</b>	2019 Estimated Average Household Income	\$86,419	\$89,463	\$89,274
	2019 Estimated Median Household Income	\$70,358	\$72,933	\$72,287
	2019 Estimated Per Capita Income	\$35,350	\$37,165	\$37,690
<b>EDUCATION (AGE 25+)</b>	2019 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.1%	2.0%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.4%	5.7%	5.6%
	2019 Estimated High School Graduate	30.2%	30.6%	30.8%
	2019 Estimated Some College	21.4%	20.9%	21.4%
	2019 Estimated Associates Degree Only	9.1%	10.3%	10.5%
	2019 Estimated Bachelors Degree Only	18.8%	18.8%	19.0%
<b>BUSINESS</b>	2019 Estimated Graduate Degree	11.6%	11.5%	10.6%
	2019 Estimated Total Businesses	2,321	4,000	5,251
	2019 Estimated Total Employees	28,556	50,623	66,804
	2019 Estimated Employee Population per Business	12.3	12.7	12.7
	2019 Estimated Residential Population per Business	20.4	24.0	24.8



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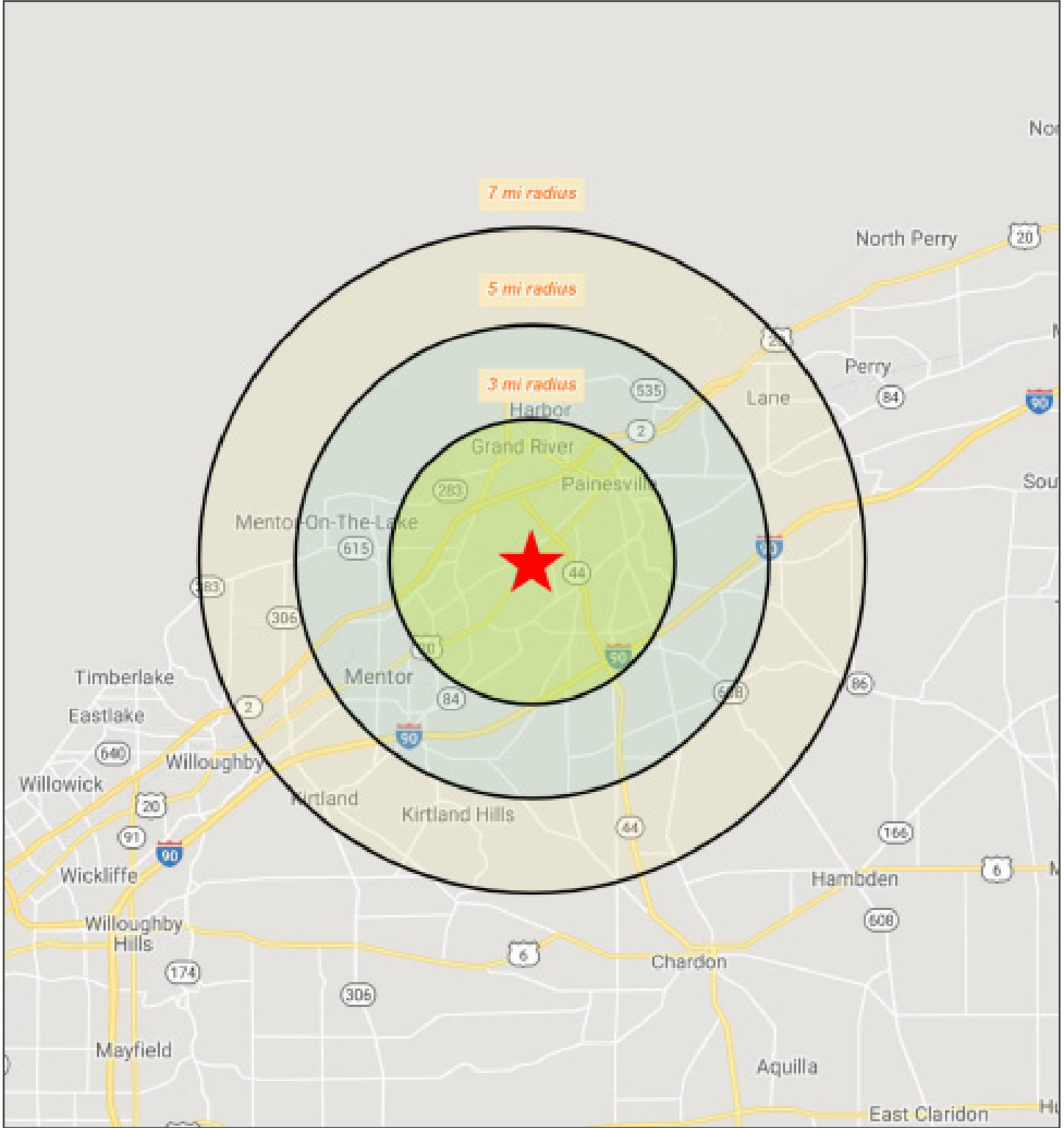
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# RETAIL SPACE FOR LEASE AREA MAP

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