



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR LEASE

FREE STANDING MURRAY AVE. CREATIVE OFFICE SPACE

\$1,000 per month (MG)

7432 Murray Avenue
Mentor, OH 44060

AVAILABLE SPACE
1,080 SF

FEATURES

- Attractive Private Offices
- Flexibility for Conference Room
- Kitchennette
- Dedicated Parking

AREA

Free Standing Office Building just off of Mentor Ave (SR20) and east of Center St (SR 615).

Adjacent neighbors include law firm, non-profit office, antique store.

This property is AVAILABLE FOR SALE as part of a larger development.



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OFFICE

Jeffrey Soclof, CCIM

216.857.2075

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3681 S. Green Road, Suite 201, Beachwood, OH 44122
216.292.3700



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RADIUS: 1, 3, 5 MILES

7432 Murray Avenue, Mentor, OH 44060



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DEMOGRAPHICS: 5 MILES

7432 Murray Avenue, Mentor, OH 44060

KEY FACTS

103,227

Population



Average Household Size

45.5

Median Age

\$65,189

Median Household Income

EDUCATION

6%

No High School Diploma



30%

High School Graduate



31%

Some College



33%

Bachelor's/Grad/Prof Degree

BUSINESS



4,000

Total Businesses



54,986

Total Employees

EMPLOYMENT



68%

White Collar



19%

Blue Collar



14%

Services

2.2%

Unemployment Rate

INCOME



\$65,189

Median Household Income



\$36,320

Per Capita Income



\$192,152

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.1%)

The smallest group: \$200,000+ (5.8%)

Indicator	Value	Difference	
<\$15,000	6.0%	-1.7%	
\$15,000 - \$24,999	8.2%	+2.9%	
\$25,000 - \$34,999	9.1%	+5.2%	
\$35,000 - \$49,999	13.4%	+1.1%	
\$50,000 - \$74,999	19.1%	+5.0%	
\$75,000 - \$99,999	13.7%	-2.5%	
\$100,000 - \$149,999	17.4%	-2.7%	
\$150,000 - \$199,999	7.2%	-2.3%	
\$200,000+	5.8%	-5.0%	

Bars show deviation from Geauga County

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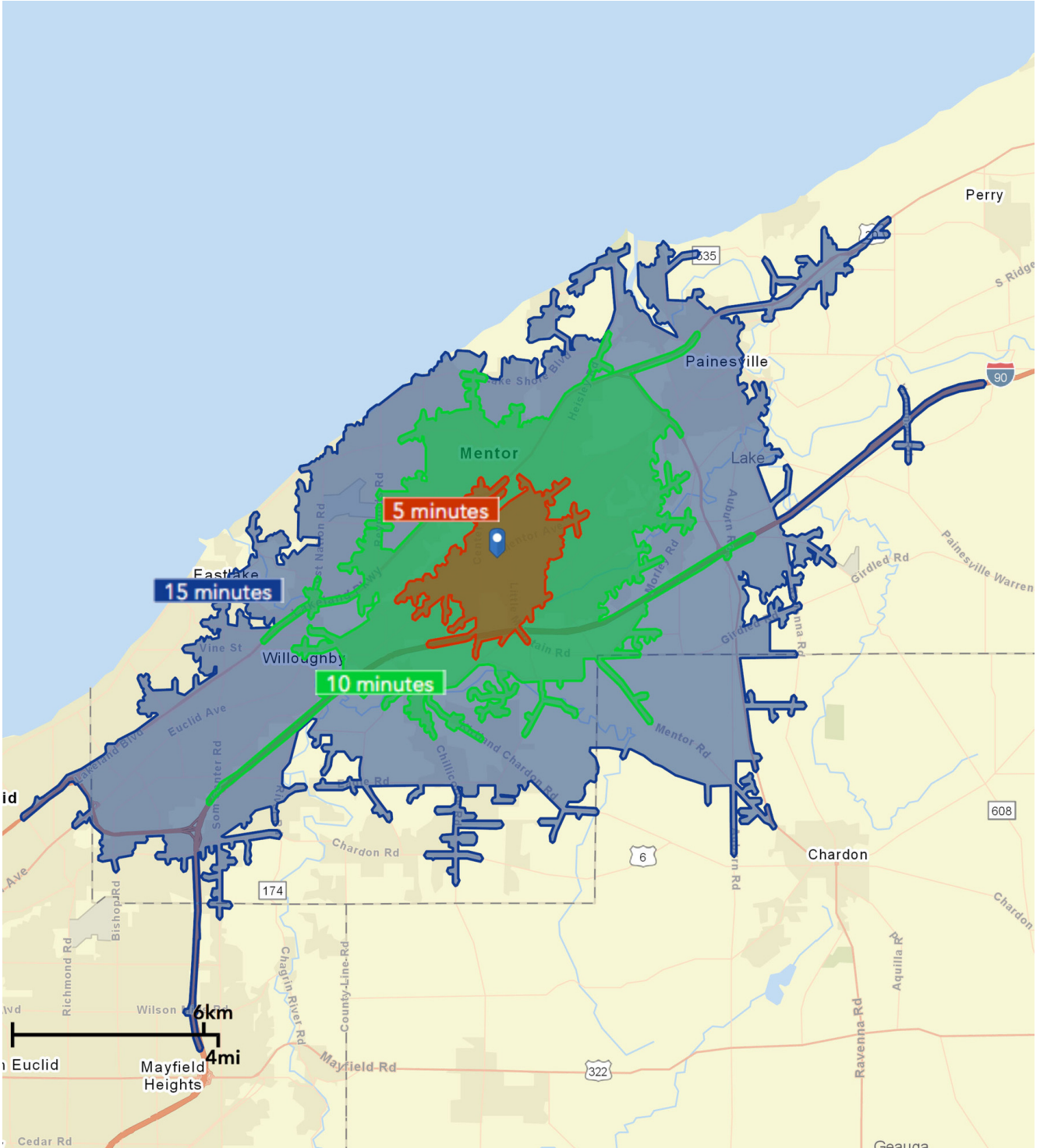
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DRIVE TIMES: 5, 10, 15 MILES

