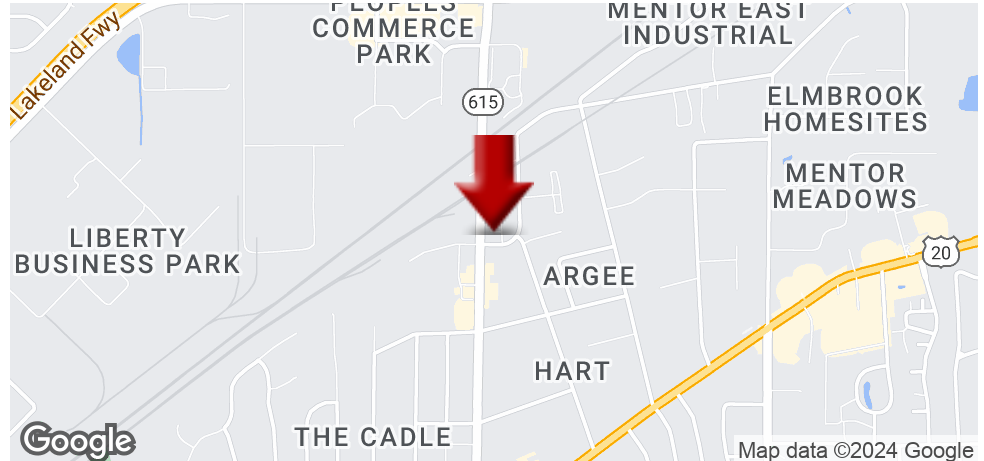


RETAIL FOR SALE & LEASE

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

8415 Station Street, Mentor, OH 44060



OFFERING SUMMARY

SALE PRICE:	\$699,000
NUMBER OF UNITS:	1
AVAILABLE SF:	5,592 SF
LEASE RATE:	\$10.00 SF/yr (NNN)
LOT SIZE:	0.33 Acres
BUILDING SIZE:	5,592
RENOVATED:	2000
ZONING:	B-2
MARKET:	Cleveland
PRICE / SF:	\$125.00

PROPERTY OVERVIEW

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)
- High traffic area with signalized light.

