

RETAIL FOR SALE & LEASE

RETAIL BUILDING IN HEART OF MENTOR, OHIO FOR SALE/LEASE

8415 Station Street, Mentor, OH 44060



PROPERTY DESCRIPTION

Free-standing auto repair facility for Sale or Lease in the heart of Mentor, Ohio. Previously leased by Tuffy, this is an greatly known location and has high visibility for any auto-related business. Includes 7- bays with large overhead doors. Triple-net lease required with 5-year minimum and personal guaranty by primary operator.

PROPERTY HIGHLIGHTS

- Free-Standing Auto Repair Facility for Lease
- 7-Bay with large Overhead Doors
- Great Visibility
- Triple-Net Lease
- 5-year Minimum and Personal Guaranty Required
- Land lease consideration!
- Commercial property in heart of Mentor, Ohio.
- Long tenure of previous auto-related use (Over 40 years)

OFFERING SUMMARY

Sale Price:	\$699,000
Lease Rate:	\$10.00 SF/yr (NNN)
Number of Units:	1
Available SF:	5,592 SF
Lot Size:	0.33 Acres
Building Size:	5,592 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	452	2,130	5,150
Total Population	1,031	4,445	10,848
Average HH Income	\$72,474	\$64,736	\$72,535

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.

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

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440.255.5500
7400 Center Street
Mentor, OH 44060

