

LAND FOR SALE

25 ACRES AVAILABLE--LOCATE YOUR INDUSTRIAL CAMPUS IN MENTOR, OHIO WITH

9121 Hendricks Road, Mentor, OH 44060



25 Acres Vacant Land Aerial Hendricks



Property lines are graphic representations and are NOT survey accurate.
Lake County GIS Dept. / Lake County Tax Map Dept., 100 Main Street, Painesville, OH

1 inch = 400 feet
Creation Date March 27, 2018

SALE PRICE: \$150,000

PRICE PER ACRE: \$6,000

LOT SIZE: 25.0 Acres

APN #: 16B-062-17 And 16B-064-026

ZONING: M-1

PROPERTY OVERVIEW

REDUCED \$150,000 or \$5200/acre. 25 Acres of vacant land for sale in Mentor, Ohio. Highly visible from SR 2 and situated just 1/2 mile west of Heisley Road in Mentor, Ohio.

PROPERTY FEATURES

- ***REDUCED***
- \$150,000 or \$5200/acre.
- 25 Acres of Vacant Industrial Land in Mentor, Ohio.
- Will sub-divide for clients needs.
- M-1 zoning allows minimum 100' of frontage along Hendricks Road..
- Easy access to SR-2 and I-90 for transportation and distribution.

