



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR LEASE

HIGH PROFILE RETAIL LOCATION!

Negotiable

9662 Mentor Avenue
Mentor, OH 44060

AVAILABLE SPACE
1,495 SF

AREA

- Fantastic frontage on Mentor Ave. / SR 20!
- 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.
- Meijer's now open to the east on Mentor Avenue!
- 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



OFFICE

Sherrie Mendenhall
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**COLDWELL BANKER COMMERCIAL
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216.292.3700

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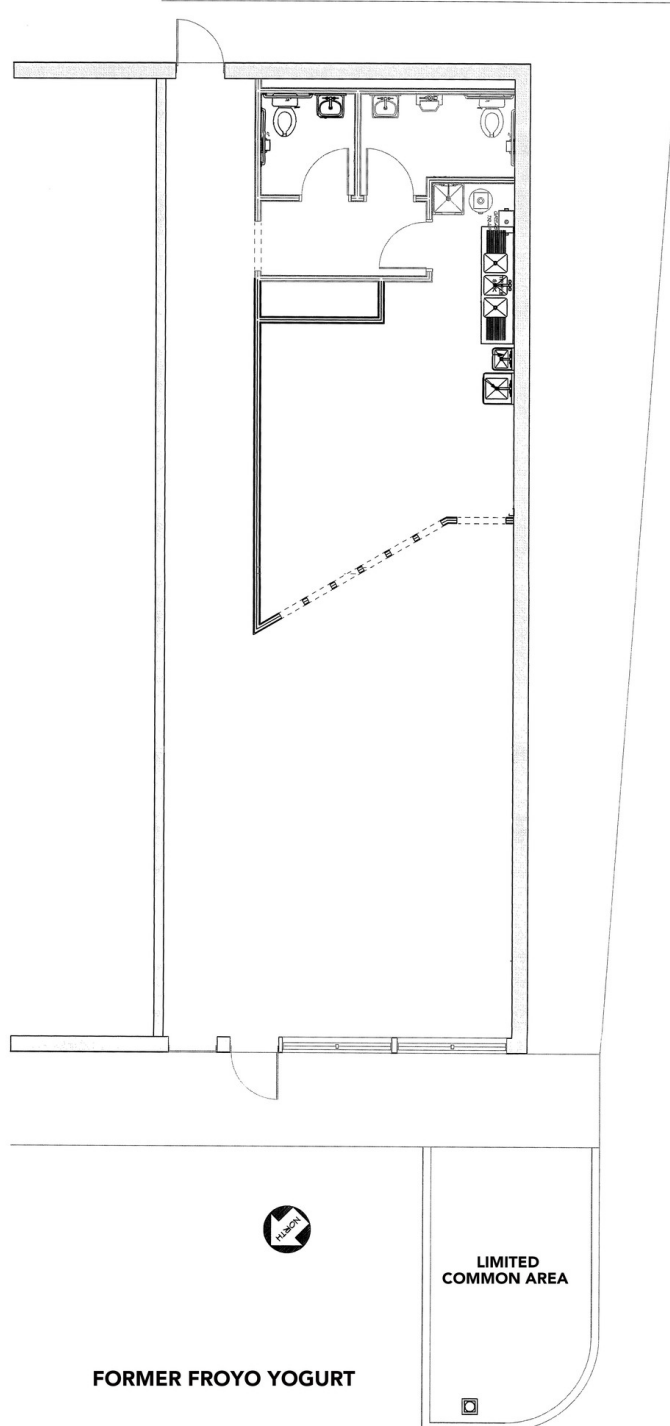
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FORMER FROYO YOGURT

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MENTOR TOWNE CENTRE

9700 Mentor Avenue , Mentor, OH 44060

LEASE

LEASE TYPE		NNN
TOTAL SPACE		1,495 - 2,720 SF
LEASE TERM		Negotiable
LEASE RATE		Negotiable



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MENTOR TOWNE CENTRE

9700 Mentor Avenue , Mentor, OH 44060

LEASE

SUITE	TENANT	SIZE (SF)
1	Bed Bath & Beyond	25,020 SF
2	The Beauty and the Beard Salon & Spa	2,193 SF
3	CUBE Workspace	1,425 SF
4	Window Nation	1,664 SF
5	Available	2,720 SF
6	Lumber Liquidators	7,200 SF
7	Ember's Custom Fireplace	3,500 SF
8	Avenue Accents	1,500 SF
9	Page's Hallmark	2,500 SF
10	Available	2,500 SF
11	Arby's	2,000 SF
12	Moe's Southwest Grill	3,054 SF
13	Massage Envy	3,011 SF
14	Dave's Cosmic Sub's	1,465 SF
15	Available	1,495 SF

