

## RETAIL FOR LEASE

# FREE-STANDING RETAIL/OFFICE BUILDING

8901 Mentor Avenue, Mentor, OH 44060



### OFFERING SUMMARY

#### AVAILABLE SF:

#### LEASE RATE:

Negotiable

#### BUILDING SIZE:

8,964 SF

### PROPERTY OVERVIEW

Well-constructed masonry building on the heart of Mentor, Ohio. Many uses are possible including office, retail, carry-out food related services, fitness center, florist, and mercantile use. All utilities are separately metered and tenants pay utilities direct. This property is accessed off Mentor Avenue immediately north of Sunoco Gas Station with access to traffic light on Shady Lane. The building has 8964 sq ft available divided into 4 units. Tenant can use one of the existing units or subdivide to their needs.



**KW COMMERCIAL**  
440.255.5500  
7400 Center Street  
Mentor, OH 44060

**RICK OSBORNE JR.**  
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Property Name: Free-Standing Retail/Office Building  
Property Address: 8901 Mentor Avenue, Mentor, OH 44060  
Property Type: Retail  
APN: 16B052C000170  
Lot Size: 0.64 AC  
Building Size: 8,964 SF  
Zoning: B-2  
Rail Access: N/A  
Cross Streets: Mentor Avenue and Shady Lane  
Year Built: 2003  
Number of Stories: 1

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## LOCATION OVERVIEW

8901 Mentor Avenue is located 1/2 mile west of Hopkins Road and 3/4 mile east of SR 615 (Center Street) in Mentor, Ohio.



## LEASE HIGHLIGHTS

- Newly Built Building with Great Exposure
- Below Retail Market Rents
- Will Subdivide if Necessary
- Signalized Traffic Light off Shady Lane
- Karate Studio and Office Area are Move-in Ready
- Well-light Parking Area
- Centrally located in Mentor, Ohio