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Mentor, OH 44060

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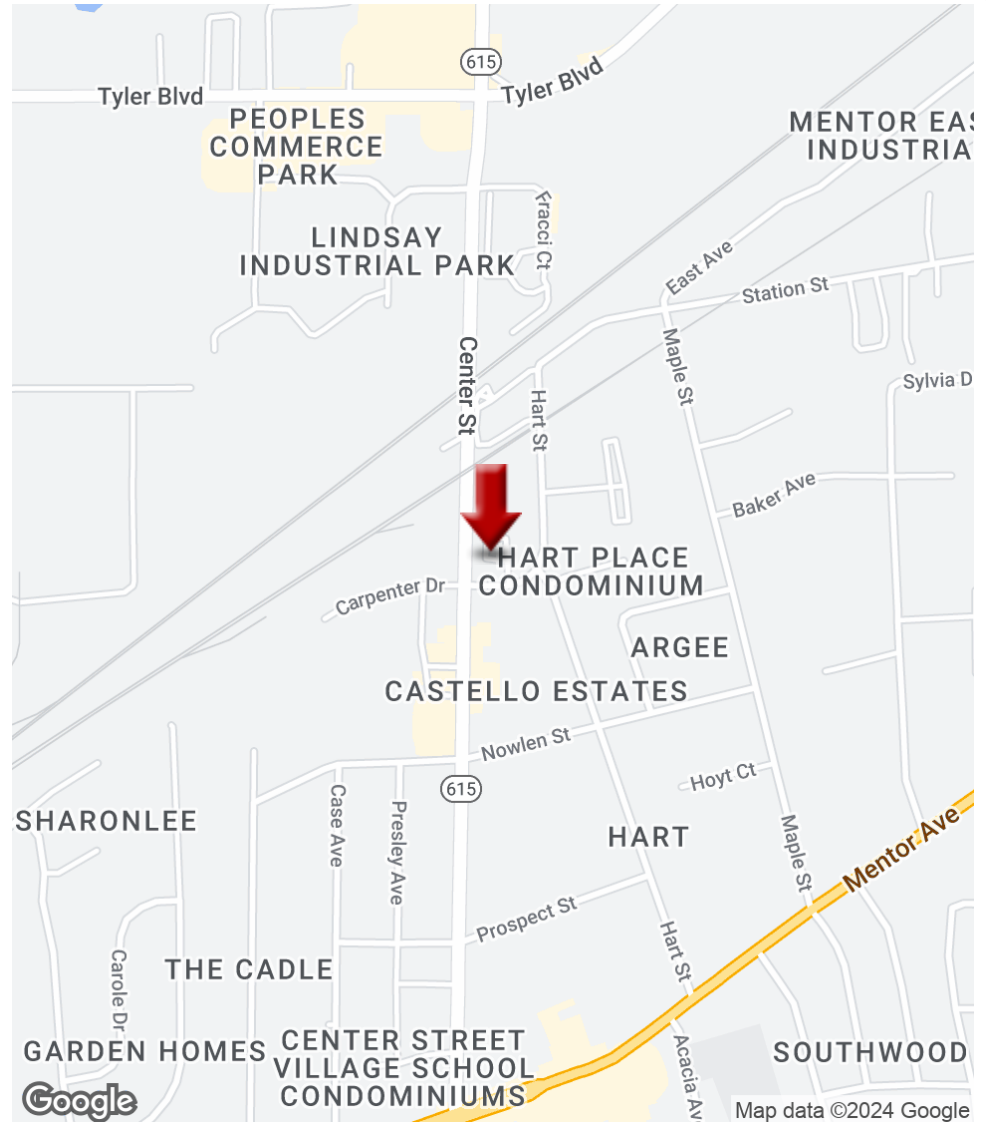
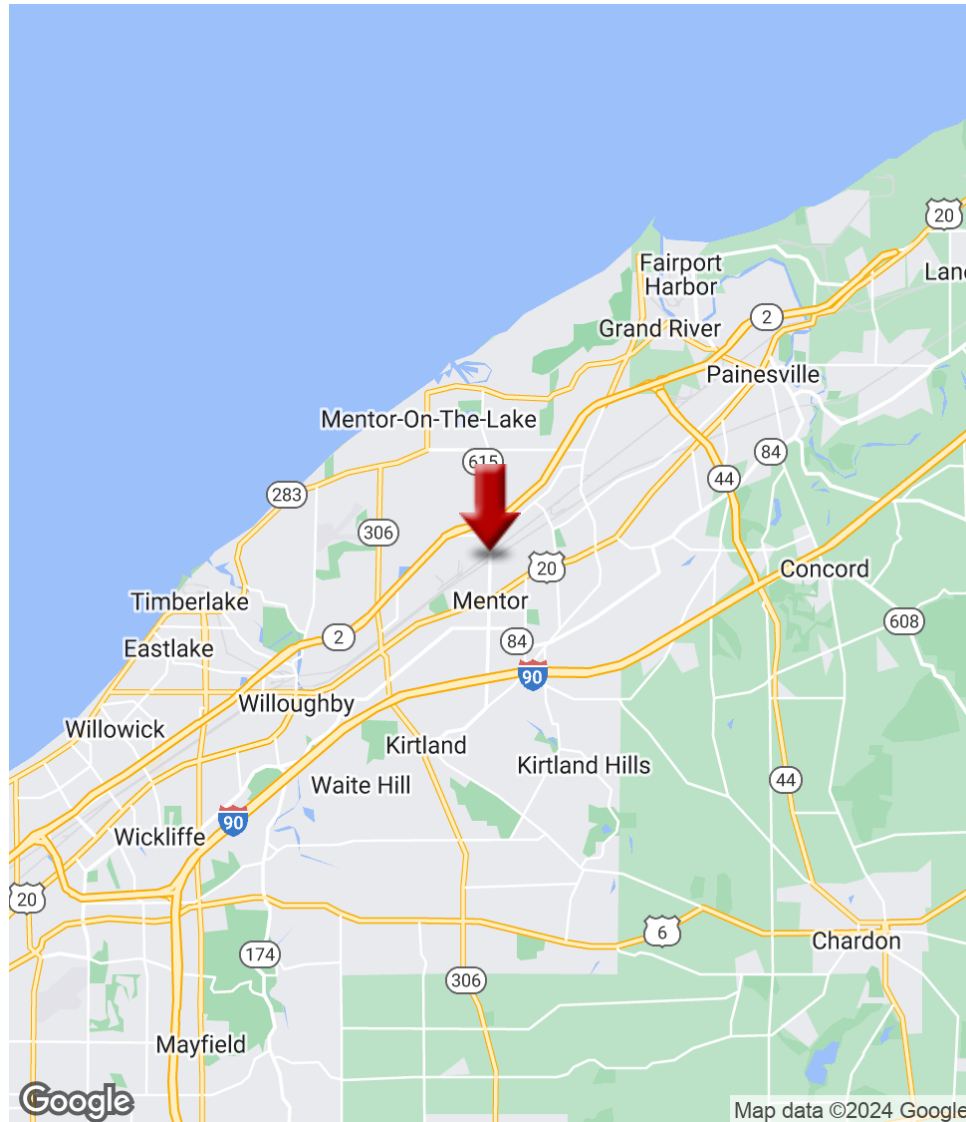
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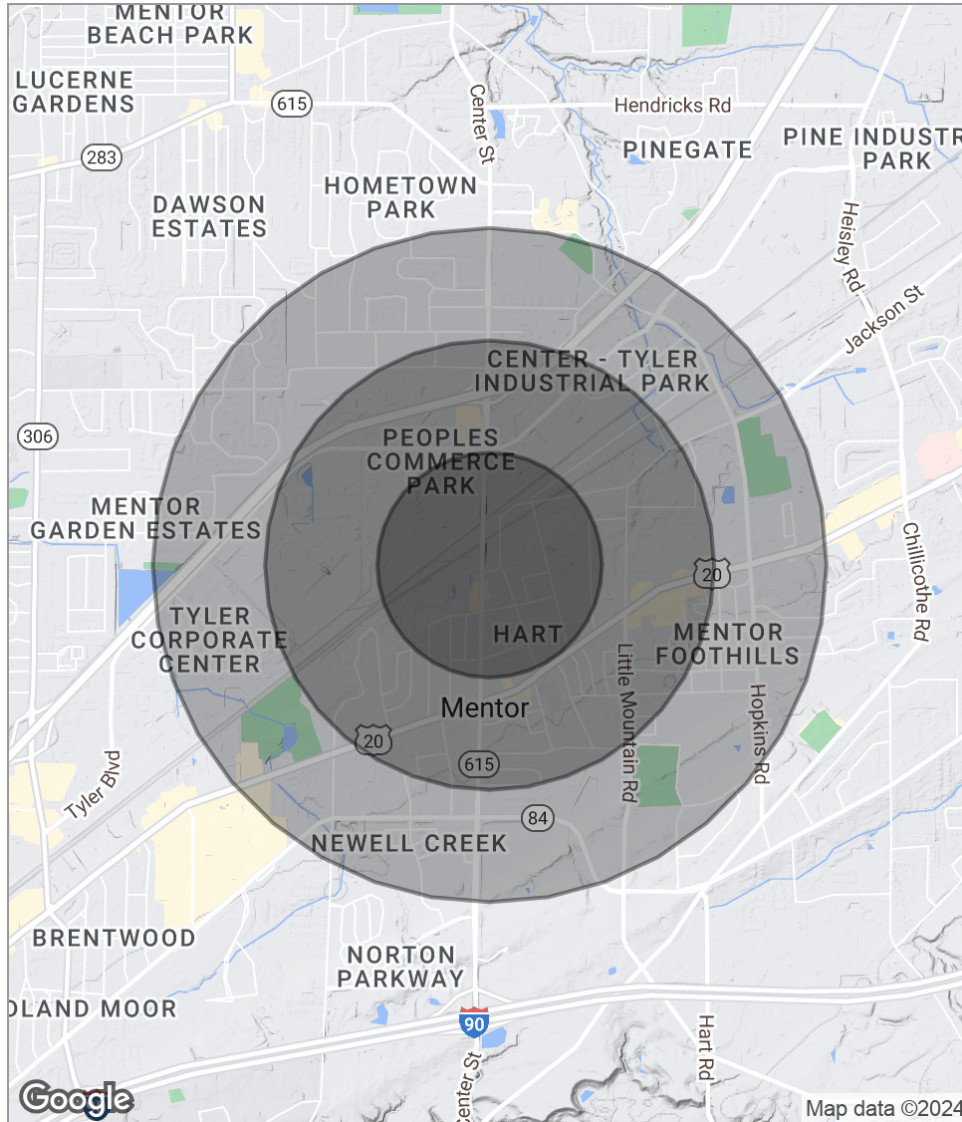