7432 Murray Avenue, Mentor, OH 44060

LEASE



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DEMOGRAPHICS: 10 MINUTES

7432 Murray Avenue, Mentor, OH 44060

KEY FACTS

44,567

Population



Average Household Size

46.8

Median Age

\$69,037

Median Household Income

BUSINESS



2,686

Total Businesses



39,469

Total Employees

INCOME



\$69,037

Median Household Income



\$38,111

Per Capita Income



\$218,445

Median Net Worth

EDUCATION

6%

No High School Diploma



28%

High School Graduate



30%

Some College



37%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

71%



Blue Collar

15%



Services

14%

2.3%

Unemployment Rate

Households By Income

The largest group: \$100,000 - \$149,999 (19.1%)

The smallest group: <\$15,000 (5.8%)

Indicator	Value	Difference	
<\$15,000	5.8%	-1.9%	
\$15,000 - \$24,999	8.0%	+2.7%	
\$25,000 - \$34,999	8.4%	+4.5%	
\$35,000 - \$49,999	13.3%	+1.0%	
\$50,000 - \$74,999	17.7%	+3.6%	
\$75,000 - \$99,999	13.7%	-2.5%	
\$100,000 - \$149,999	19.1%	-1.0%	
\$150,000 - \$199,999	8.0%	-1.5%	
\$200,000+	6.1%	-4.7%	

