



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

8900 MENTOR AVENUE

Mentor, OH 44060

FOR LEASE

EMMCOREALTYGROUP.COM

GREAT LAKES COIN & JEWELRY



OFFICE

Sherrie Mendenhall

216.224.9650

Sherrie@EmmcoRealtyGroup.com

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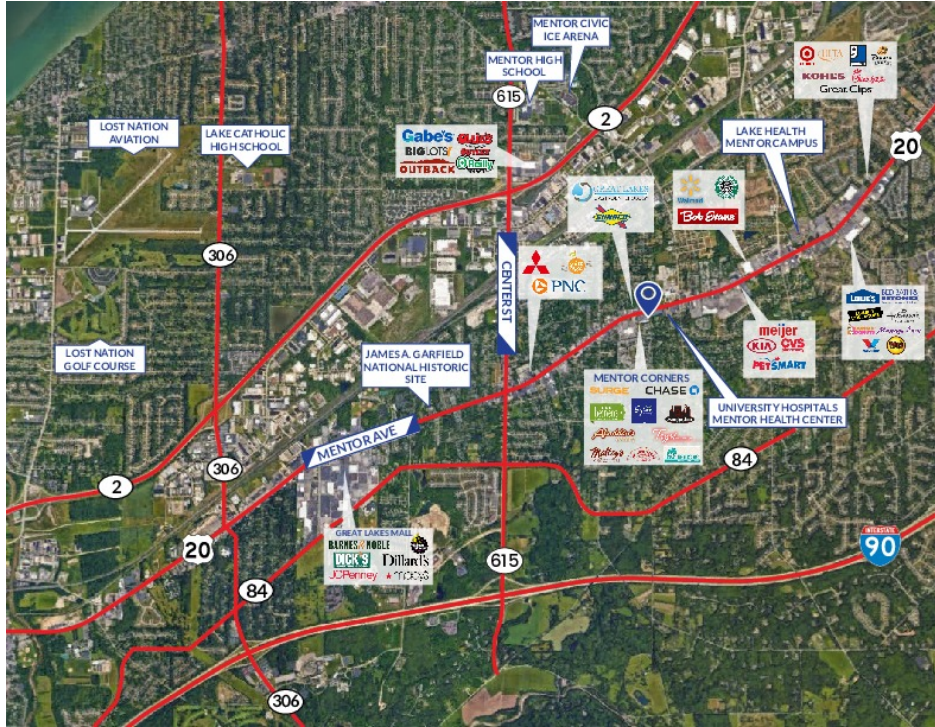
3681 S. Green Road, Suite 201, Beachwood, OH 44122
216.292.3700



8900 MENTOR AVENUE

Mentor, OH 44060

LEASE



PROPERTY DESCRIPTION

Over 100,000 people within 3 miles with an average household income exceeding \$78,900. Convenient to I-90 and SR 2 via SR 44 and SR 615, and serving Mentor, Concord, Painesville and the surrounding areas. Retailers in the Immediate Area: Target, Lowe's, Kohl's, Dick's Sporting Goods, Gordman's, and ULTA. Restaurants in the immediate Area: Panera Bread, Chick Fil A, Dunkin Donuts

PROPERTY HIGHLIGHTS

- Prime Mentor Location!
- Great for retail/service.
- 1,200 - 10,000 SF available.
- Multiple points of ingress and egress including a signaled intersection.
- High Traffic Counts: Over 21,000 VPD.