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,031	4,445	10,848
Median Age	48.4	48.5	49.4
Median Age (Male)	46.8	46.1	46.2
Median Age (Female)	50.2	51.5	53.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	452	2,130	5,150
# 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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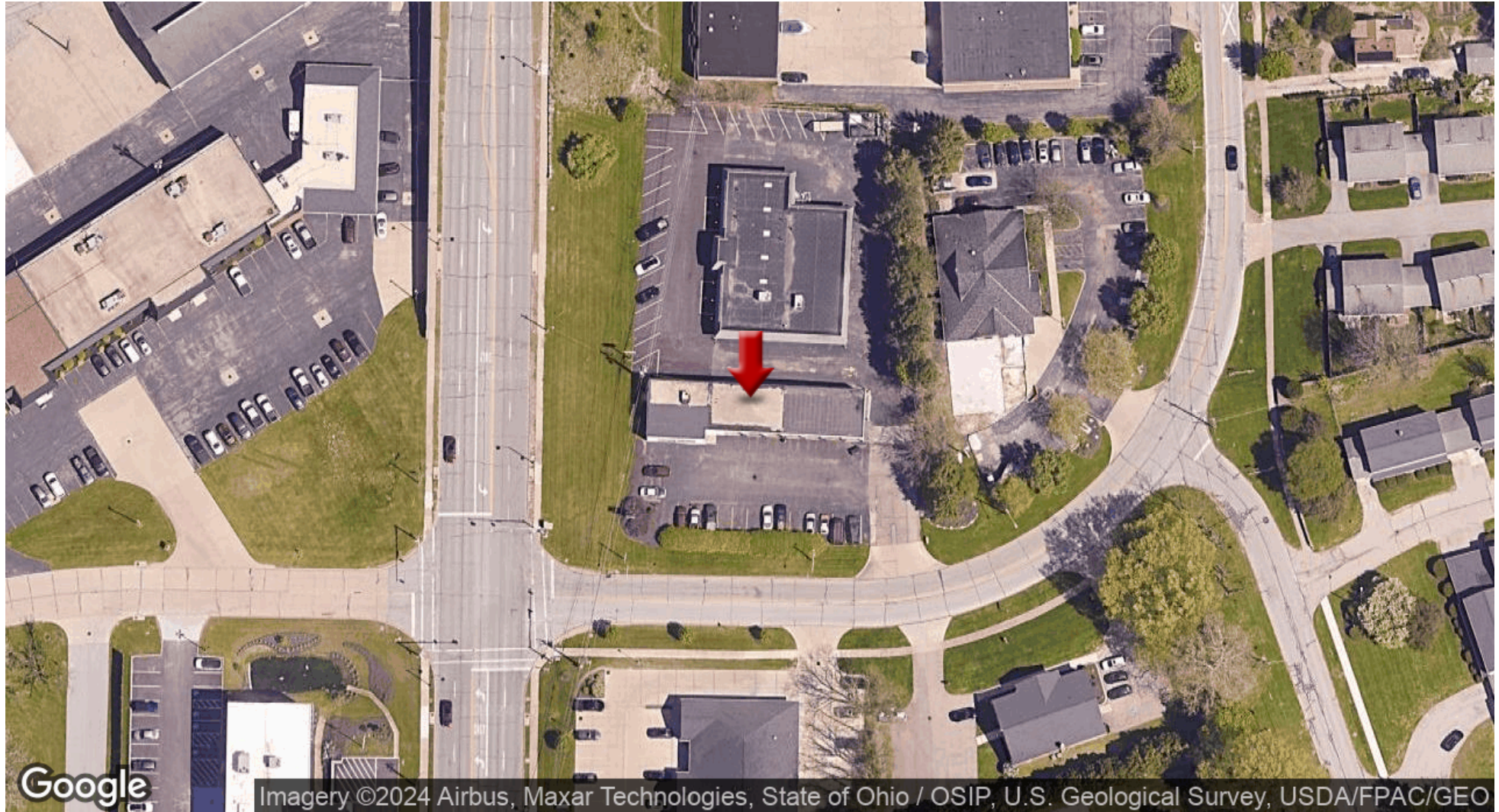
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PROFESSIONAL BACKGROUND

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

Osborne Group - KW Commercial

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