

8310-8358 Tyler Boulevard

Excellent Office & Retail Spaces For Lease

Mentor, Ohio 44060 (Lake County)

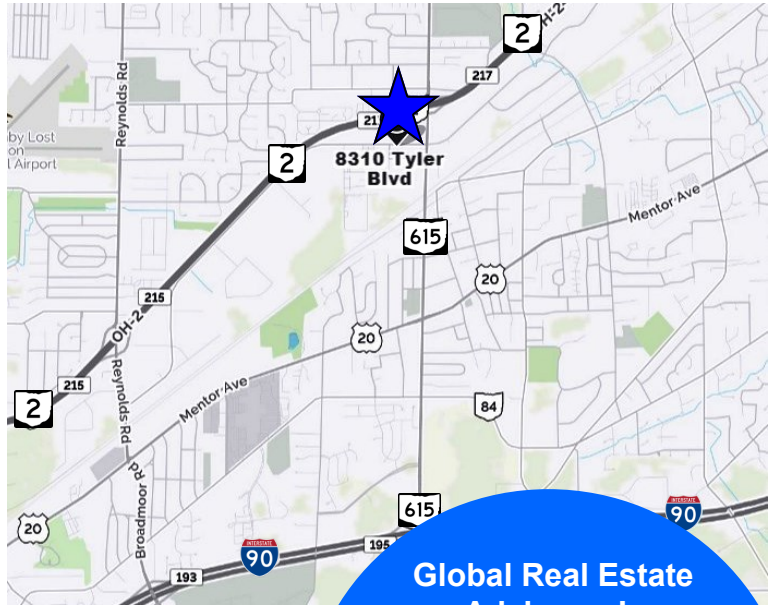


**Below
Market Rents**



Property Highlights:

- Office/Retail Space Ranging from 200± SF to 6,620± SF
- 2 Elevators
- Handicapped Accessible and ADA Restrooms
- Below Market Lease Rates
- Will "Build to Suit" Interior
- Ample Parking in Front and Rear of Building
- Present Tenants:
Stadium Grill, Asian Nails, Thomas Employment, Subway, Imperial Dragon and Several Office Tenants
- Great Visibility on SR 2 Between SR 306 and SR 615
- Easily Accessible to SR 2, SR 44 and I-90
- New Traffic Signal will Line Up with "The City Market" Development which will be Directly Across the Street



www.GlobalCommercialRE.com
8585 East Ave. Mentor, Ohio 44060

Real Estate Advisors Inc.
BROKER

**Global Real Estate
Advisors, Inc.**
Neil Sawicki, SIOR, Broker
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This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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*Parcel Lines are Approximate

New Traffic Signal



"The City Market" Development
(Currently under Construction)
54,940± SF Market Street Supermarket
3,099± SF Wendy's
2,250± SF Taco Bell
Multiple Outbuildings for Restaurant/
Retail Use
Over 18,151± SF of Additional Retail
Space Planned



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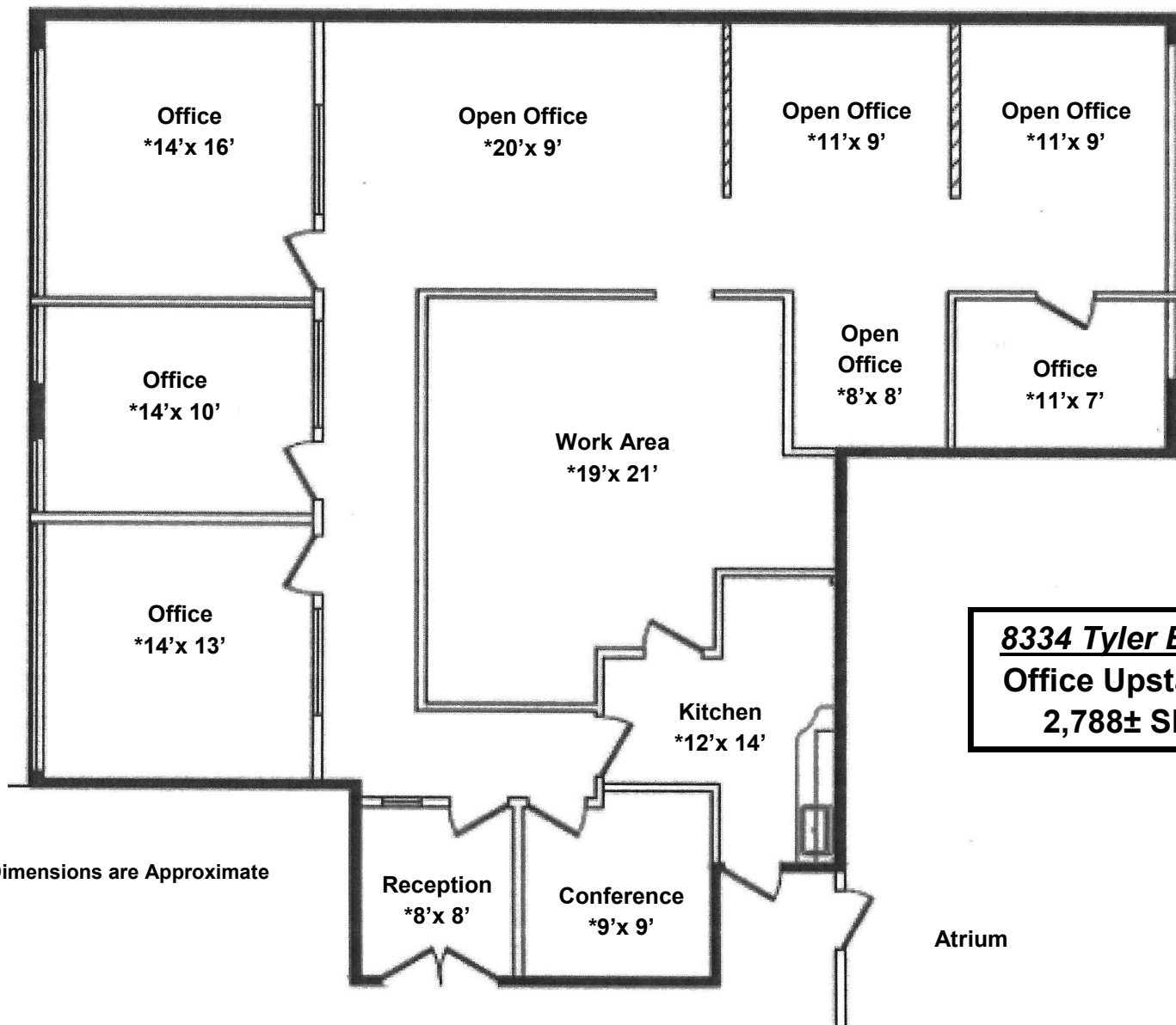
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8334 Tyler Blvd
Office Upstairs
2,788± SF

