



PROPERTY HIGHLIGHTS

- 3,000 SF freestanding building on Mentor Avenue
- New construction
- Single user; build-to-suit
- Close proximity to I-90 & SR-2

TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
1 Mile	4,545	\$126,877	18,521
3 Miles	62,685	\$118,666	5,081
5 Miles	217,964	\$83,313	11,251
5 Minute	78,888	\$107,123	5,847

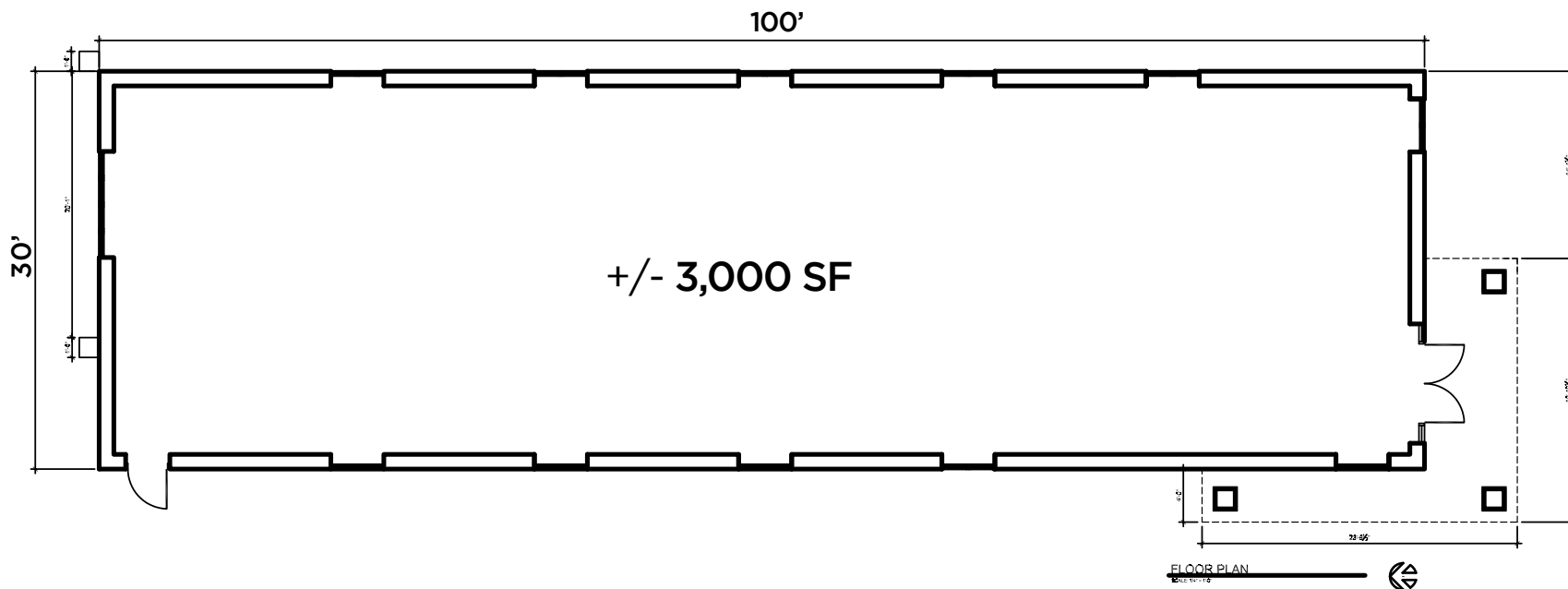
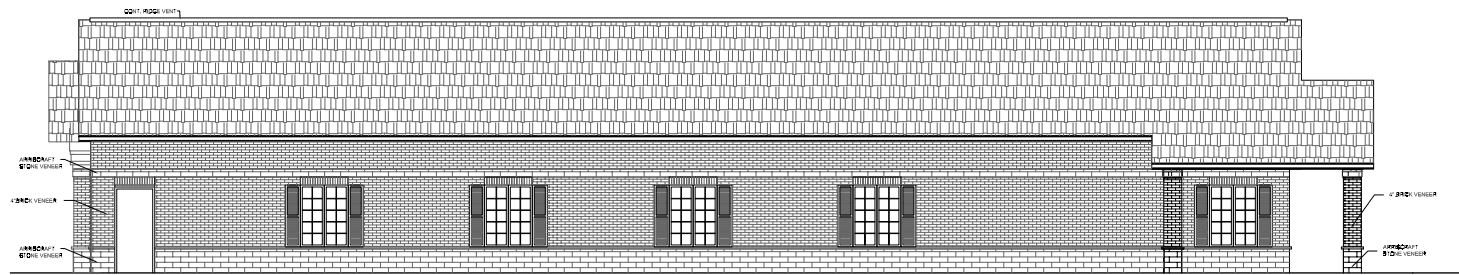
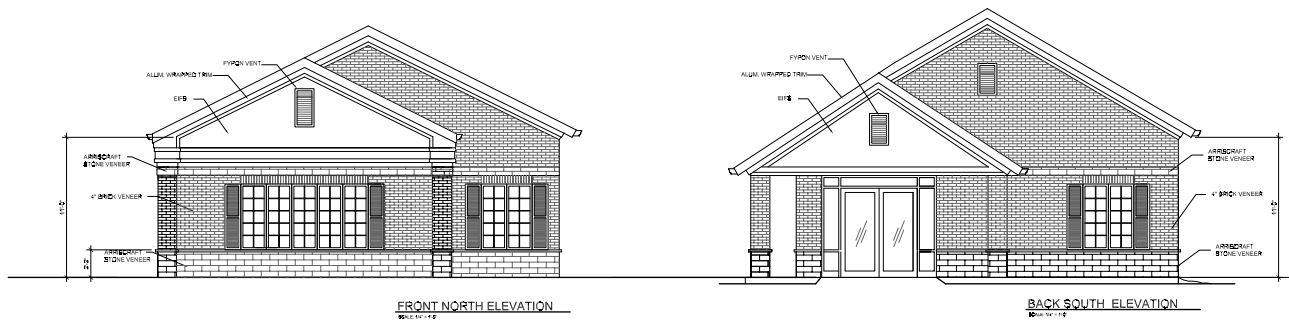
QUICK LINKS *(click to view)*

