

SPECIAL PURPOSE FOR SALE

DEVELOPMENT OPPORTUNITY IN MENTOR ON THE LAKE, OHIO

7915 MUNSON ROAD, Mentor, OH 44060



OFFERING SUMMARY

SALE PRICE:	\$999,000
AVAILABLE SF:	
LOT SIZE:	4.21 Acres
BUILDING SIZE:	19,640 SF
RENOVATED:	2015
ZONING:	BUSINESS
MARKET:	CLEVELAND
SUBMARKET:	Mentor
PRICE / SF:	\$50.87

PROPERTY OVERVIEW

PRICE REDUCED!

Rare development opportunity in Mentor on the Lake, Ohio. 4.21 acres of land. New development opportunities include multi-family, retail, senior living, and mixed use possibilities. Tax abatement and city incentives offered for new developments.

PROPERTY HIGHLIGHTS

- Near to Giant Eagle/Marcs Super Center
- All utilities are present.
- Large 4.21 acre parcel of land.
- Asphalt paved parking lot with over 140 well lit spaces.
- Access off of Munson and Plains Roads.
- 15-year tax abatement and city incentives available.

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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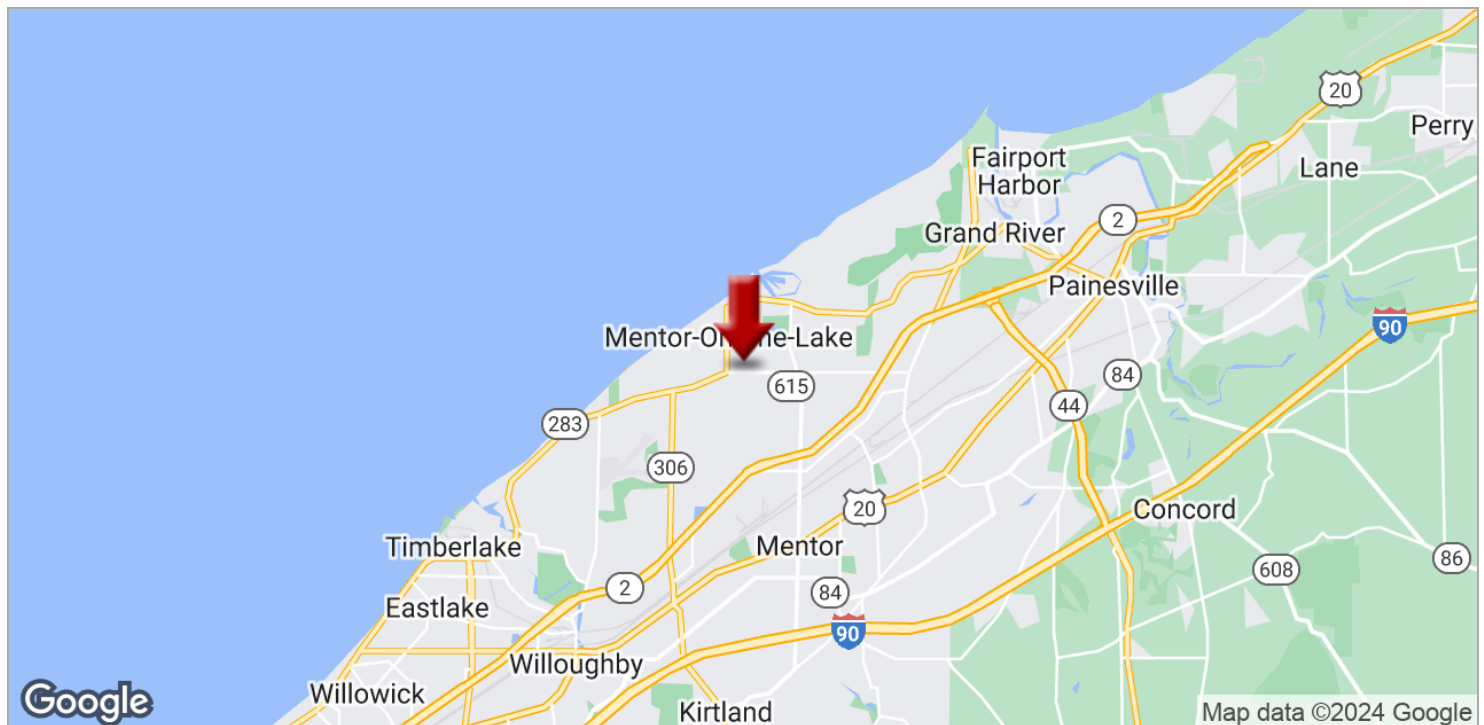
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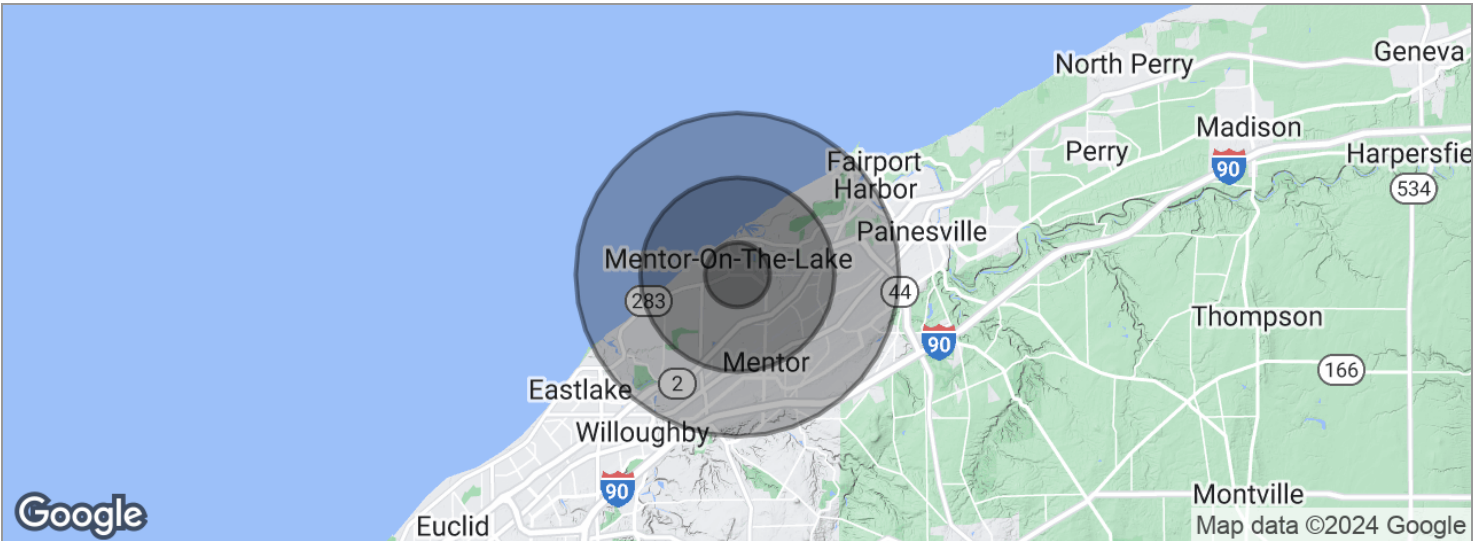
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,455	46,627	94,191
Median age	42.1	42.9	42.6
Median age (male)	39.7	41.2	41.4
Median age (Female)	44.9	44.4	43.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,484	19,342	38,723
# of persons per HH	2.3	2.4	2.4
Average HH income	\$65,805	\$69,292	\$70,799
Average house value	\$169,300	\$176,140	\$186,949

* Demographic data derived from 2020 ACS - US Census

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