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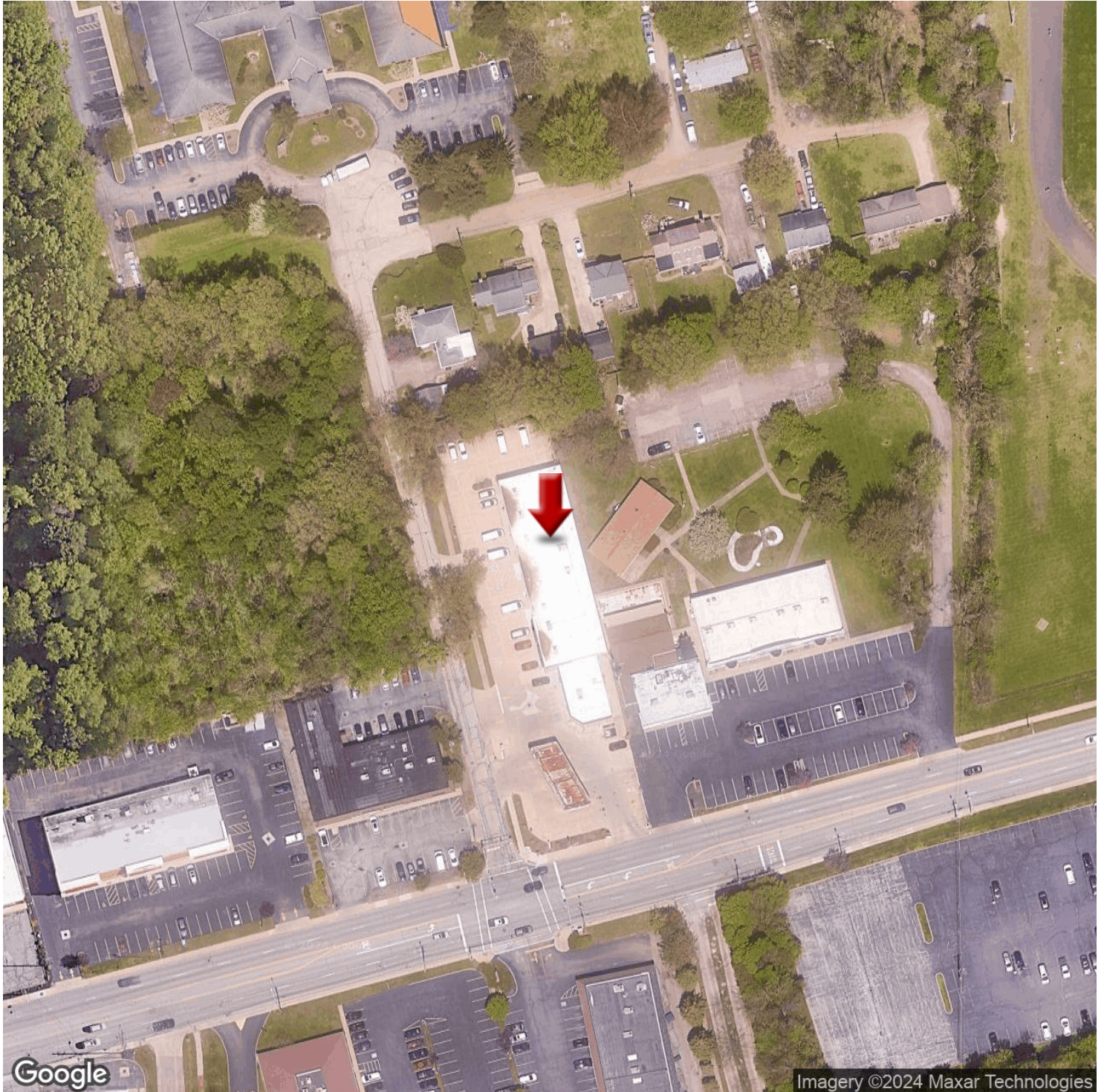
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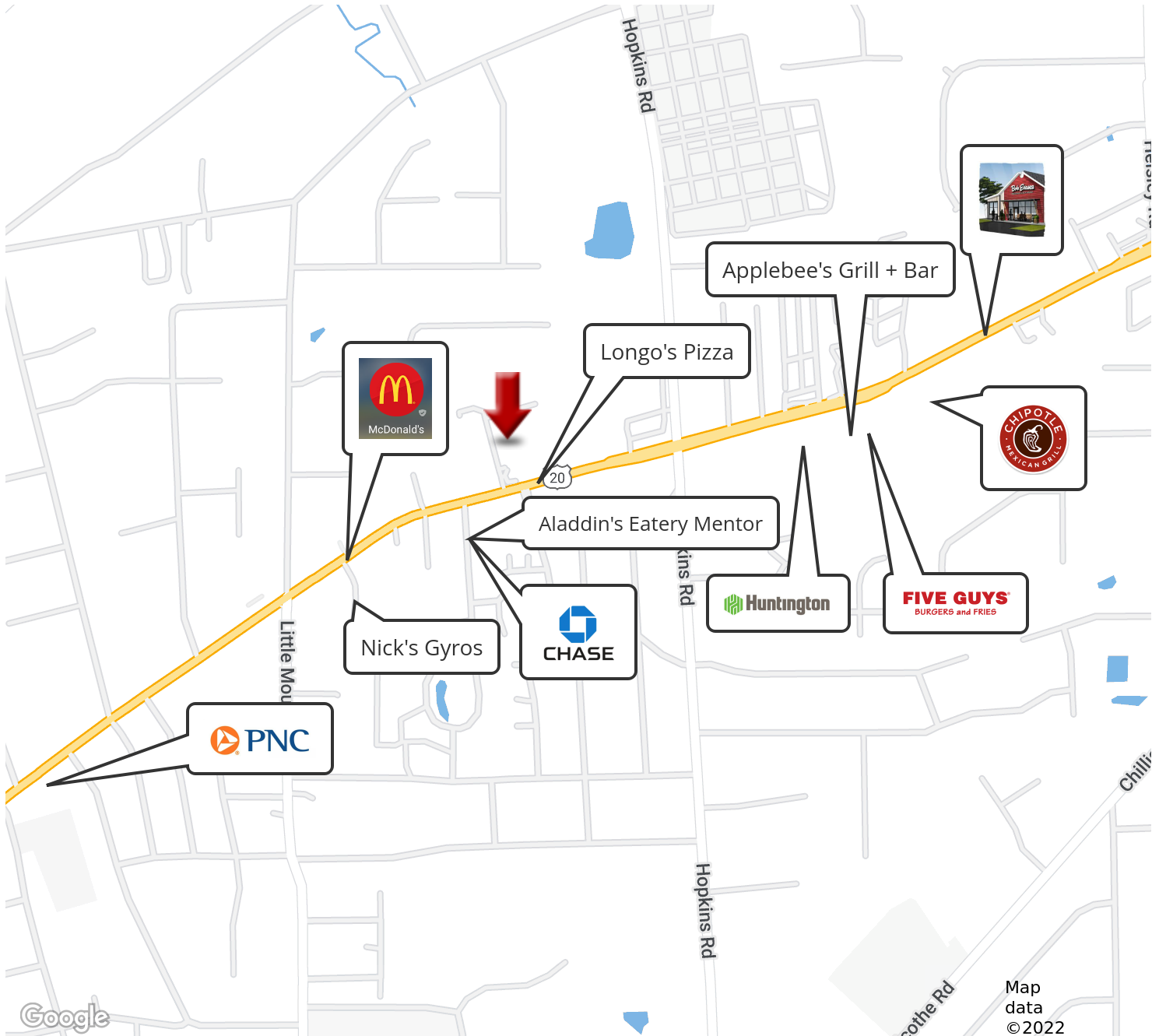
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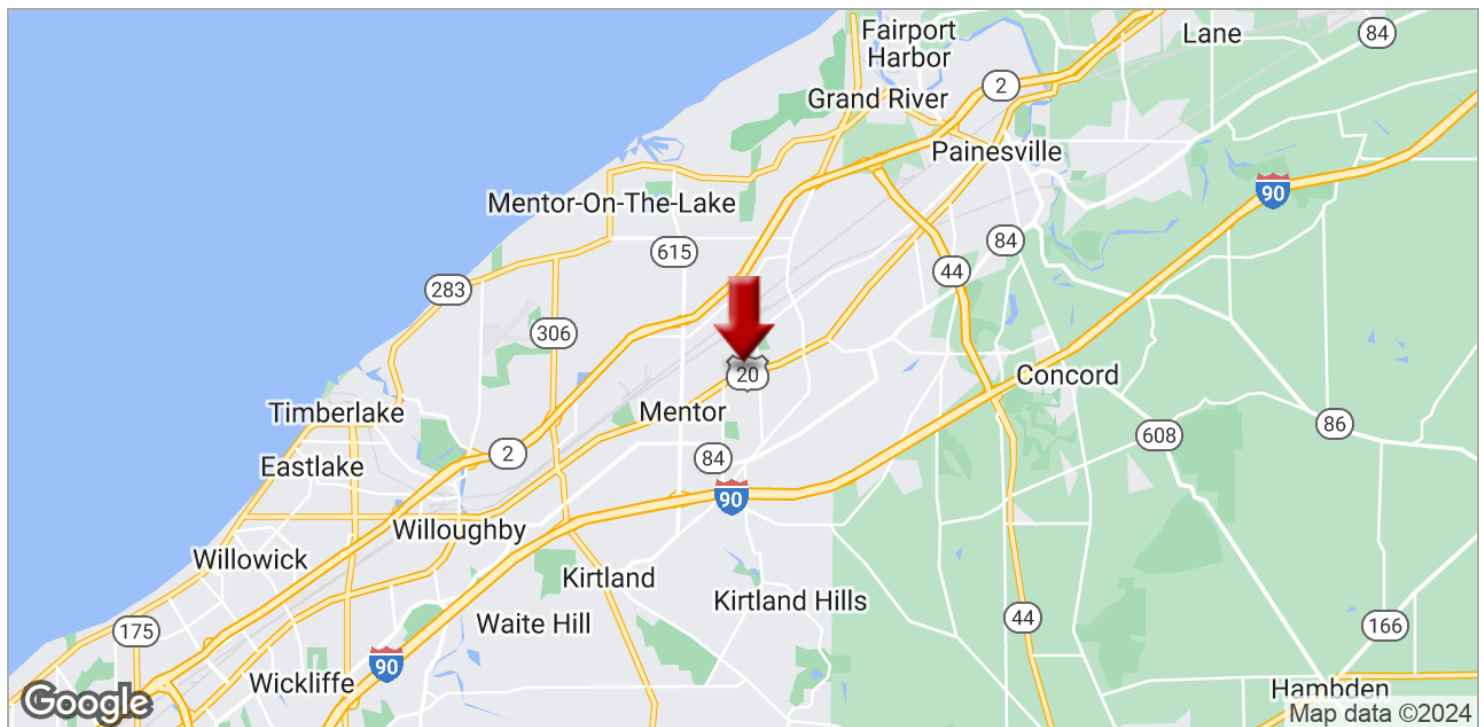