*Dimensions are Approximate



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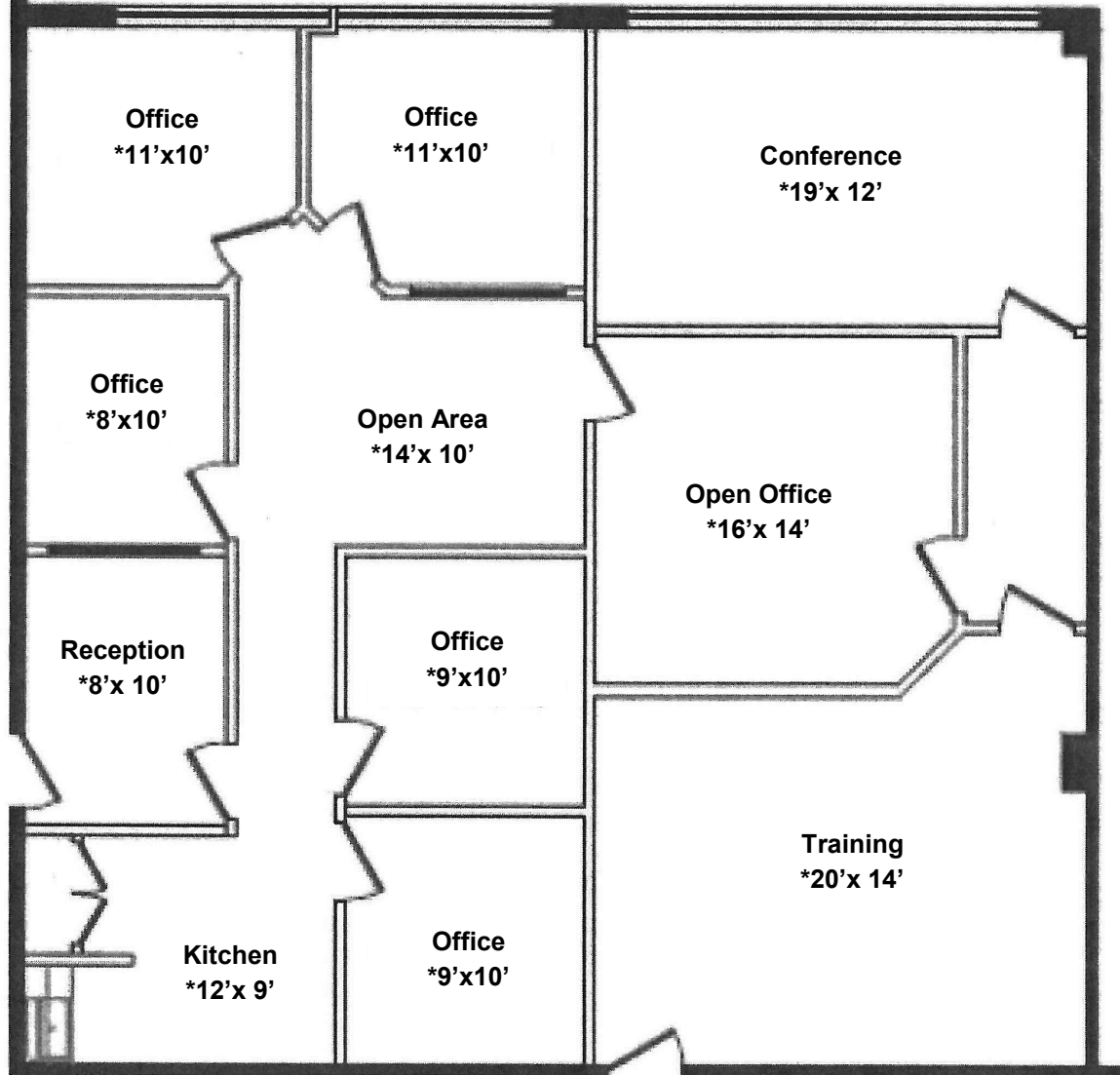
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*Dimensions are Approximate



