



**COLDWELL  
BANKER  
COMMERCIAL**

**EMMCO REALTY GROUP**

**FOR LEASE**

## **FIRST TIME OUTLOT AVAILABLE FOR LEASE IN 25 YEARS!**

8880 Mentor Ave., Mentor, OH 44060

### **FEATURES**

- Prime Mentor Location!
- Great for retail/service.
- 5,300 SF available.
- Multiple points of ingress and egress including a signaled intersection.
- Possible drive-thru!
- Outlot can be demised, redeveloped, or ground lease.
- High Traffic Counts: Over 21,000 VPD.

### **AREA**

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



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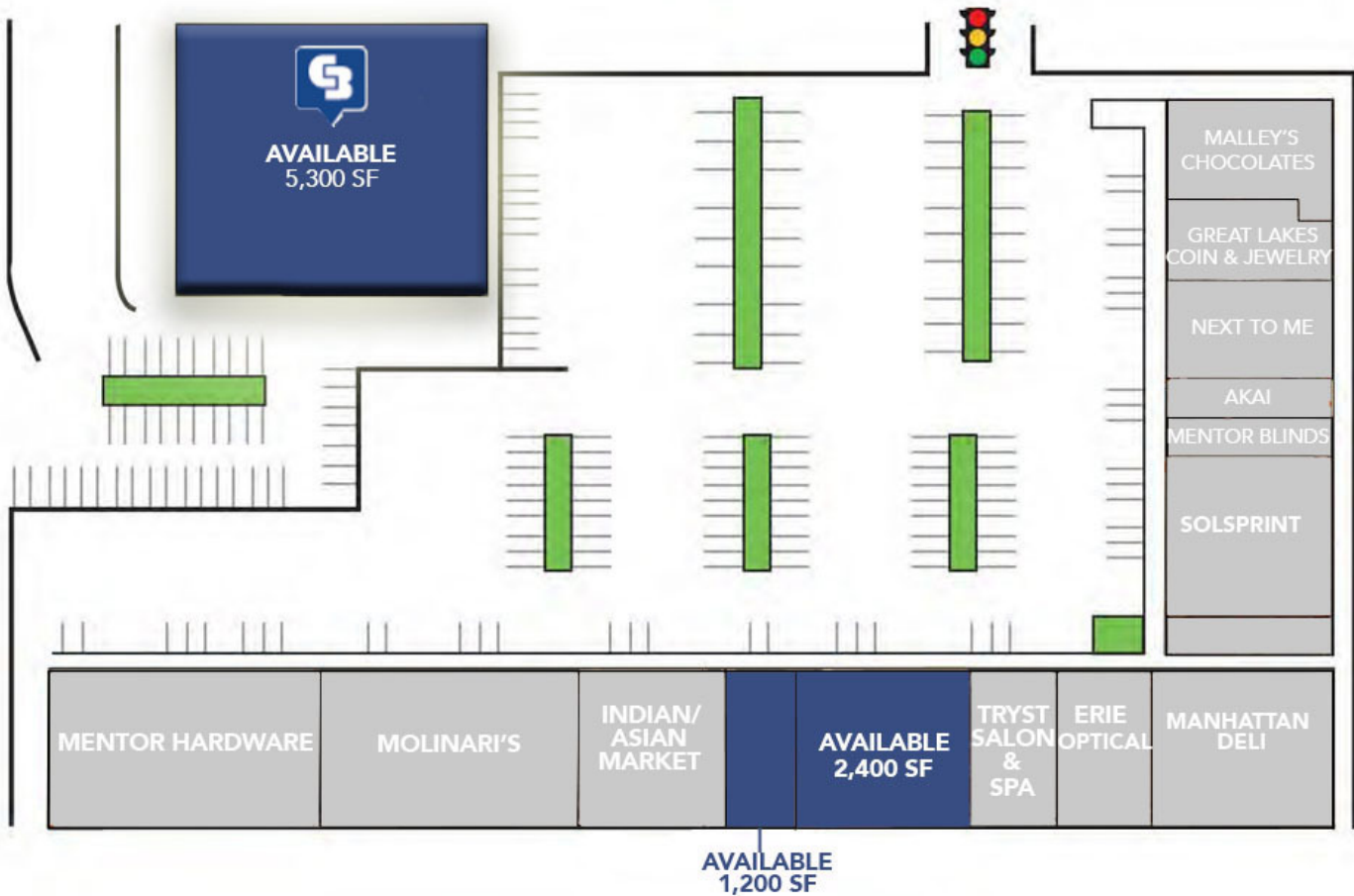