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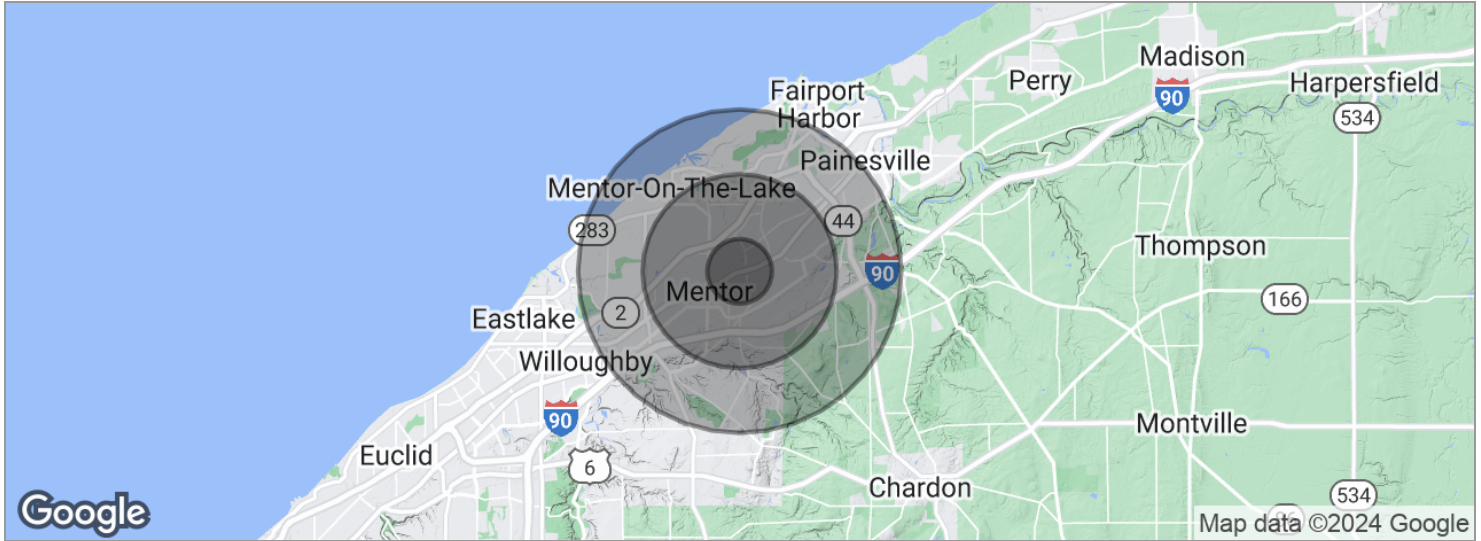
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,202	38,831	103,965
Median age	44.9	45.2	43.2
Median age (male)	45.2	44.3	42.1
Median age (Female)	44.9	46.0	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,100	15,529	41,936
# of persons per HH	2.5	2.5	2.5
Average HH income	\$71,153	\$78,750	\$75,102
Average house value	\$186,301	\$201,448	\$205,620

*\* Demographic data derived from 2020 ACS - US Census*

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