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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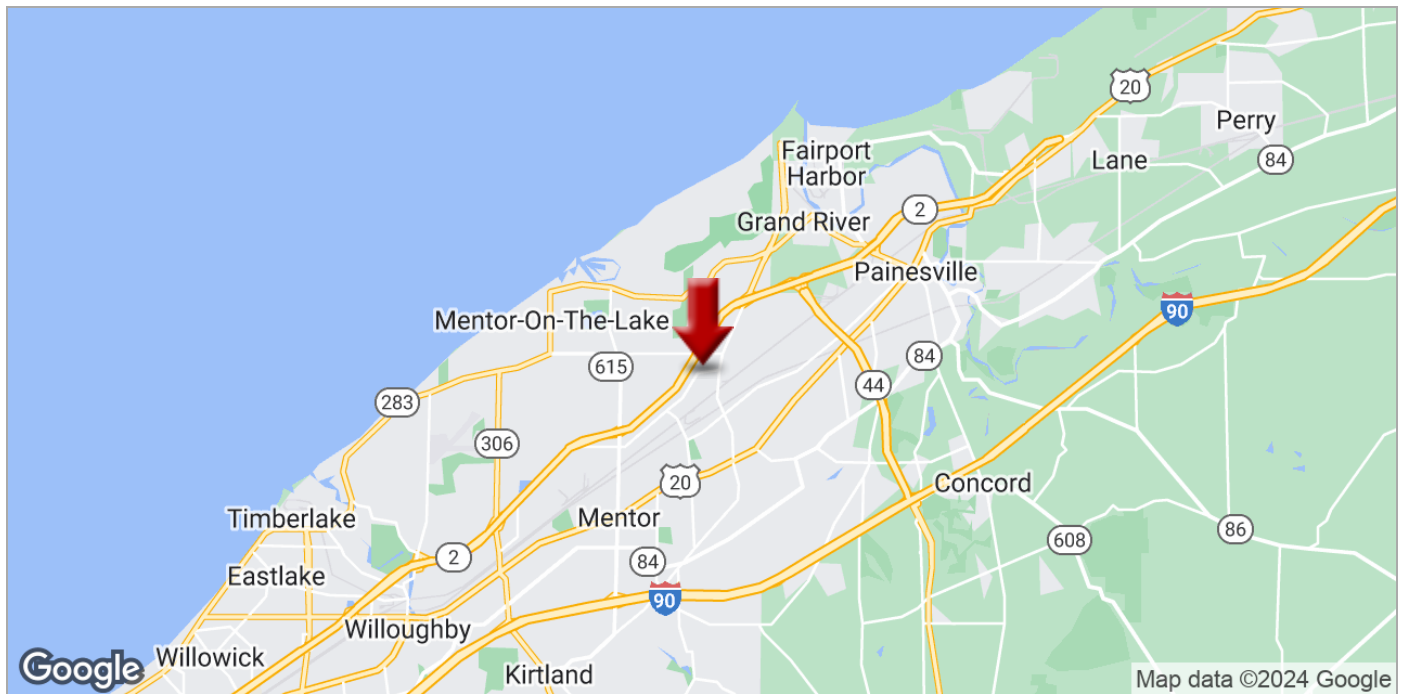
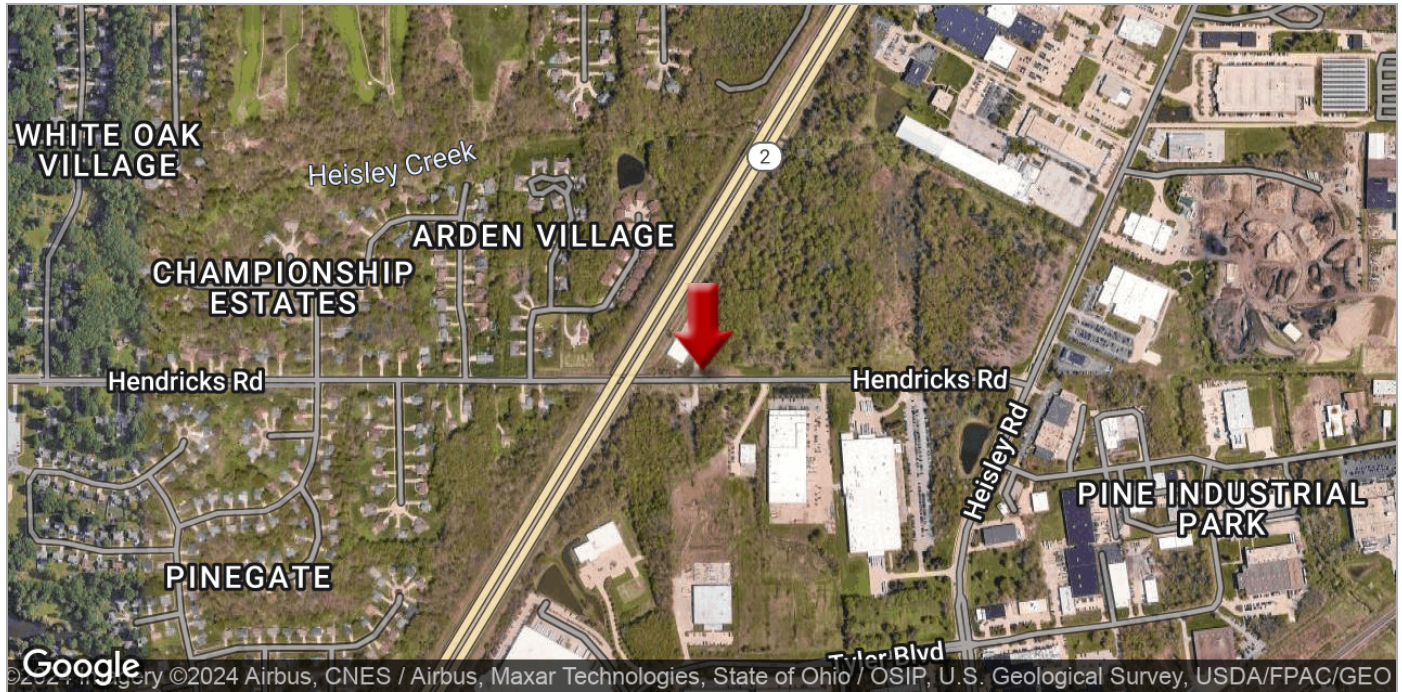
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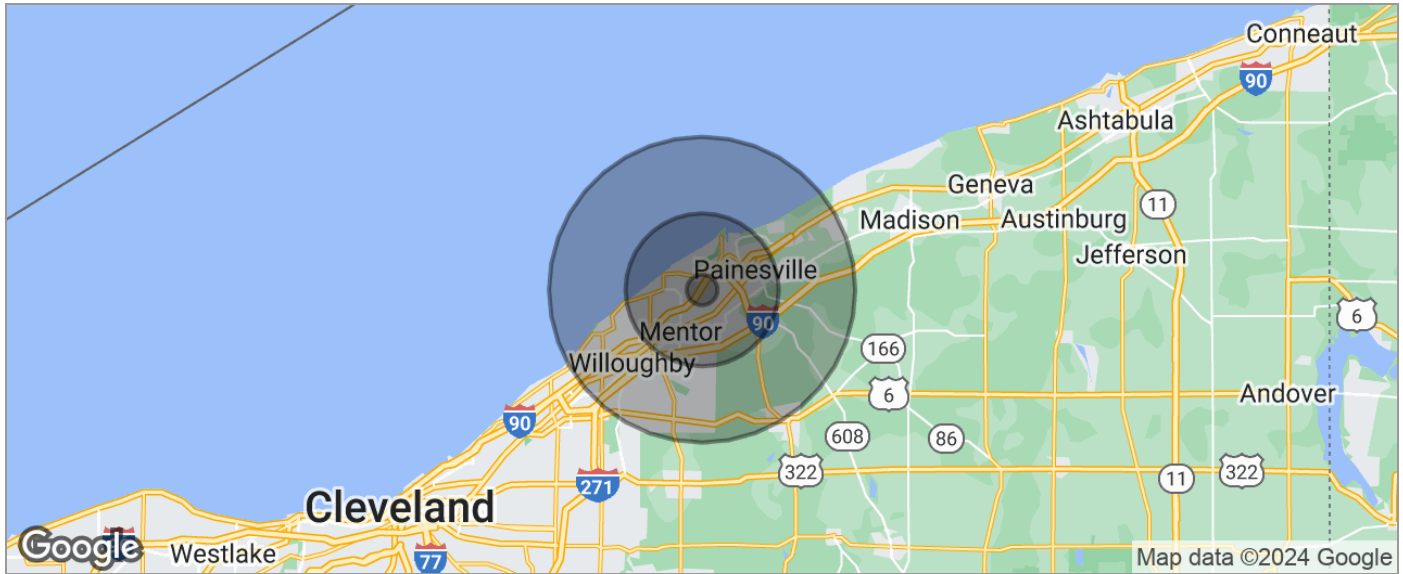
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,388	107,981	215,806
MEDIAN AGE	45.0	41.6	41.8
MEDIAN AGE (MALE)	44.6	40.6	40.9
MEDIAN AGE (FEMALE)	45.1	42.6	42.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	915	43,385	87,486
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$84,142	\$70,144	\$71,531
AVERAGE HOUSE VALUE	\$196,873	\$191,039	\$211,690
RACE	1 MILE	5 MILES	10 MILES
% WHITE	97.5%	93.0%	93.7%
% BLACK	1.4%	3.6%	2.8%
% ASIAN	0.4%	1.1%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	0.1%	0.8%	0.7%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	0.8%	4.0%	3.8%

