

RETAIL FOR SALE

FORMER ONE MAIN FINANCIAL

1536 Mentor Avenue, Painesville, OH 44077



OFFERING SUMMARY

SALE PRICE:	\$275,000
AVAILABLE SF:	
LOT SIZE:	0.7 Acres
BUILDING SIZE:	2,592 SF
ZONING:	Commercial
MARKET:	Cleveland
SUBMARKET:	Mentor Painesville
PRICE / SF:	\$106.10

PROPERTY OVERVIEW

Price is reduced to \$275,000 based on proposed parcel split. Building has drive thru and large shared parking lot with Kellee's Buy Trade Sell business to the west. Both buildings are being sold separately and a shared easement or lot line adjustment will be determined by mutual agreement. The building has nice glass windows and brick facade. Want to own your own property on Mentor Avenue in Lake County? This is a once in a lifetime opportunity to own your dream and to build your business in Painesville Township, Ohio. Township incentives are available upon request. This free-standing building has ample parking for medical, restaurant with drive thru, office, or retail use. Don't miss your chance!

LOCATION OVERVIEW

1536 Mentor Avenue is 1/4 mile west of SR 44 on Mentor Avenue in Painesville Township. Adjacent neighbors are Loan Max and O' Reilly's Auto to the east and Kellee's Buy, Trade and Sell to the west. Across Mentor avenue is Normandy Drive.

