

RETAIL FOR SALE

FREE-STANDING RETAIL/OFFICE BUILDING

8901 Mentor Avenue, Mentor, OH 44060



OFFERING SUMMARY

SALE PRICE:	\$690,000
AVAILABLE SF:	
LOT SIZE:	0.644 Acres
BUILDING SIZE:	8,964 SF
ZONING:	B-2
MARKET:	Cleveland
SUBMARKET:	Mentor
PRICE / SF:	\$76.97

PROPERTY OVERVIEW

Well-constructed masonry building for investment or owner user in 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 currently divided into 4 units.



KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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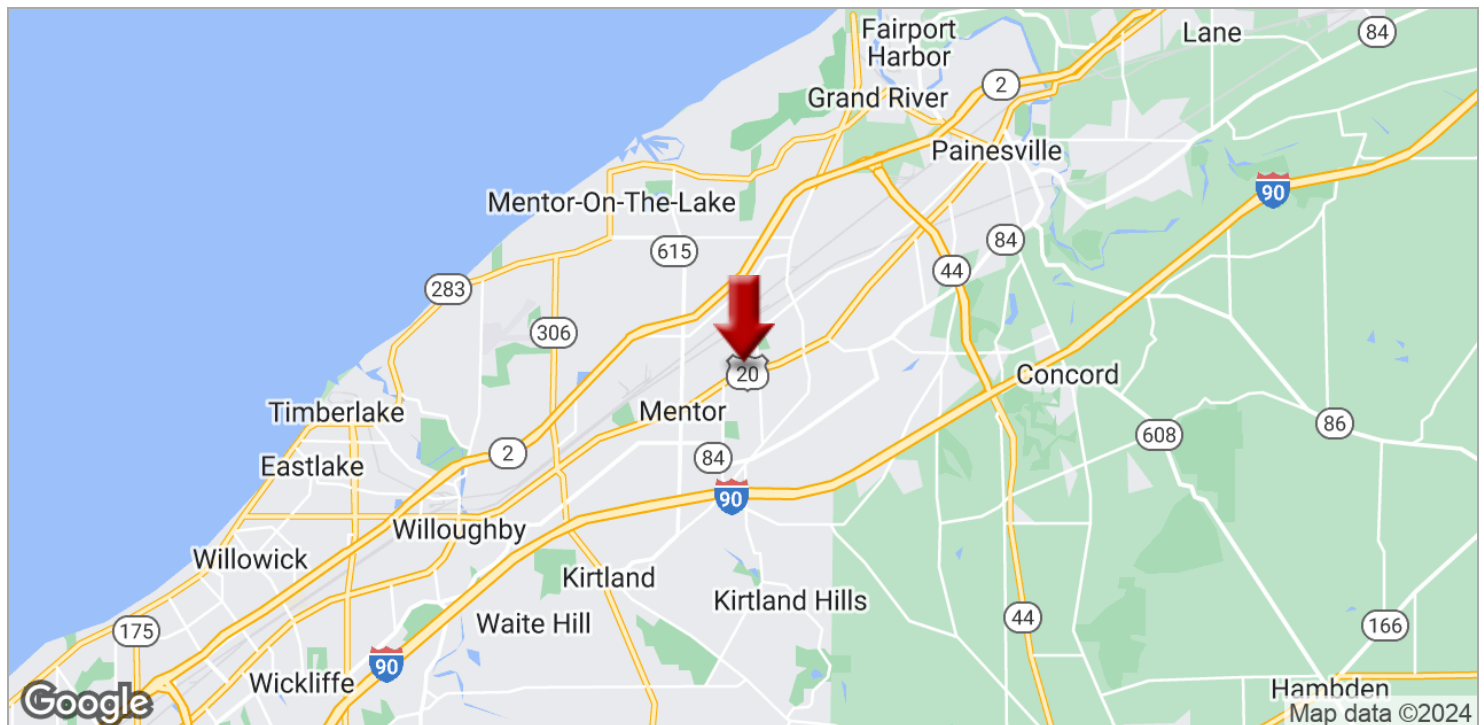
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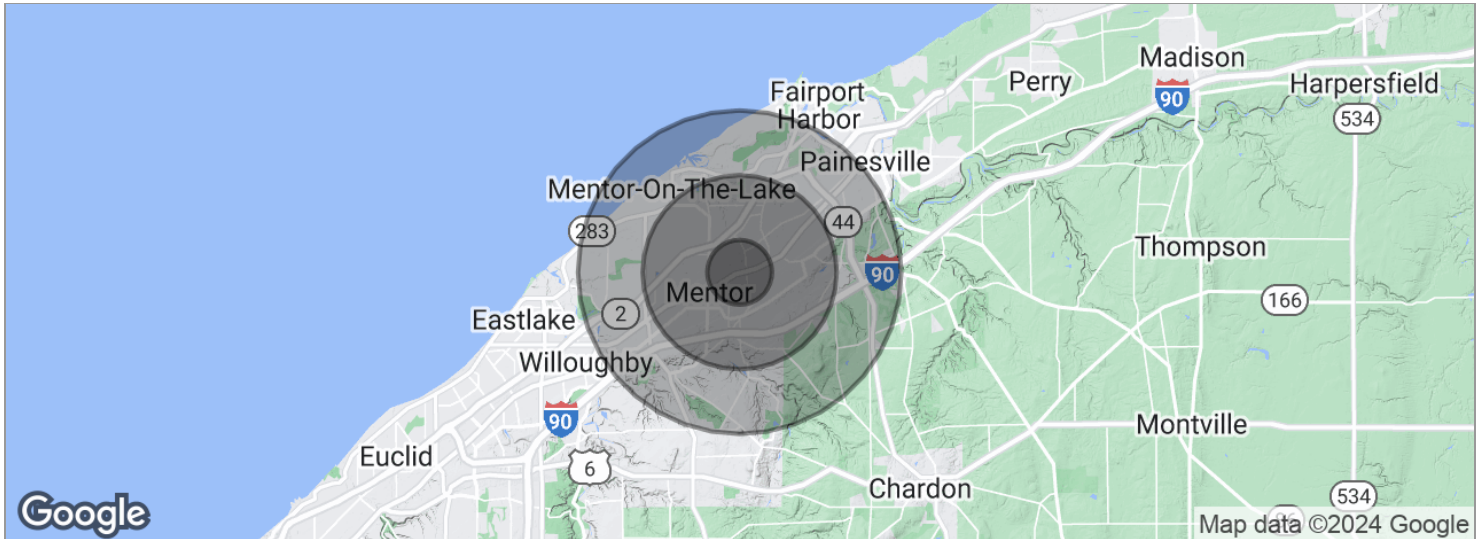
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,202	38,831	103,965
Median age	44.9	45.2	43.2
Median age (male)	45.2	44.3	42.1
Median age (Female)	44.9	46.0	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,100	15,529	41,936
# 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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