



BERKSHIRE HATHAWAY
HomeServices
Professional Realty

FOR SALE OR LEASE

MENTOR CHILD CARE ACADEMY

9055 Mentor Ave, Mentor, OH 44060



For More Information:

5700 GATEWAY BLVD SUITE 200
MASON, OH 45040
WWW.BHHSCRE.COM

BERKSHIRE HATHAWAY COMMERCIAL DIVISION
513.204.9539
commercial@bhhspro.com

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OFFERING SUMMARY

Sale Price: \$1,300,000

Lease Rate: \$10,500 NNN
Per month

Lot Size: 0.19 Acres

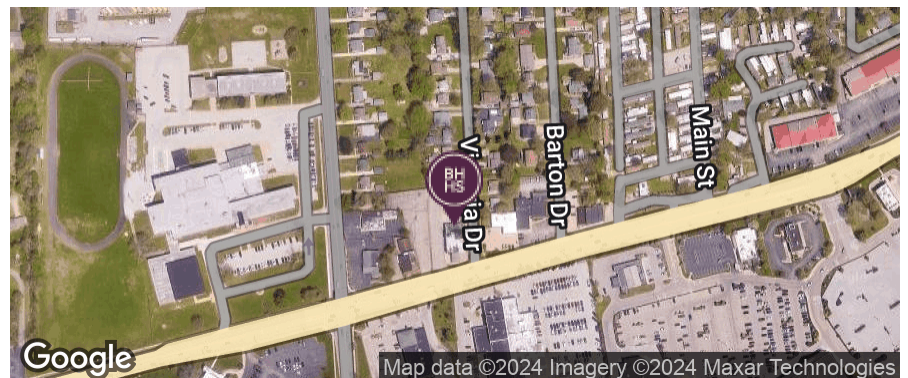
Year Built: 1978

Building Size: 4,745 SF

Zoning: B2

LOCATION OVERVIEW

Conveniently located just 25 miles east of Cleveland, Mentor enjoys easy access to urban conveniences while maintaining its own unique identity and tranquility. Its proximity to Lake Erie provides stunning waterfront views and a plethora of recreational opportunities.



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PROPERTY DESCRIPTION

Situated at the Northwest corner of Mentor Avenue and Victoria Road in Mentor, Ohio, this single-story commercial building spans approximately 4,745 square feet. Mentor Avenue serves as a pivotal thoroughfare, connecting Mentor to nearby cities such as Willoughby, Painesville, and Kirtland. Originally a restaurant, the property was acquired by its current owners in 2022 and underwent a comprehensive transformation into a contemporary childcare center. The extensive renovations included a new roof, updated exterior facade, and modernized mechanical and electrical systems featuring tankless hot water. Additionally, enhancements like a camera system and security system were installed, alongside upgraded interior finishes, culminating in a well-designed layout optimized for efficient workflow and providing a welcoming environment for parents entrusting their children. Nestled in the heart of Mentor, Ohio, is a perfect location to thrive in this dynamic and upscale community, conveniently located within close proximity of local public elementary and middle schools.