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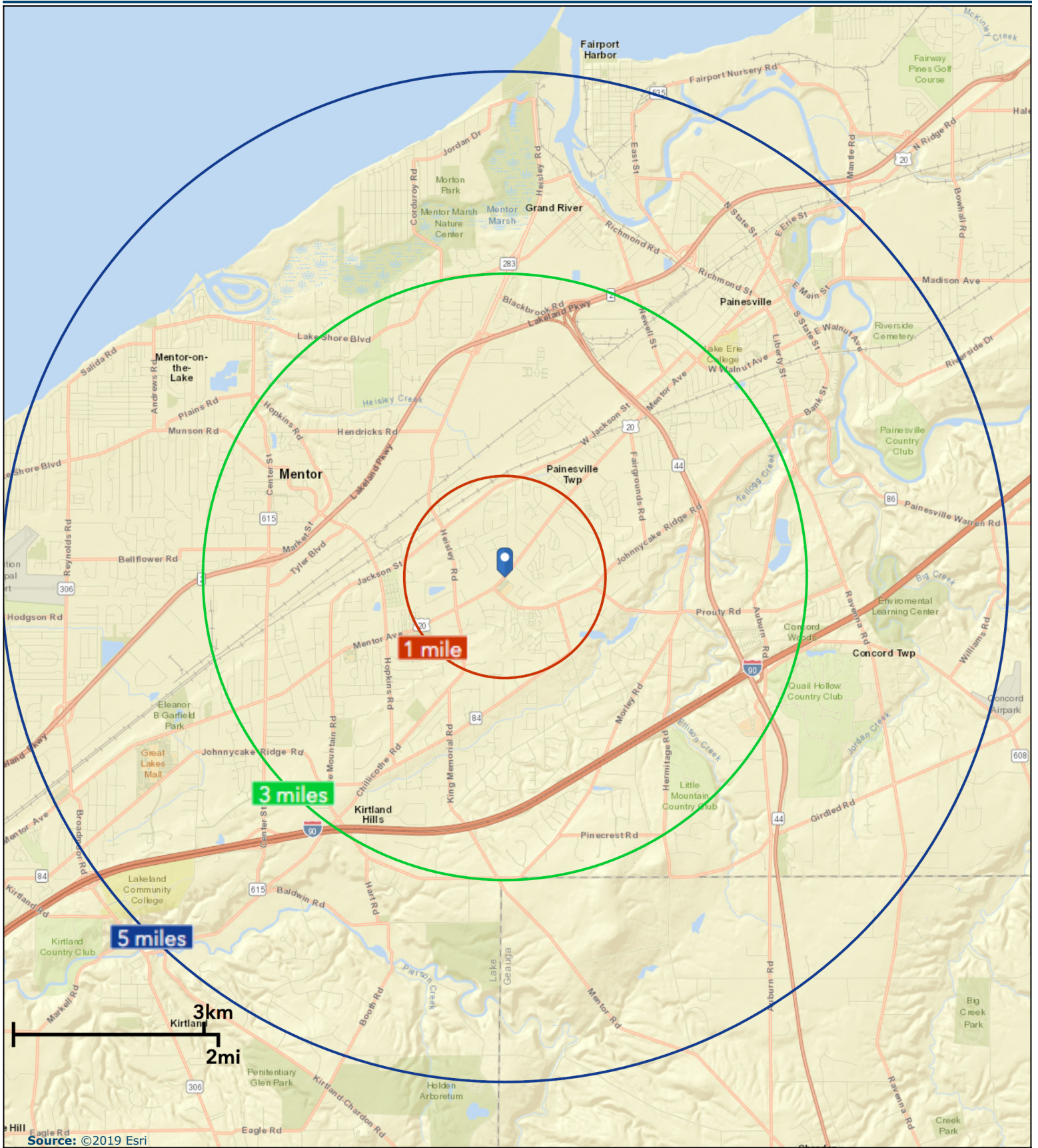
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DEMOGRAPHICS: 5 MILES