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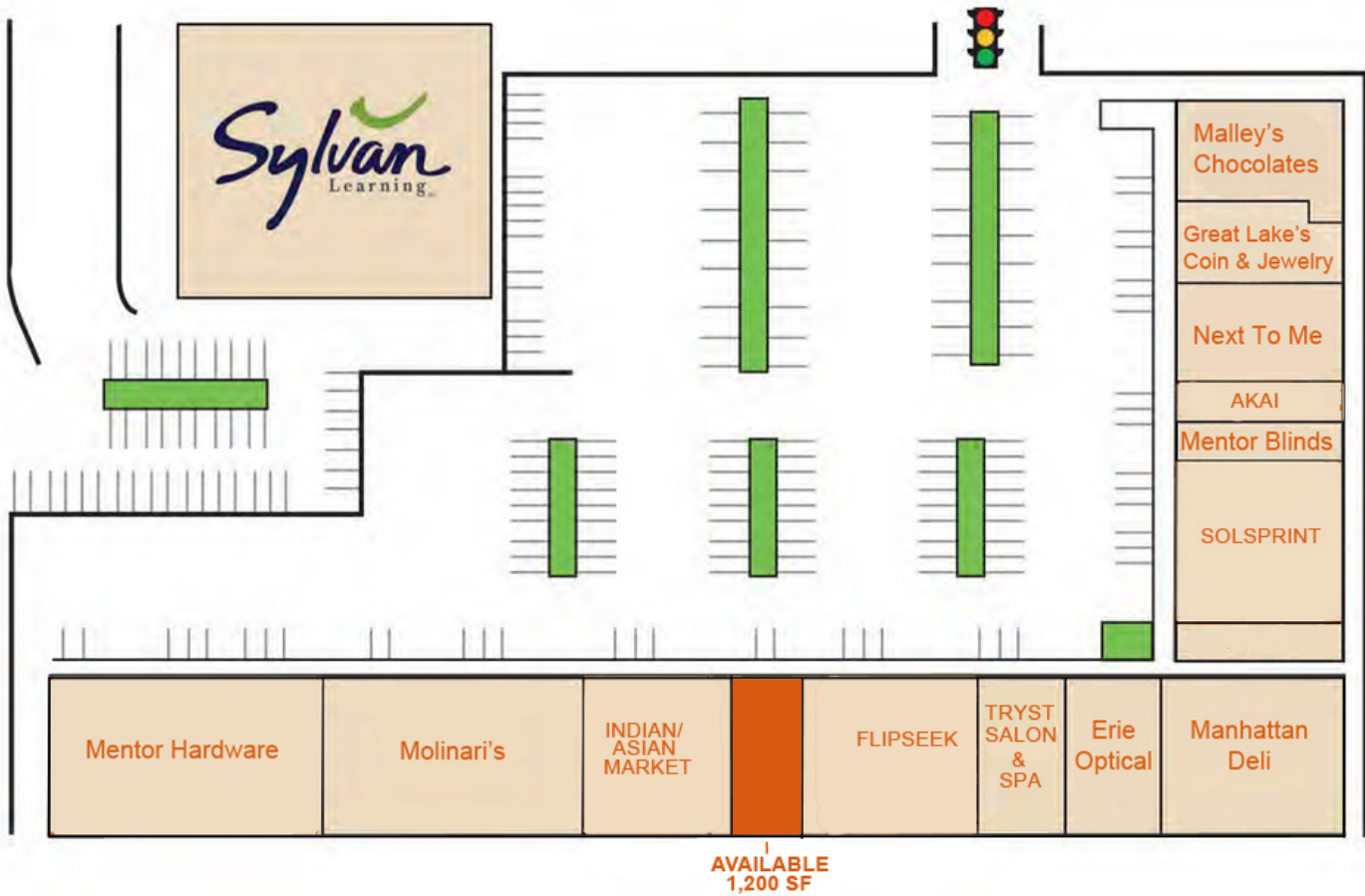
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LEASE

LEASE TYPE		NNN
TOTAL SPACE		1,200 SF
LEASE TERM		Negotiable
LEASE RATE		\$12.00 SF/yr

Mentor Avenue Rt. 20



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SUITE	TENANT	SIZE (SF)
8920 A, B	Malley's Chocolates	3,400 SF
8920 C, D	Great Lakes Coin & Jewelry	2,000 SF
8920 E	Next To Me	1,800 SF
8920 F	Akai	1,200 SF
8920 G	Mentor Blinds	1,200 SF
8920 H, I, J	Sol Sprint	4,200 SF
8900 A	Manhattan Deli	4,200 SF
8900 B	Erie Optical	1,800 SF
8900 C	Tryst Salon & Spa	1,800 SF
8900 D,E	Flipseek	2,400 SF
8900 F	Available	1,200 SF
8900 G	Indian/Asian Market	1,800 SF
8900 H,I,J	Molinari's Restaurant	5,400 SF
8900 K,L	Mentor Hardware	4,800 SF
8800	Sylvan Learning Center	5,823 SF

