

REDEVELOPMENT/GROUND LEASE OPPORTUNITY - AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- Located in the heart of the Mentor super regional trade area
- 6,500 SF freestanding building available for lease at a signalized intersection
- 0.6 acres available for ground lease; made up of two (2) parcels
- Traffic counts of 20,215 VPD on Mentor Ave.
- Halfway between Simon's Great Lakes Mall and SR 306
- Nearby tenants include: Dillard's, Macy's, JC Penney, TJ Maxx, Mattress Firm, Panera, Burlington, Arby's, Sprint, Subway, Wendy's, Starbucks, Marshalls and DSW

TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
3 Miles	41,984	\$73,292	29,290
5 Miles	106,376	\$73,099	65,199
7 Miles	162,715	\$73,017	87,962

QUICK LINKS (click to view)

3401 Richmond Rd., Suite 200
Beachwood, OH 44122

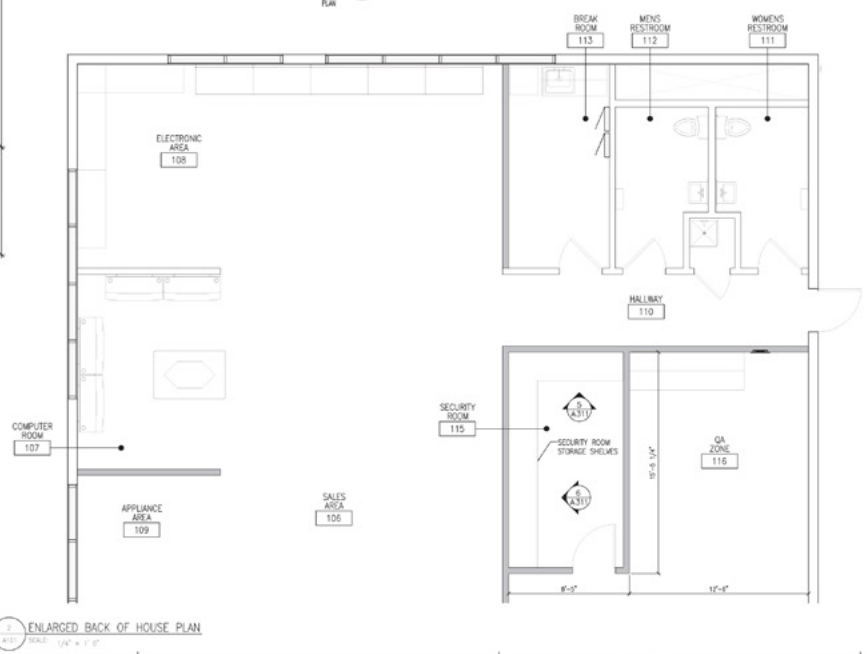
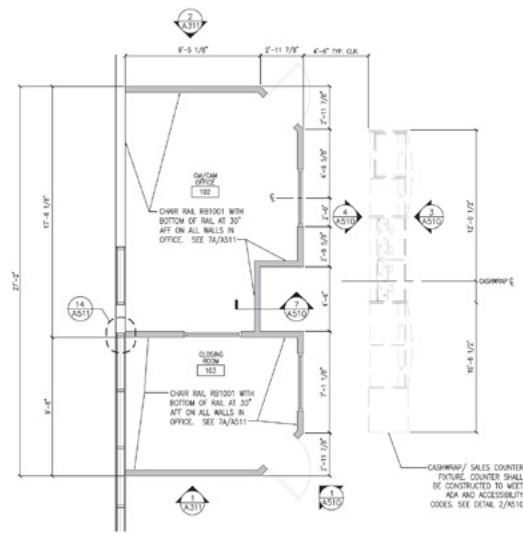
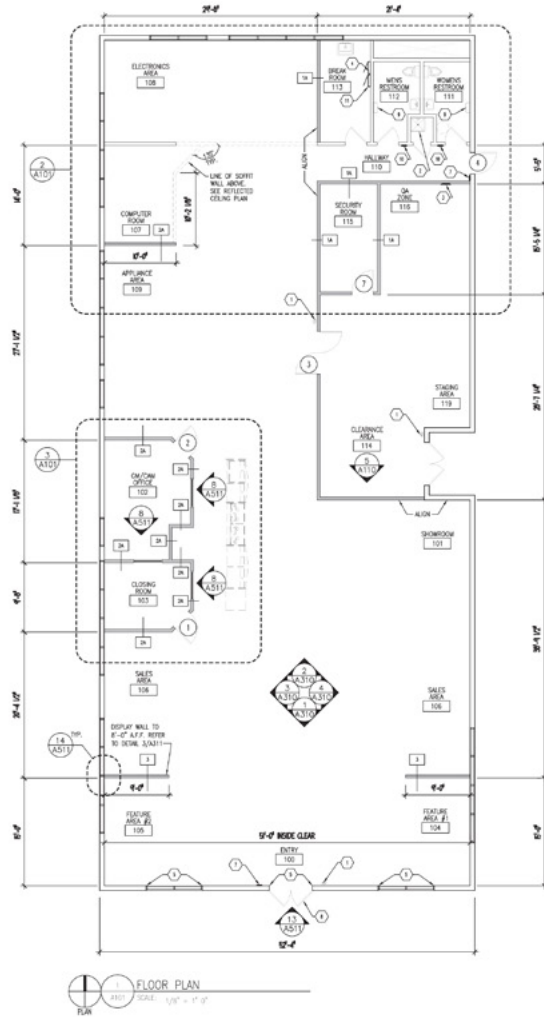
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FOR MORE INFORMATION, CONTACT: 216.831.8100

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MENTOR AVE



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SITE
0.60 acres

Mentor Ave

Middlesex Rd

20