9662 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

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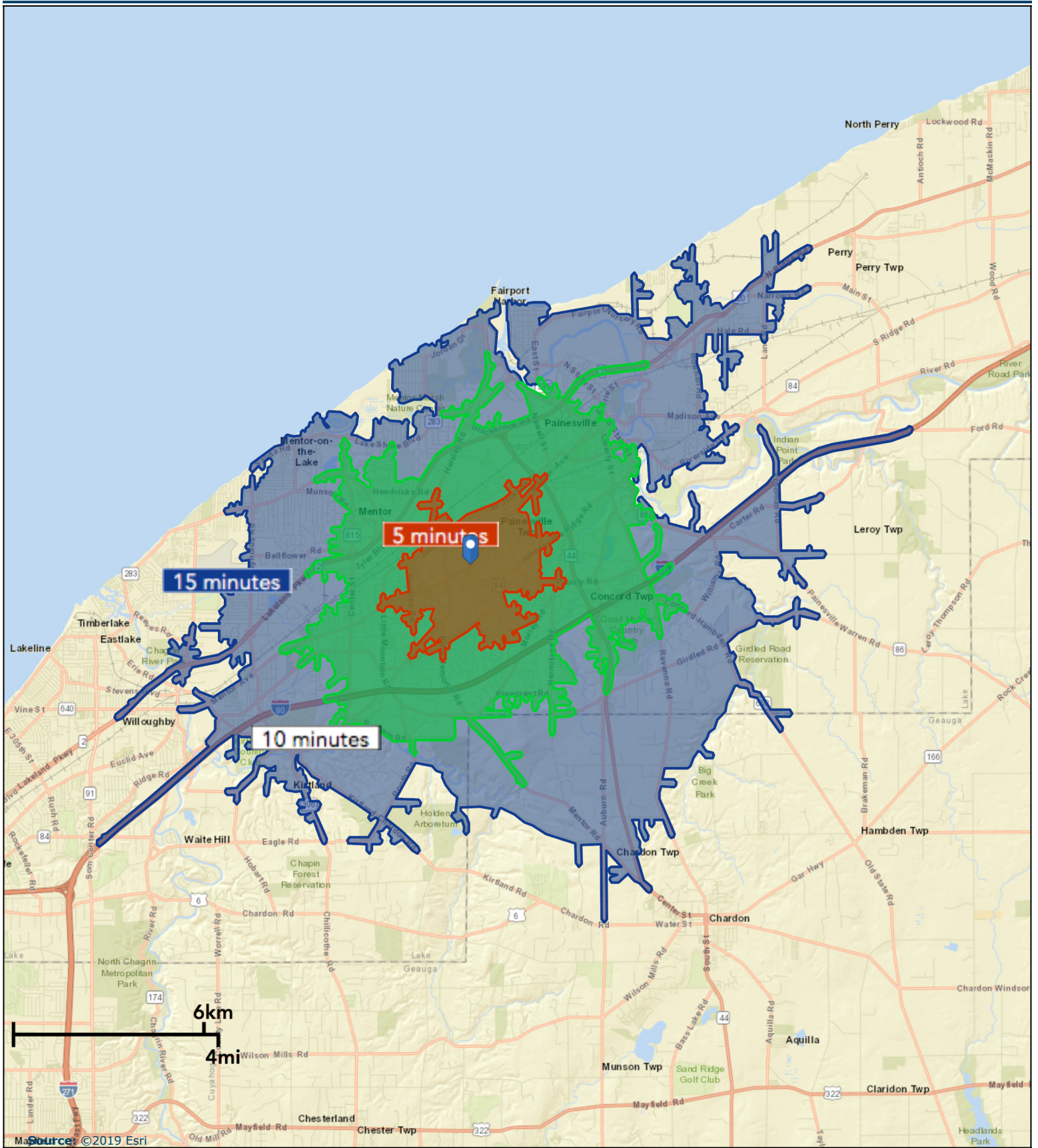
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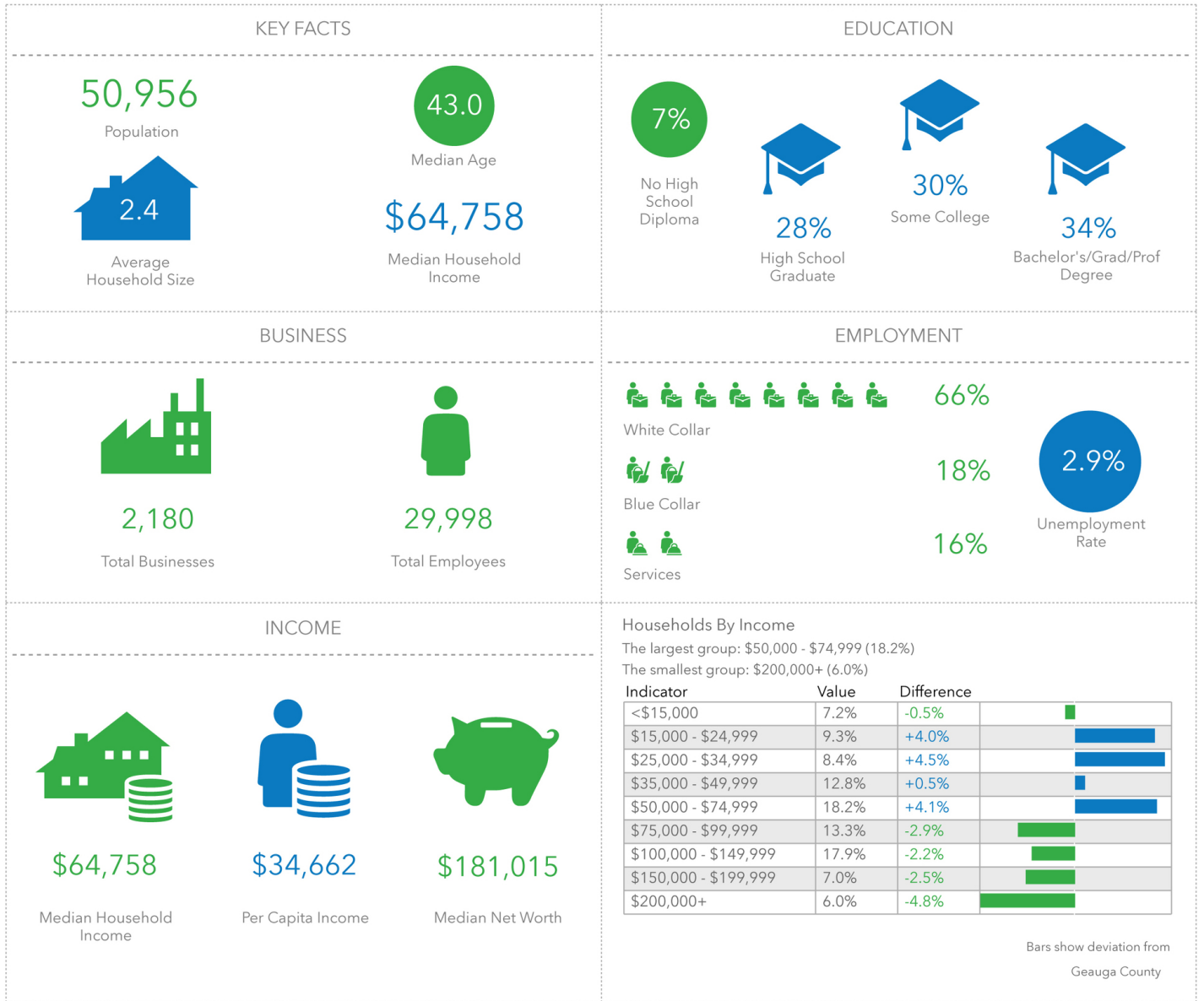
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DRIVE TIME DEMOGRAPHICS: 10 MINUTES

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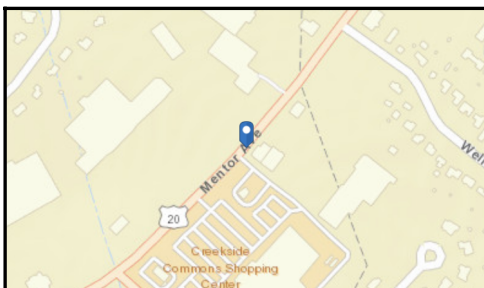
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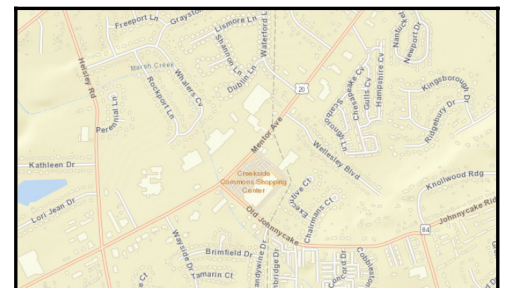
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9662 Mentor Ave, Mentor, Ohio, 44060
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 41.68408
 Longitude: -81.29393



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q1 2019).