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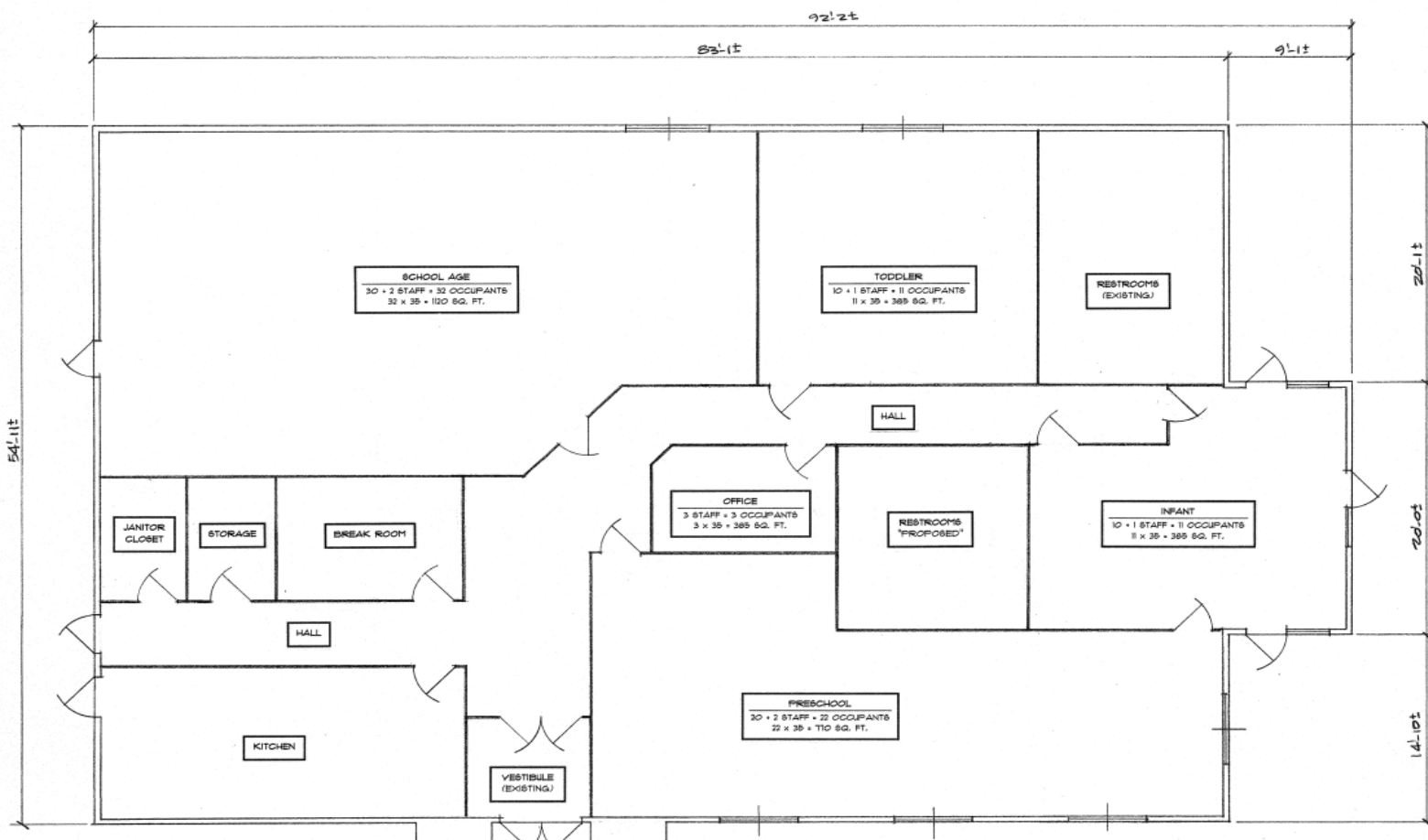


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FOR SALE OR LEASE FLOOR PLAN

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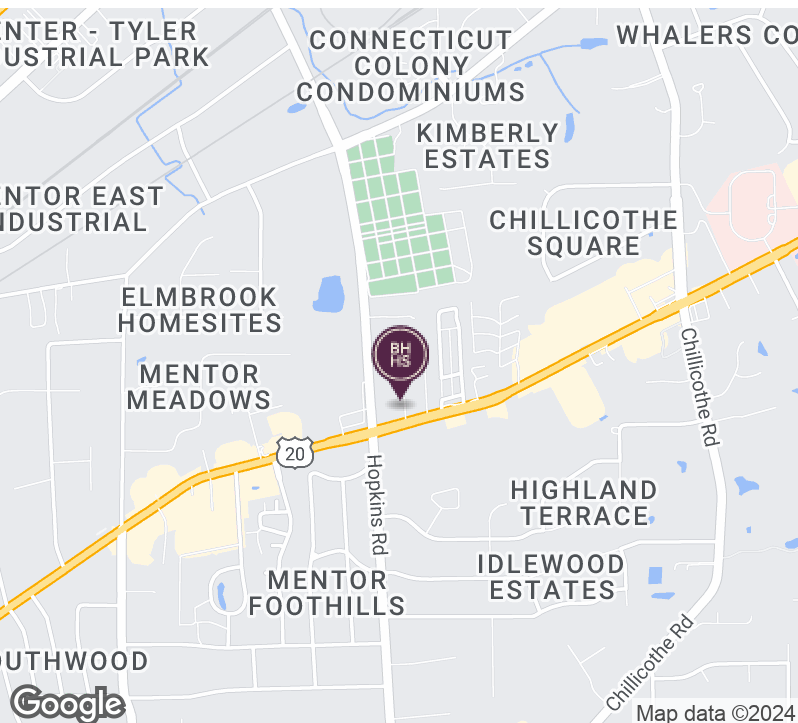
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Welcome to Mentor, Ohio – a charming city nestled along the shores of Lake Erie, offering an unparalleled blend of natural beauty and modern amenities. Known as "The City of Choice," Mentor boasts a thriving community that appeals to families, professionals, and outdoor enthusiasts alike.