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
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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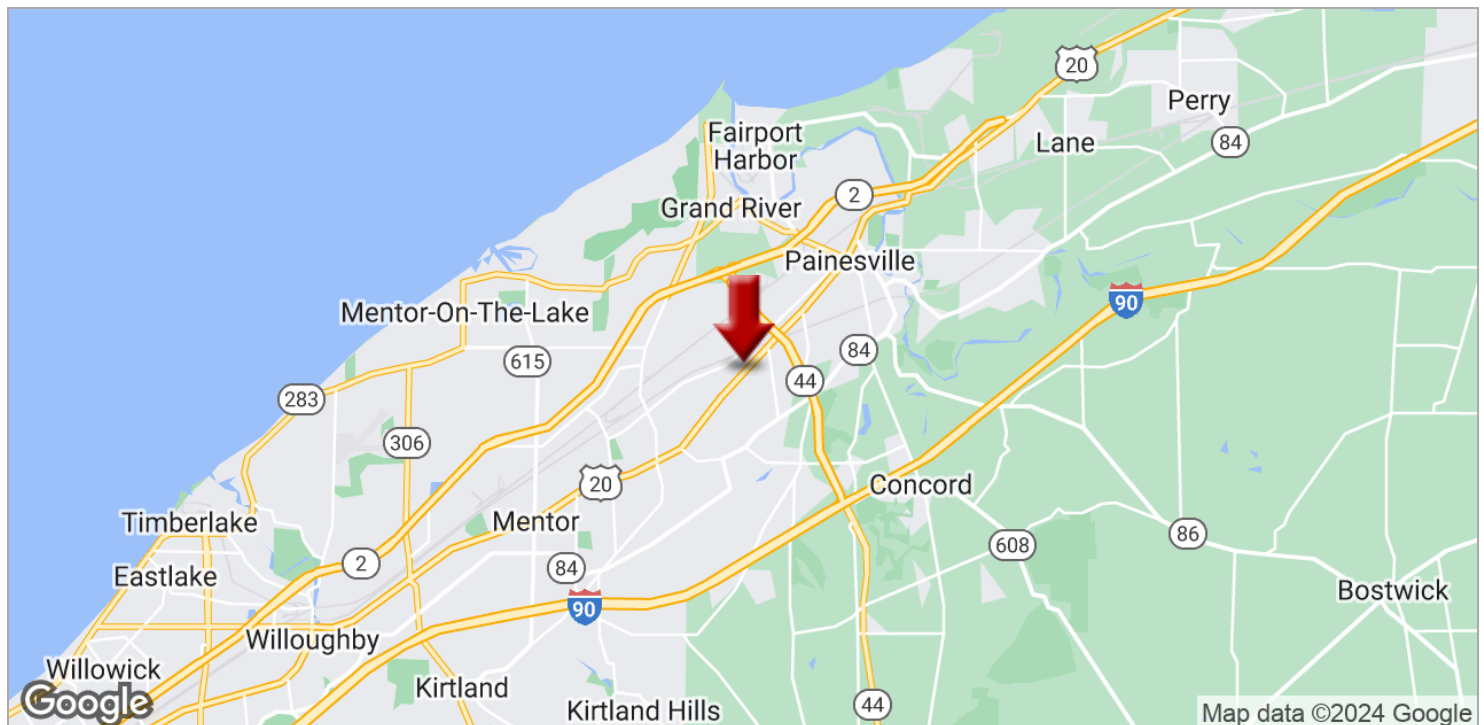
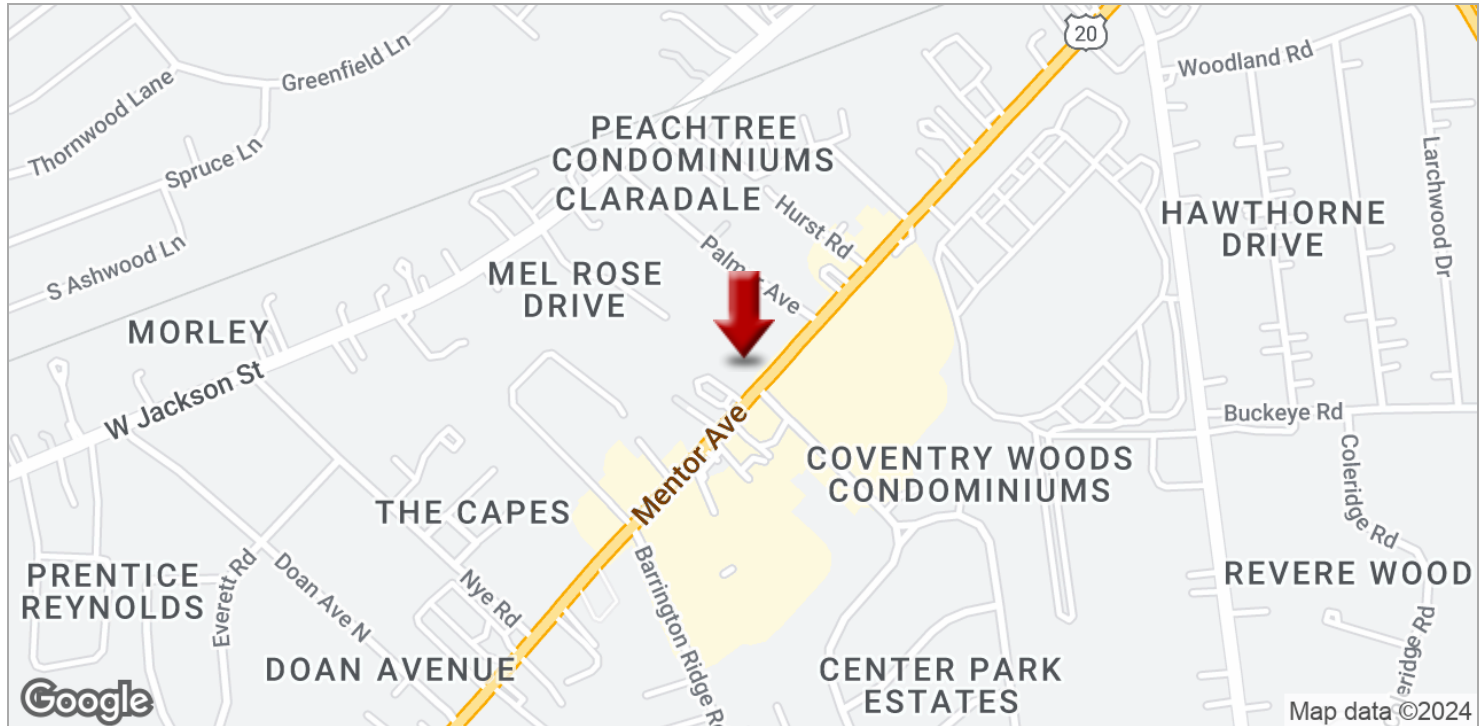
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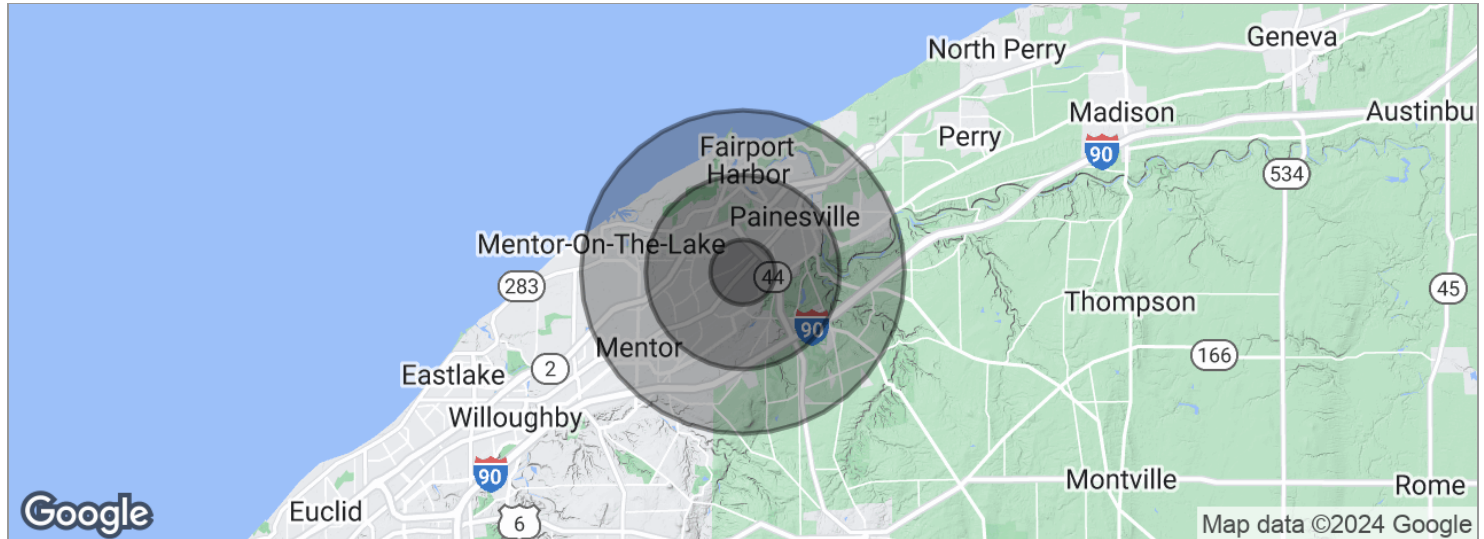
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,179	47,459	99,838
Median age	41.2	39.6	40.5
Median age (male)	39.4	39.0	40.0
Median age (Female)	43.0	40.2	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,045	18,639	39,029
# of persons per HH	2.4	2.5	2.6
Average HH income	\$66,772	\$69,831	\$71,635
Average house value	\$239,106	\$201,978	\$203,856