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1, 3, 5, MILE RADIUS

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DEMOGRAPHICS: 1 MILE

8900 Mentor Avenue, Mentor, OH 44060

KEY FACTS

5,855

Population



Average Household Size

50.3

Median Age

\$66,122

Median Household Income

EDUCATION

7%

No High School Diploma



29%

High School Graduate



30%

Some College



34%

Bachelor's/Grad/Prof Degree

BUSINESS



516

Total Businesses



6,421

Total Employees

EMPLOYMENT



White Collar

70%



Blue Collar

13%



Services

17%



Unemployment Rate

INCOME



\$66,122

Median Household Income



\$37,451

Per Capita Income



\$239,516

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.0%)

The smallest group: <\$15,000 (4.8%)

Indicator	Value	Difference	
<\$15,000	4.8%	-2.0%	
\$15,000 - \$24,999	7.7%	-1.9%	
\$25,000 - \$34,999	7.7%	-2.5%	
\$35,000 - \$49,999	15.3%	+1.4%	
\$50,000 - \$74,999	20.0%	-0.1%	
\$75,000 - \$99,999	14.7%	+1.3%	
\$100,000 - \$149,999	17.8%	+2.2%	
\$150,000 - \$199,999	6.8%	+1.0%	
\$200,000+	5.3%	+0.7%	

Bars show deviation from Lake County

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DEMOGRAPHICS: 3 MILE

8900 Mentor Avenue, Mentor, OH 44060

KEY FACTS

45,746

Population



Average Household Size

47.6

Median Age

\$75,580

Median Household Income

BUSINESS



2,305

Total Businesses



34,355

Total Employees

INCOME



\$75,580

Median Household Income



\$39,128

Per Capita Income



\$271,006

Median Net Worth

EDUCATION

5%

No High School Diploma



26%

High School Graduate



31%

Some College



38%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



73%

White Collar



15%

Blue Collar



13%

Services

2.2%

Unemployment Rate

Households By Income

The largest group: \$100,000 - \$149,999 (20.6%)

The smallest group: <\$15,000 (5.5%)

Indicator	Value	Difference	
<\$15,000	5.5%	-2.2%	
\$15,000 - \$24,999	7.3%	+2.0%	
\$25,000 - \$34,999	7.8%	+3.9%	
\$35,000 - \$49,999	12.4%	+0.1%	
\$50,000 - \$74,999	16.6%	+2.5%	
\$75,000 - \$99,999	13.9%	-2.3%	
\$100,000 - \$149,999	20.6%	+0.5%	
\$150,000 - \$199,999	9.3%	-0.2%	
\$200,000+	6.6%	-4.2%	

Bars show deviation from Geauga County

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DEMOGRAPHICS: 5 MILE

8900 Mentor Avenue, Mentor, OH 44060

KEY FACTS

106,802

Population



2.4

Average Household Size

44.8

Median Age

\$65,058

Median Household Income

EDUCATION

6%

No High School Diploma



30%

High School Graduate



32%

Some College



32%

Bachelor's/Grad/Prof Degree

BUSINESS



3,937

Total Businesses



55,980

Total Employees

EMPLOYMENT



67%

White Collar



19%

Blue Collar



14%

Services

2.3%

Unemployment Rate

INCOME



\$65,058

Median Household Income



\$35,901

Per Capita Income



\$190,194

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.9%)

The smallest group: \$200,000+ (5.9%)

Indicator	Value	Difference	
<\$15,000	6.2%	-1.5%	
\$15,000 - \$24,999	8.3%	+3.0%	
\$25,000 - \$34,999	9.0%	+5.1%	
\$35,000 - \$49,999	13.5%	+1.2%	
\$50,000 - \$74,999	18.9%	+4.8%	
\$75,000 - \$99,999	13.6%	-2.6%	
\$100,000 - \$149,999	17.4%	-2.7%	
\$150,000 - \$199,999	7.2%	-2.3%	
\$200,000+	5.9%	-4.9%	