3401 Richmond Rd., Suite 200
Beachwood, OH 44122

www.passovgroup.com

FOR MORE INFORMATION, CONTACT: 216.831.8100

Maureen Anter-Ressler / mressler@passovgroup.com



NEW PROFESSIONAL BUILDING MENTOR, OH

TRADE AERIAL



GREAT LAKES PLAZA

- verizon
- at&t
- HOME SAVINGS
- svs VISION
- Hudec Dental
- PALADINA
- MATTRESSFIRM
- Burlington

COLONIAL PLAZA

- mattressmatters
- Pita Pit
- DODD CAMERA
- Curves
- Sprint
- See Child
- HER BLOCK
- Century 21

THE AVENUE SHOPPES

- YVES
- LADY JANE'S HAIRGOTS FOR MEN
- BURGERIM
- YITILE
- UEO
- COMING SOON:
- Slyman's

GNC

- LIVE WELL
- DOLLAR TREE
- PETCO
- ALDI
- Pier 1
- ty.mark
- BABIES R US

MENTOR CORNERS

- Sylvan Malloy's CHOCOLATES
- Molinari's
- A Premium Wining & Dining Experience

TOWN SQUARE

- Aladdin's eatery
- OHIO SAVINGS BANK
- heinen's

MENTOR COMMONS

- Huntington
- PETSMART
- WELCOME All City Candy
- FITWORKS
- FUJI BUFFET GRILL

GREAT LAKES MALL

- macy's
- DICK'S SPORTING GOODS
- sears
- jcp
- Dillard's
- OfficeMax

ERIE COMMONS

- JO-ANN fabric and craft stores
- Payless
- Huntington
- at home
- GIANT EAGLE
- Petitti
- Michaels

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