Lifestyle:

Mentor offers a high quality of life with its abundance of parks, recreational facilities, and outdoor spaces. Whether you're exploring the miles of scenic hiking trails, enjoying a day at the beach, or teeing off at one of the local golf courses, there's always something to do in Mentor. Families will appreciate the top-rated schools and safe neighborhoods, making it an ideal place to call home.



Community:

Experience the warm and welcoming atmosphere of Mentor's tight-knit community. Residents take pride in their city and actively participate in local events, festivals, and community initiatives. With a diverse population and a range of cultural attractions, Mentor offers something for everyone.

Amenities:

Mentor's vibrant downtown area is brimming with shops, restaurants, and entertainment options. From boutique shopping to fine dining, there's no shortage of ways to indulge in the local flavors and experiences. Plus, with a strong economy and ample job opportunities, Mentor provides a solid foundation for professionals and entrepreneurs to thrive.

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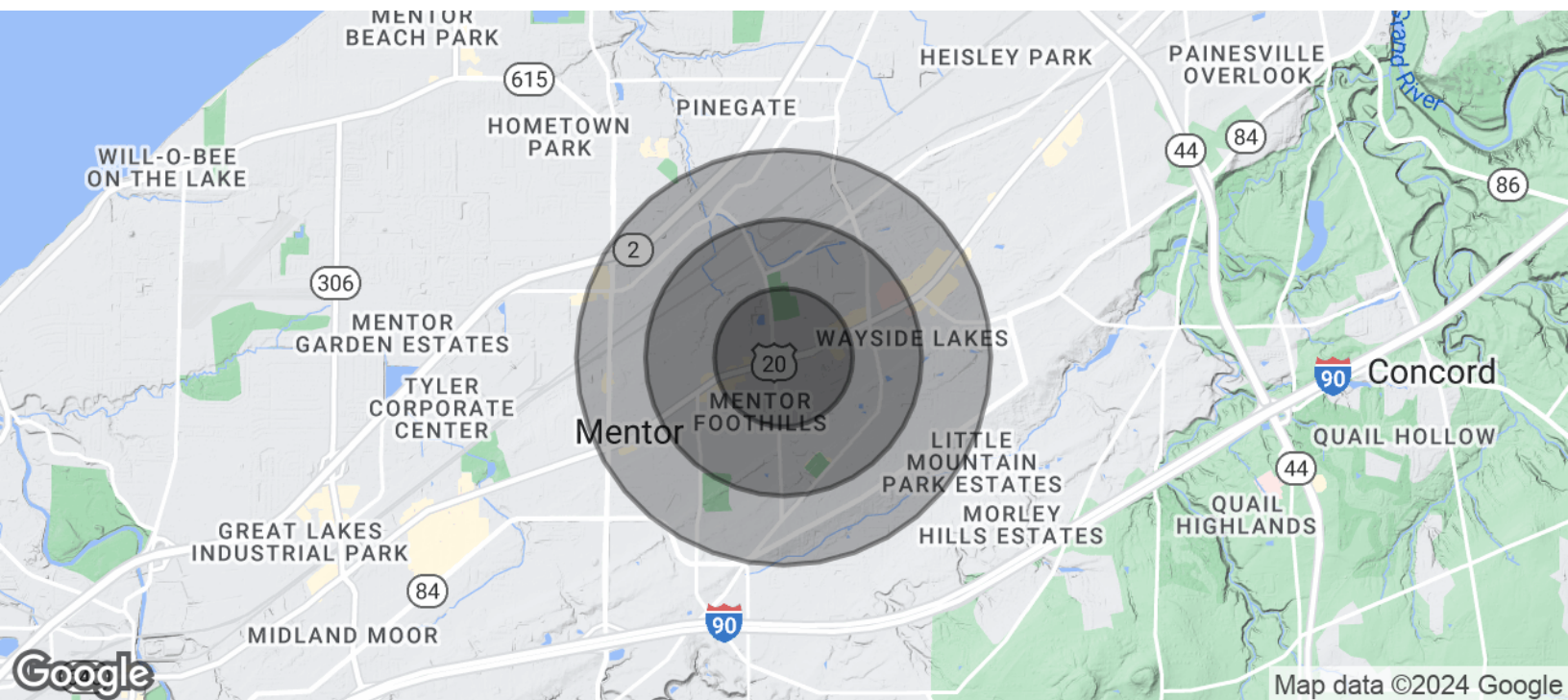
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,744	5,903	11,857
Average Age	51.6	50.9	48.7
Average Age (Male)	48.6	48.1	45.6
Average Age (Female)	54.4	54.0	52.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	827	2,668	5,341
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$75,305	\$81,366	\$82,684
Average House Value	\$175,460	\$189,287	\$188,359

* Demographic data derived from 2020 ACS - US Census

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