Bars show deviation from Geauga County

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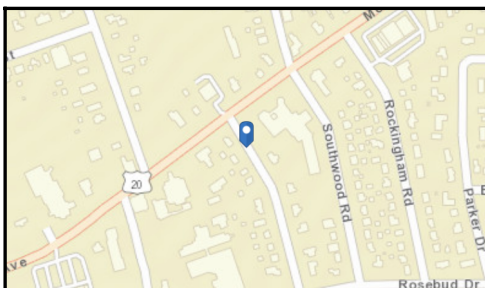
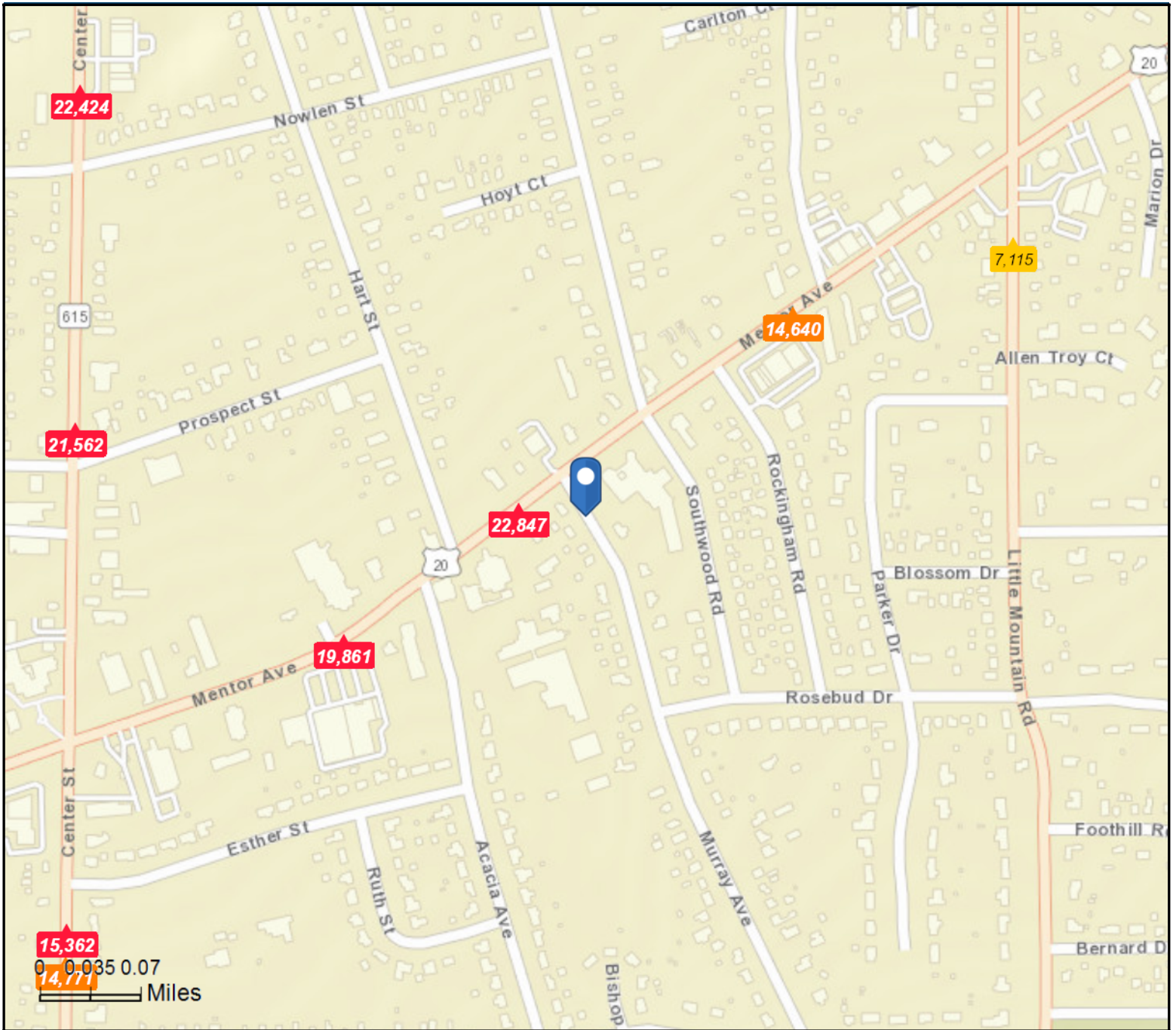


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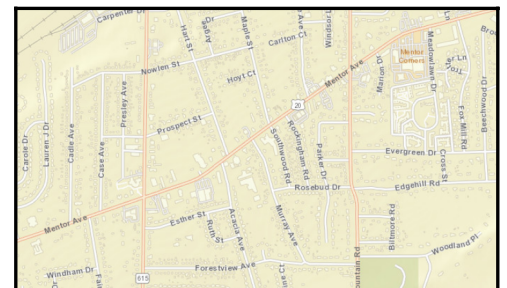
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7432 Murray Ave, Mentor, Ohio, 44060
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 41.66872
 Longitude: -81.33309



- 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



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