8336 Tyler Blvd
Office Upstairs
1,993± SF



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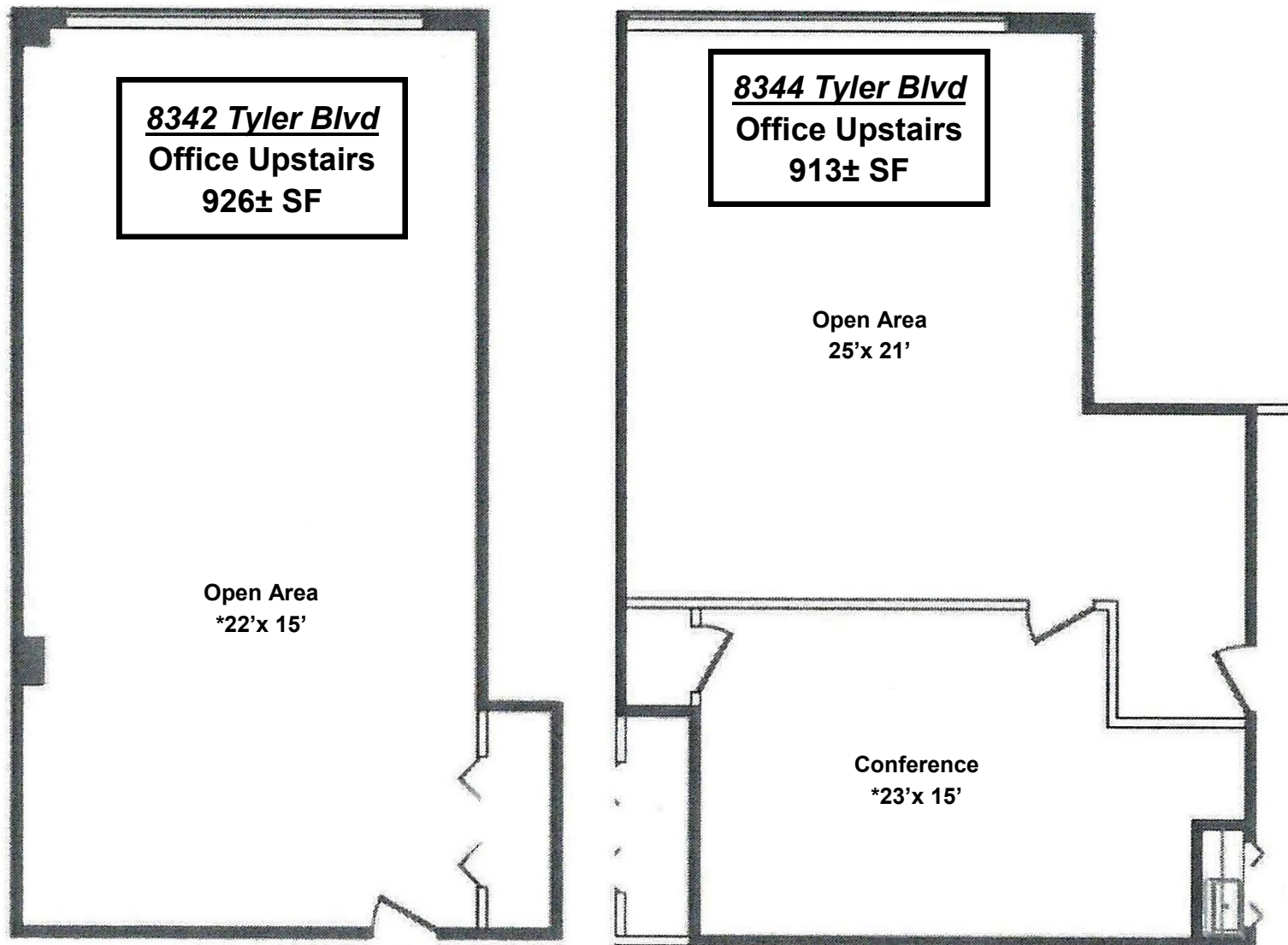
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Spaces Can Be Combined!!



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