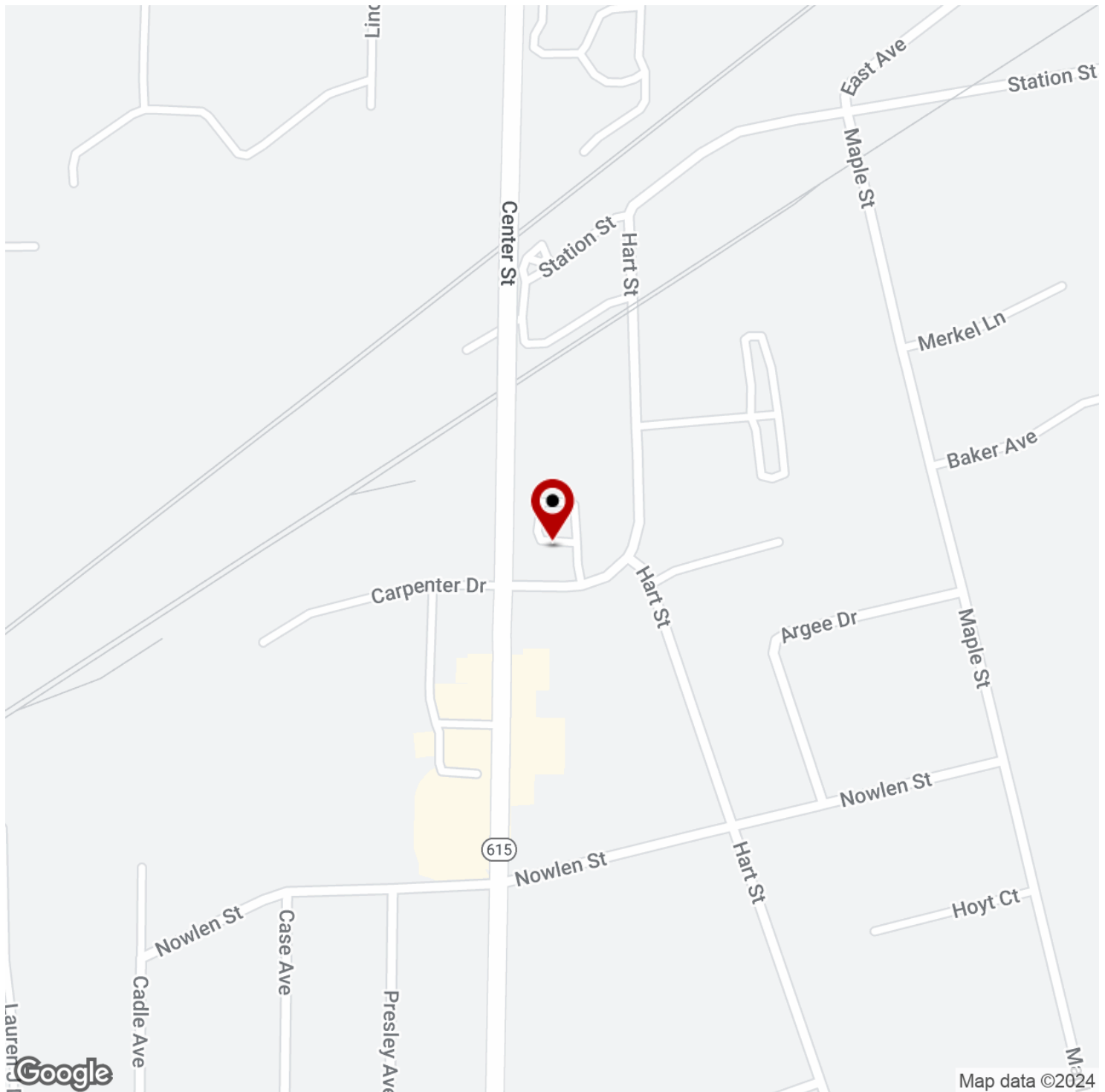
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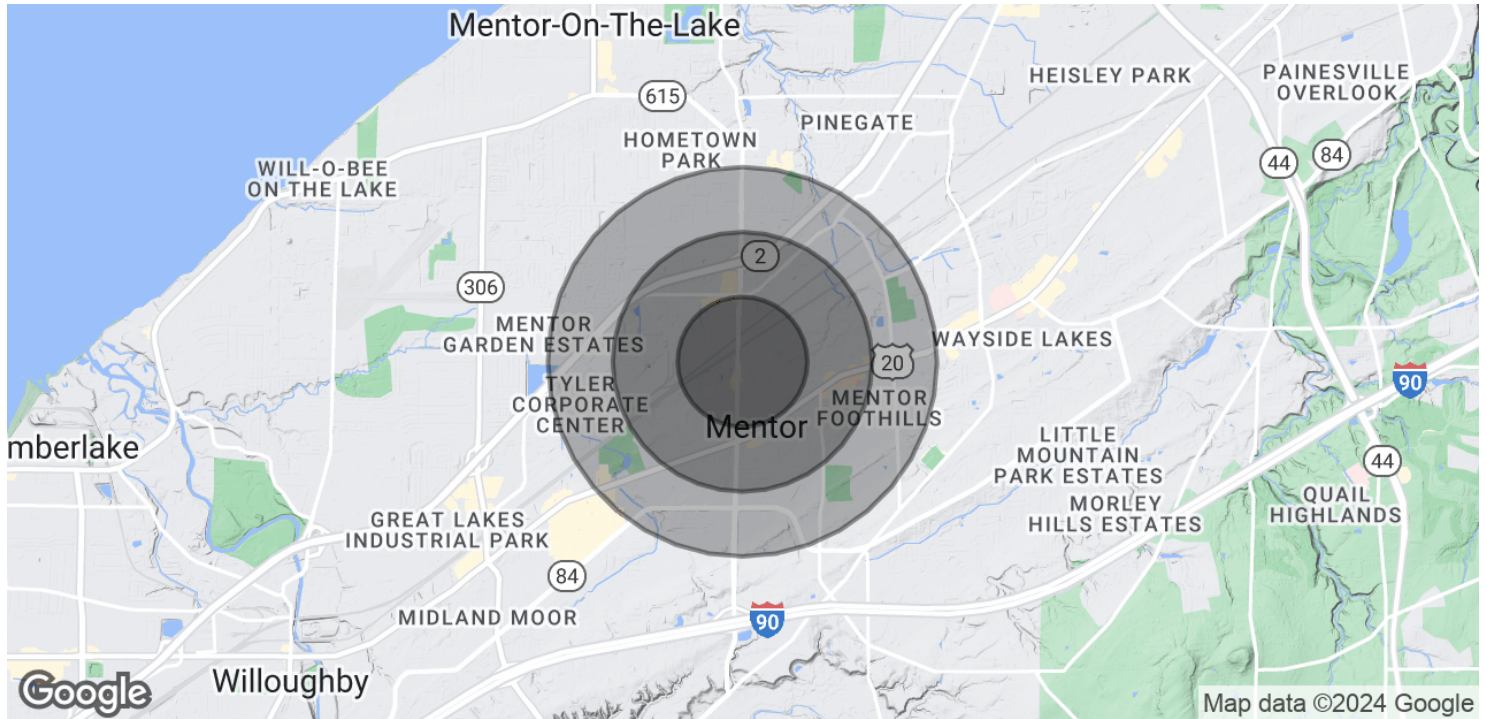
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,031	4,445	10,848
Average Age	48.4	48.5	49.4
Average Age (Male)	46.8	46.1	46.2
Average Age (Female)	50.2	51.5	53.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	452	2,130	5,150
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$72,474	\$64,736	\$72,535
Average House Value	\$161,833	\$146,204	\$170,043