* Demographic data derived from 2020 ACS - US Census

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RETAIL FOR SALE

COMMERCIAL BUILDING WITH DRIVE-THRU FOR SALE

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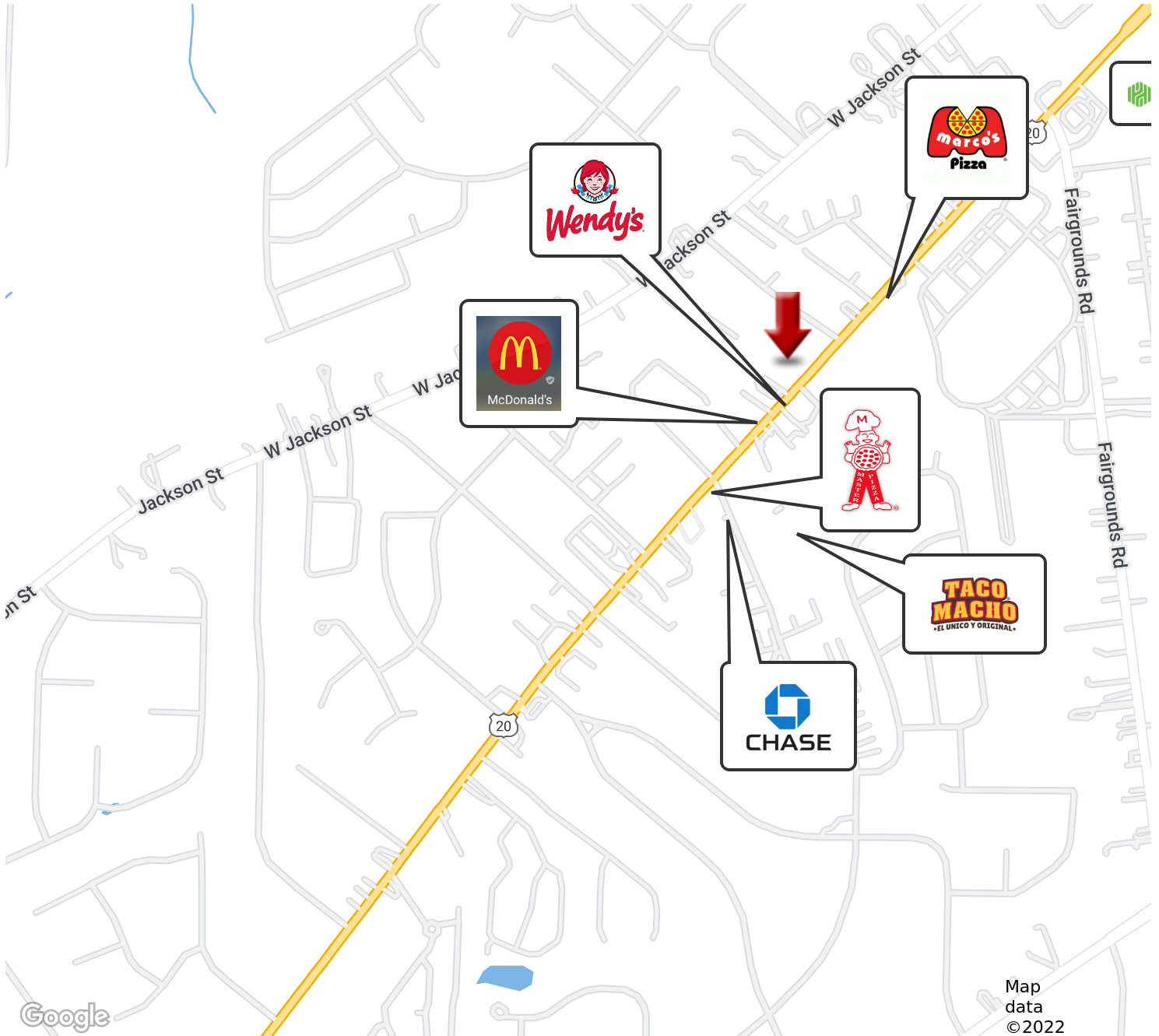
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