

## INVESTMENT PROPERTY FOR SALE

# 2-UNIT RETAIL PLAZA AVAILABLE FOR LEASE

8425 Station Street, Mentor, OH 44060



**SALE PRICE:** \$550,000

**LOT SIZE:** 0.62 Acres

**BUILDING SIZE:** 7,068 SF

**ZONING:** B-2

**CROSS STREETS:** Station Street

### PROPERTY OVERVIEW

Investment property with over 7000 sq ft retail space with 180 linear feet of frontage on Route 615 in Mentor, Ohio. Can be 2+ units. Retail and warehouse. Replacement HVAC installed 2016. Very good tenant.

**KW COMMERCIAL**  
440.255.5500  
7400 Center Street  
Mentor, OH 44060

**RICK OSBORNE JR.**  
Managing Director Of Commercial Real Estate  
O: 440.299.5190  
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OH #2010001710

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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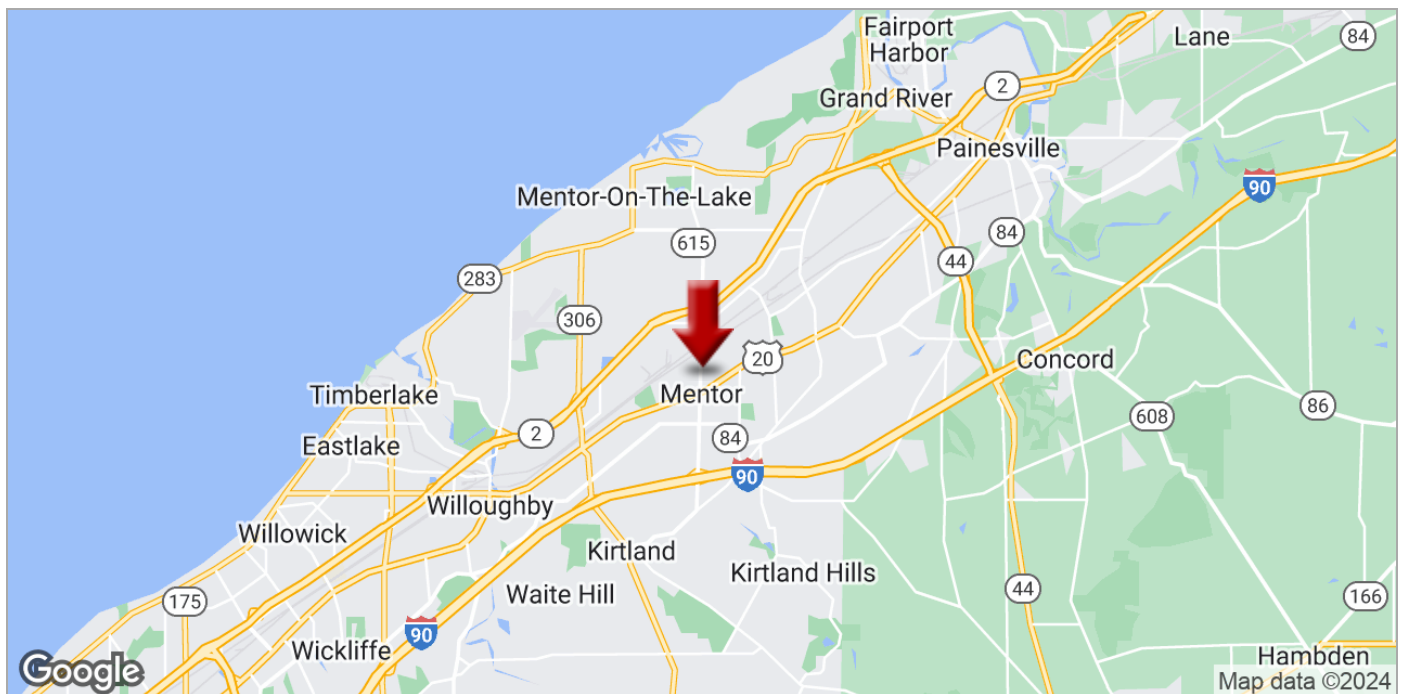