# 8880 MENTOR AVENUE

Mentor, OH 44060

LEASE

MENTOR AVE./ SR 20



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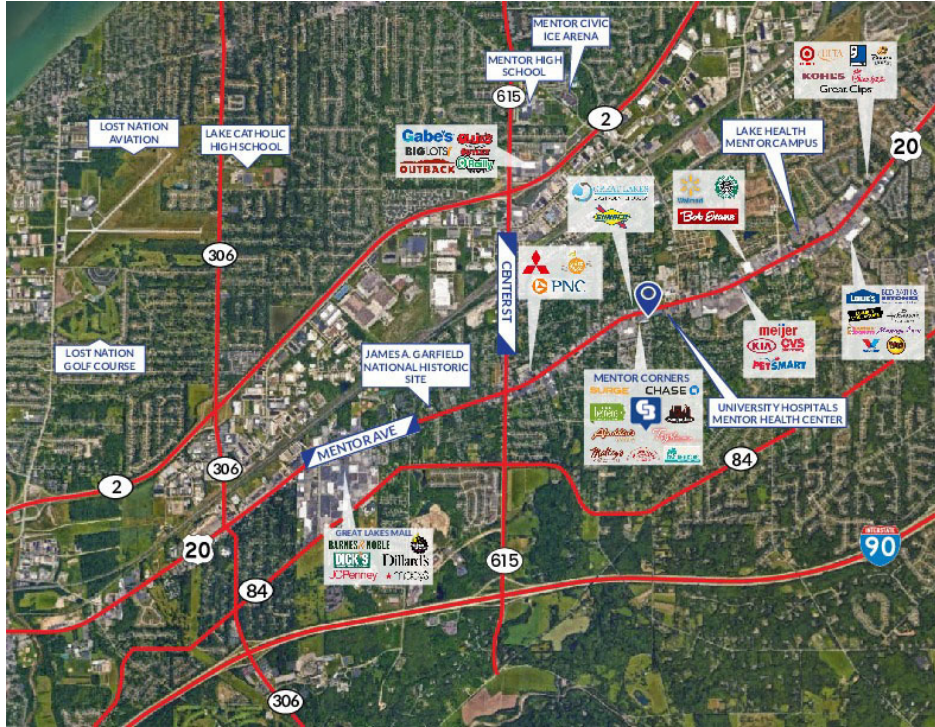
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# 8880 MENTOR AVENUE

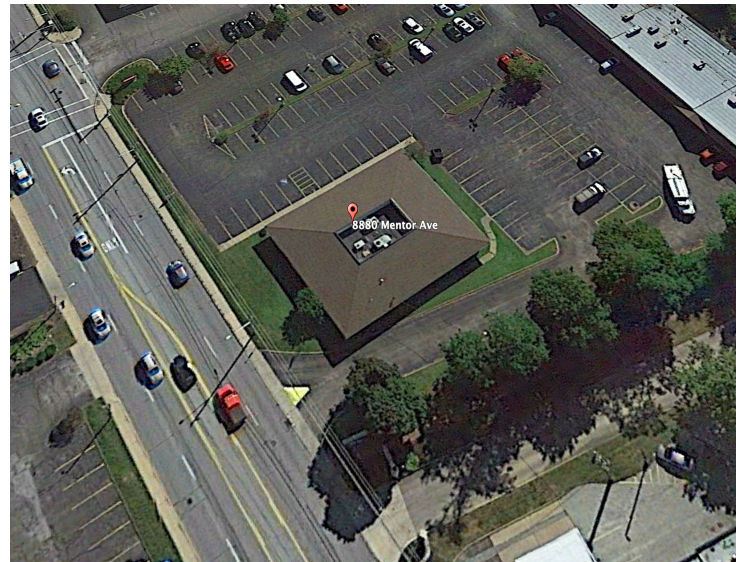
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LEASE



SPACES	LEASE RATE	SPACE SIZE
8900 D,E	Negotiable	2,400 SF
8900 F	\$12.00 SF/yr	1,200 SF
8800	Negotiable	5,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,196	15,224	41,639
Total Population	5,446	38,085	103,338
Average HH Income	\$71,370	\$78,933	\$75,398
Total Businesses	516	2,305	3,937
Total Employees	6,421	34,355	55,980



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