* Demographic data derived from 2020 ACS - US Census

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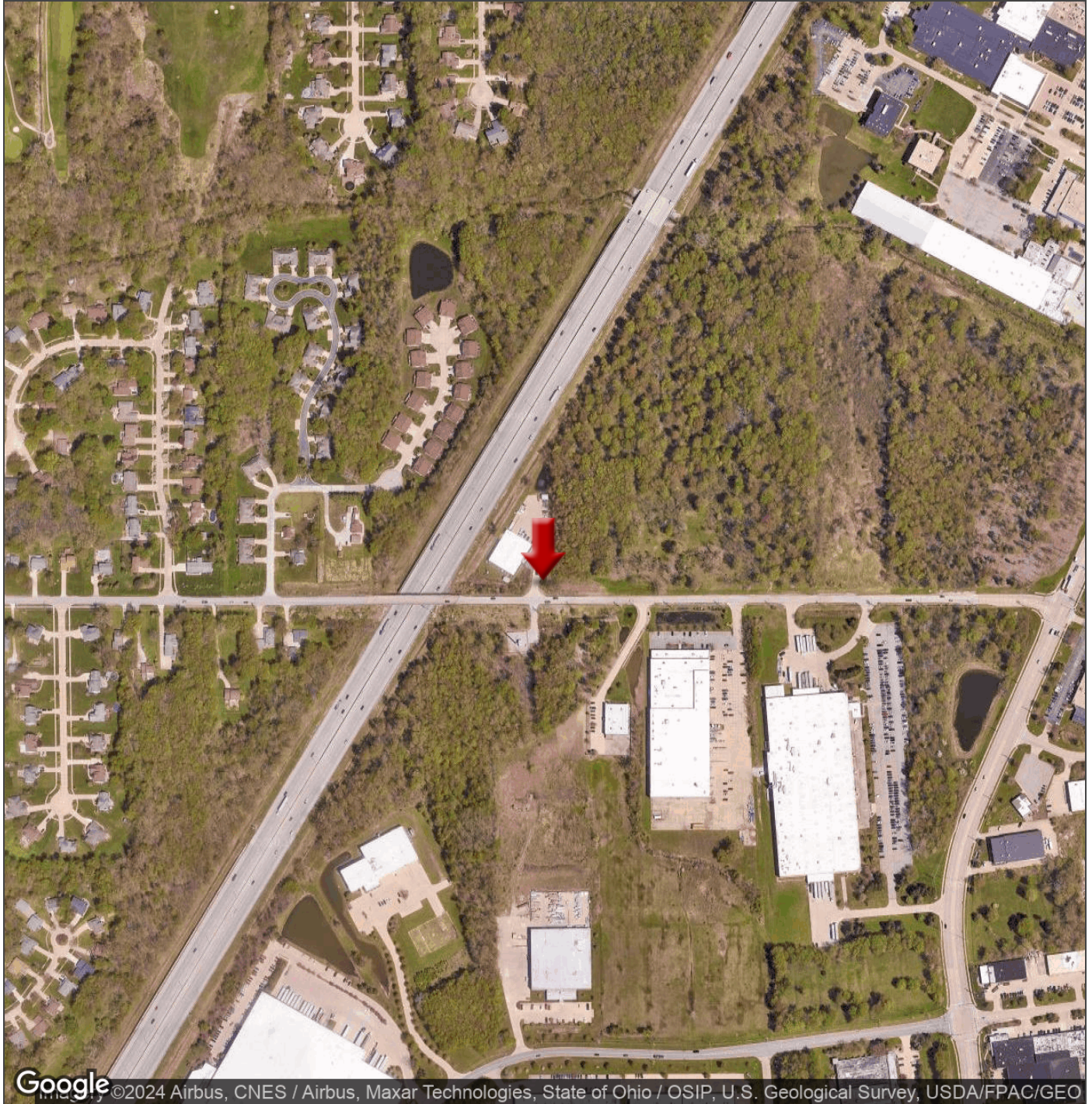
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