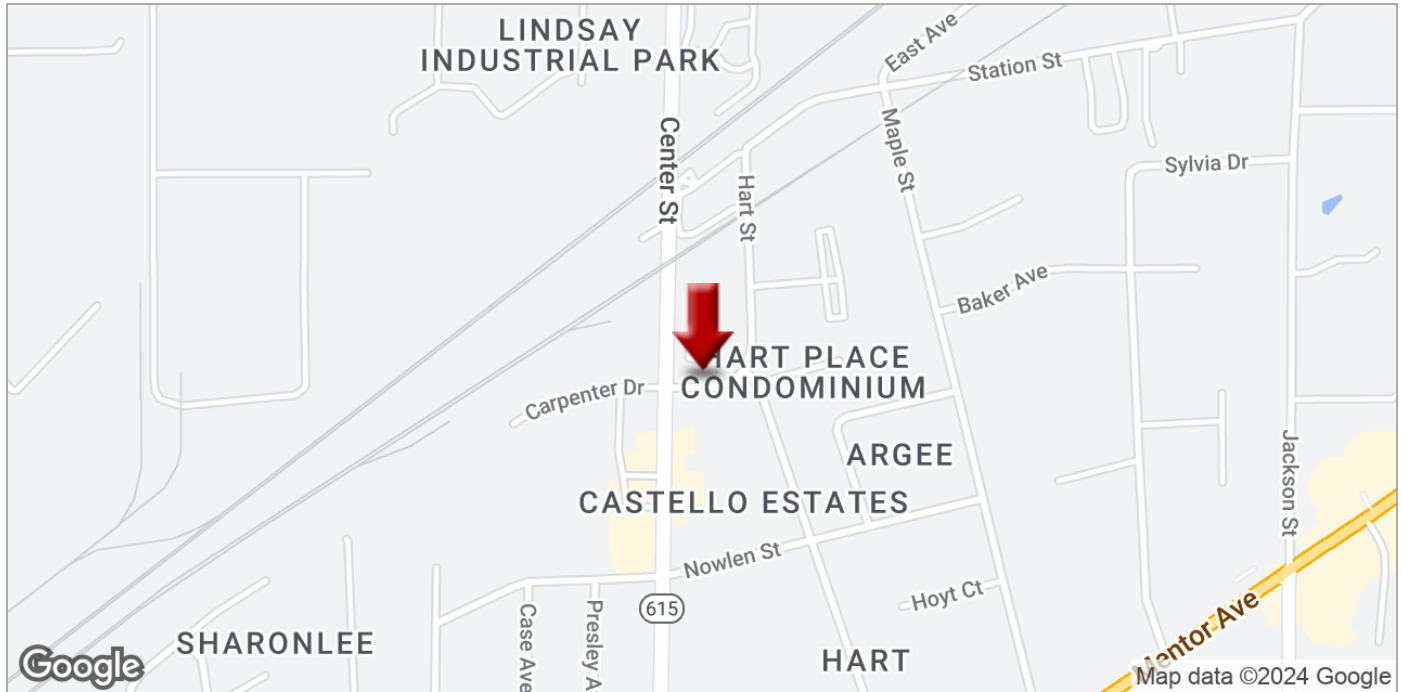
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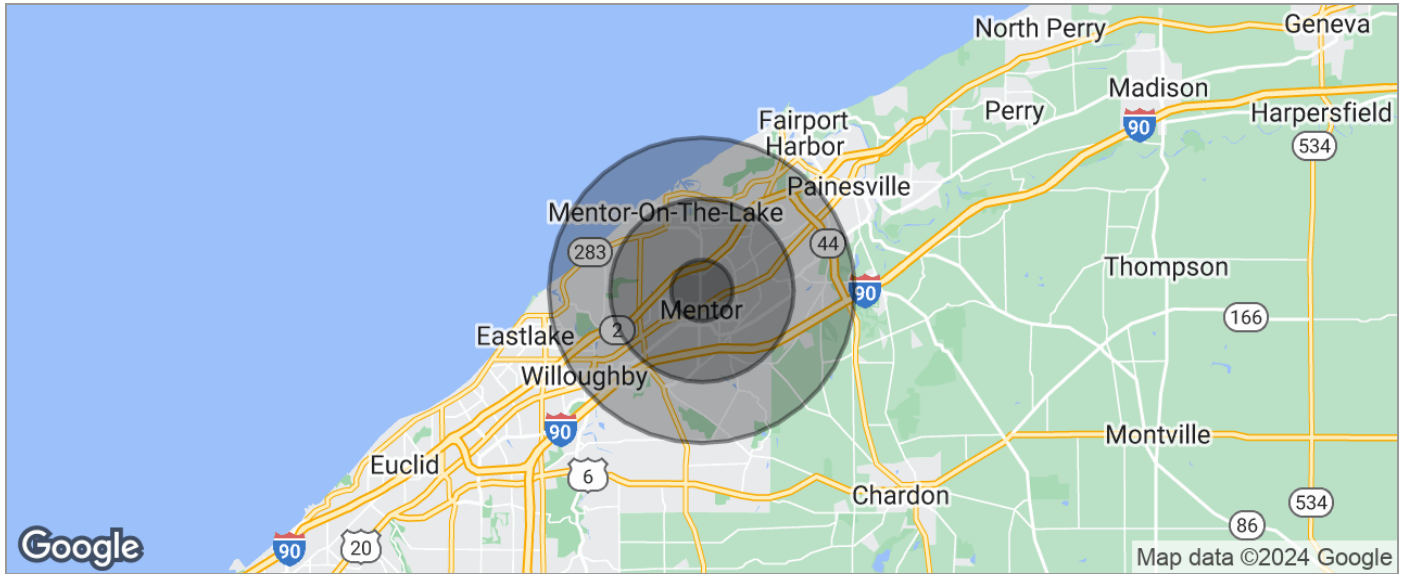
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,422	45,095	106,285
MEDIAN AGE	44.8	44.2	43.1
MEDIAN AGE (MALE)	44.4	42.9	42.0
MEDIAN AGE (FEMALE)	45.2	45.4	44.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,420	18,121	43,613
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$62,757	\$74,363	\$73,745
AVERAGE HOUSE VALUE	\$174,662	\$190,209	\$202,797
RACE	1 MILE	3 MILES	5 MILES
% WHITE	97.5%	95.9%	95.9%
% BLACK	1.1%	1.5%	1.5%
% ASIAN	0.8%	1.6%	1.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.2%
% OTHER	0.0%	0.1%	0.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	0.9%	1.1%	2.0%

\* Demographic data derived from 2020 ACS - US Census

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