Bars show deviation from Geauga County

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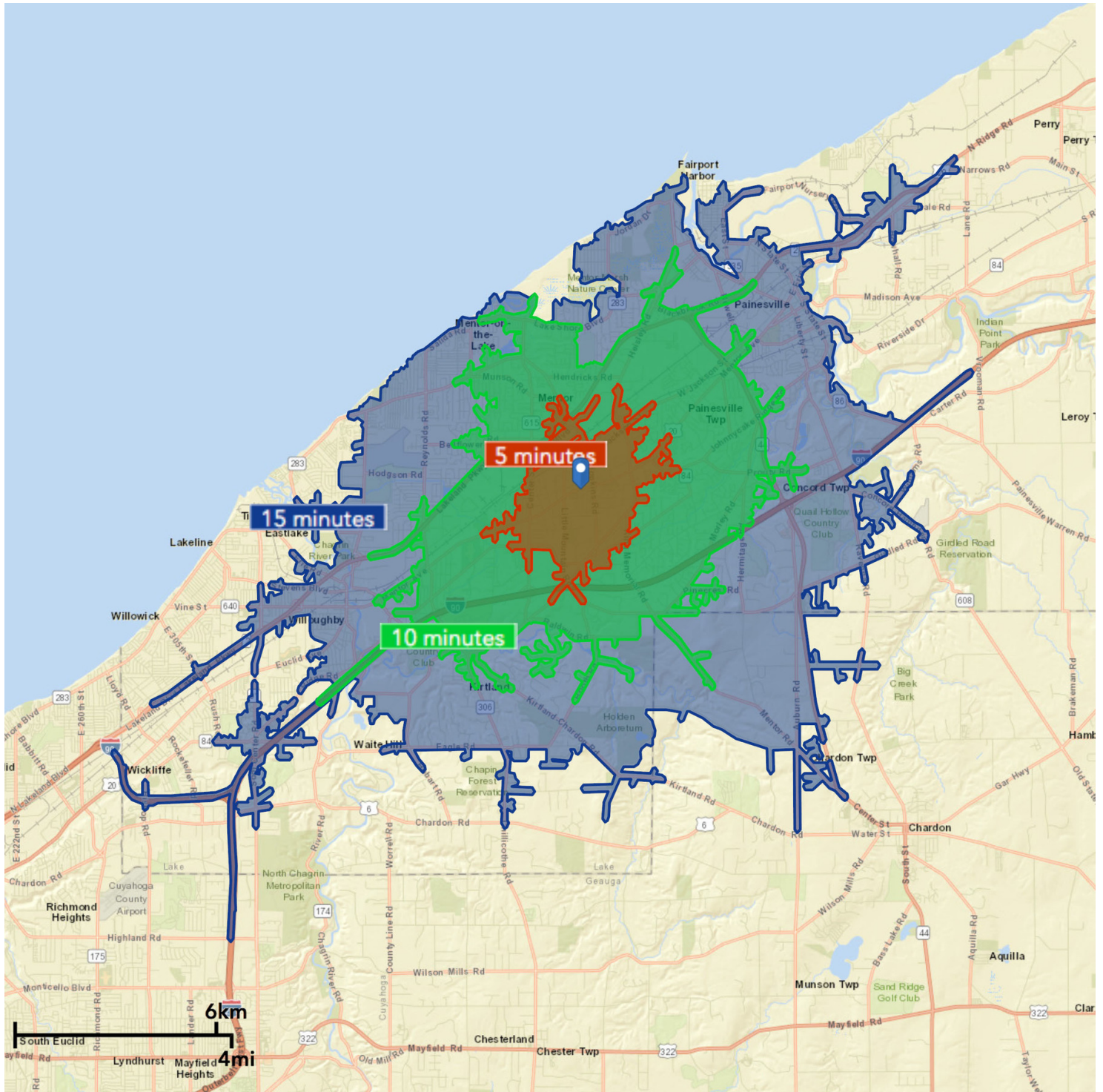
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DRIVE TIMES: 5, 10, 15 MINTUES

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