* Demographic data derived from 2020 ACS - US Census

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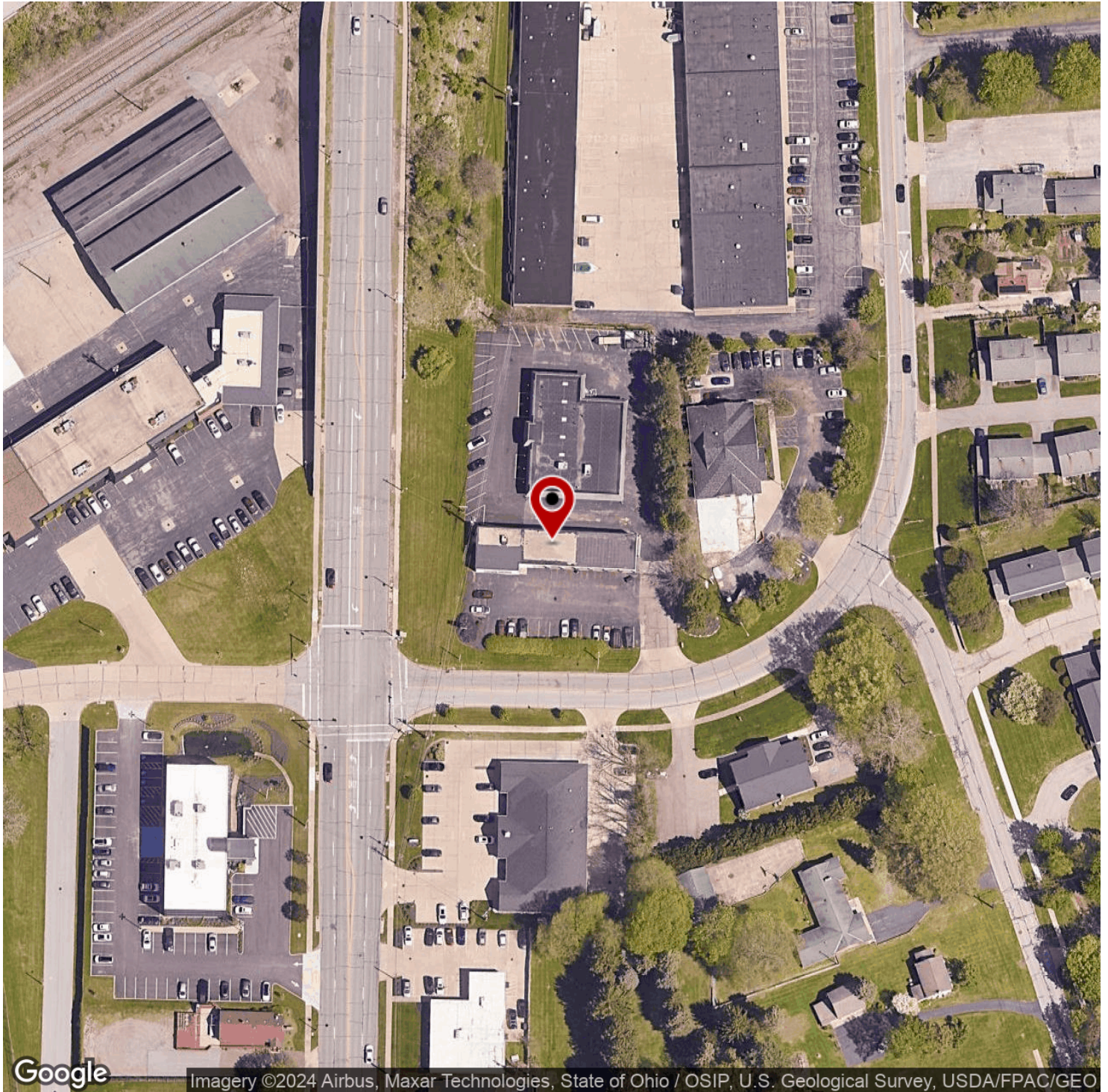
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PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and Mentor Chamber of Commerce. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail with logging over 2,000 trail miles to date.

Osborne Group - KW Commercial

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