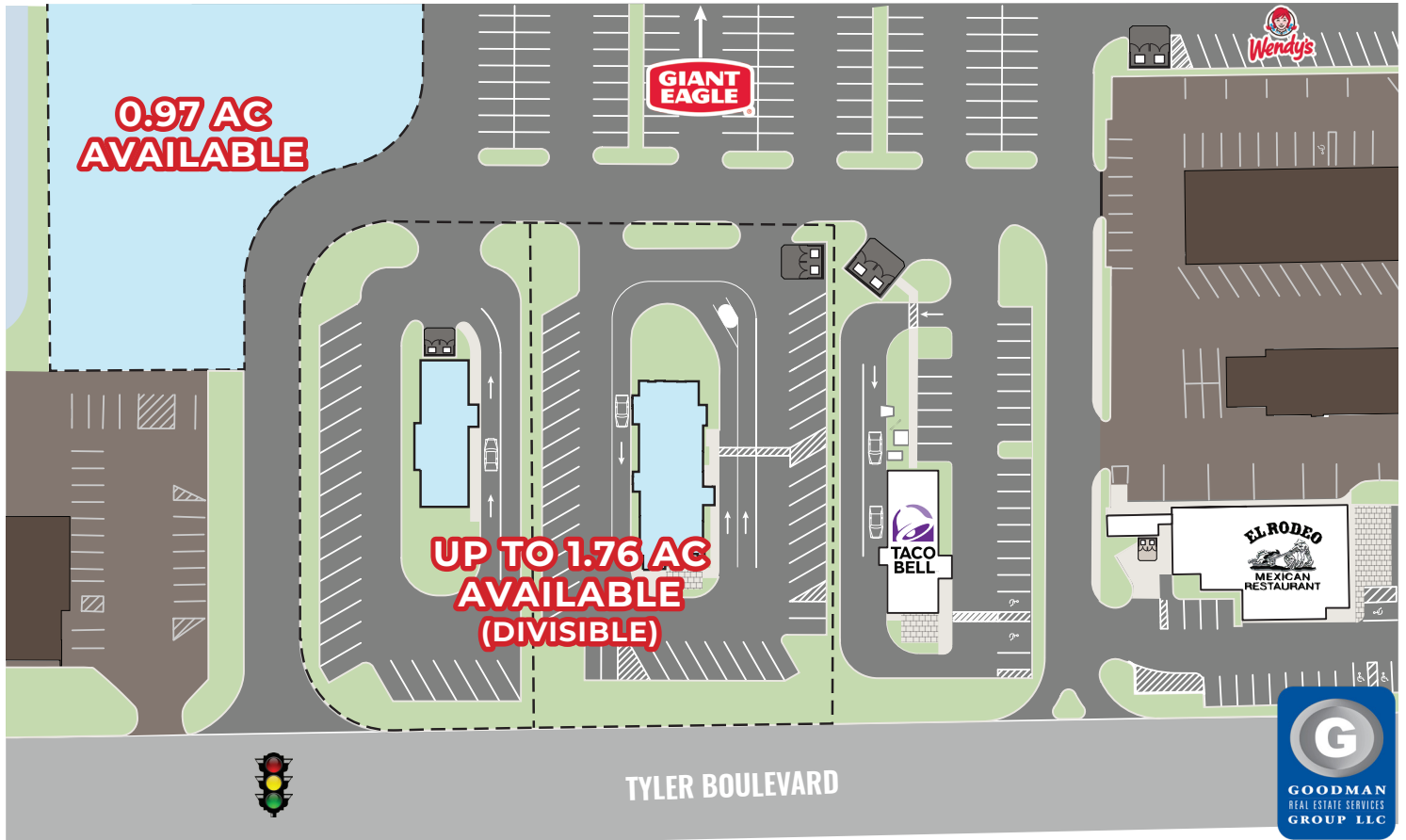




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# THE CITY MARKET

Mentor, Ohio



## HIGHLIGHTS

### UP TO 1.76 ACRES AVAILABLE, CAN BE RECONFIGURED OR SUB-DIVIDED

- Outlot 4/5 - Up to 1.76 acres with a monument sign on Tyler Boulevard and a panel on the Center Street monument sign
- Outlot 6 - 0.97 acres with a panel on the Center Street and Tyler Boulevard monument signs
- New highway-visible shopping center located at State Route 2 and Center Street (SR 615) in Mentor, Ohio
- New traffic signals provide access to Center Street (SR 615) and Tyler Boulevard
- Over 1,700 companies with more than 36,000 employees, including major corporations, manufacturers, retailers, and small businesses are located in Mentor
- Mentor ranks sixth in the State of Ohio in retail sales volume behind Columbus, Cincinnati, Toledo, Cleveland, and Akron
- The super-regional Mentor trade area draws its customers from all of Lake County and eastern Cuyahoga County

## DEMOGRAPHICS

| POPULATION         | 3 MILE   | 5 MILE   | 7 MILE   |
|--------------------|----------|----------|----------|
| 2023 Projection    | 54,022   | 105,054  | 156,419  |
| 2018 Estimate      | 53,874   | 104,784  | 156,325  |
| INCOME             | 3 MILE   | 5 MILE   | 7 MILE   |
| 2018 Average       | \$79,739 | \$79,760 | \$76,870 |
| 2018 Median        | \$65,828 | \$64,655 | \$60,787 |
| DAYTIME POPULATION | 3 MILE   | 5 MILE   | 7 MILE   |
| 2018 Employees     | 36,558   | 54,562   | 76,275   |

## LEASING INFORMATION

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## CENTER STREET MONUMENT SIGN



## PROPOSED INDIVIDUAL MONUMENT SIGN ON TYLER BOULEVARD







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## Mentor, Ohio



**UP TO 1.76 AC AVAILABLE**