

RETAIL FOR SALE

MULTIPLE RETAIL BUILDINGS FOR SALE ON 2.0 ACRES OF LAND

1544-36 Mentor Avenue, Painesville, OH 44077



OFFERING SUMMARY

SALE PRICE:	\$625,000
NUMBER OF UNITS:	2
AVAILABLE SF:	
LOT SIZE:	2 Acres
BUILDING SIZE:	7,592 SF
ZONING:	Commercial
MARKET:	Cleveland
SUBMARKET:	Mentor/Painesville
PRICE / SF:	\$82.32

PROPERTY OVERVIEW

Combined price of \$625,000 for both buildings and parcels. Properties are being sold "AS-IS". Well-maintained buildings on Mentor Avenue in Painesville Township, Ohio. Great visibility and easy access. Two buildings on two parcels are being sold together ONLY! Share parking lot with over 60 parking spaces with expansion capabilities. Both parcels equal 2 acres in total. 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. These free-standing buildings have ample parking for medical, restaurant, office, or retail use. Expansion available in the rear. Owner-users can demolish the building and rent the remaining for instant income. Don't miss your chance!

LOCATION OVERVIEW

1544 and 1536 Mentor Avenue in Painesville Township sits only 1/2 mile west of SR 44 and across the street from Normandy Drive. It is east of Wendy's and McDonalds.

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
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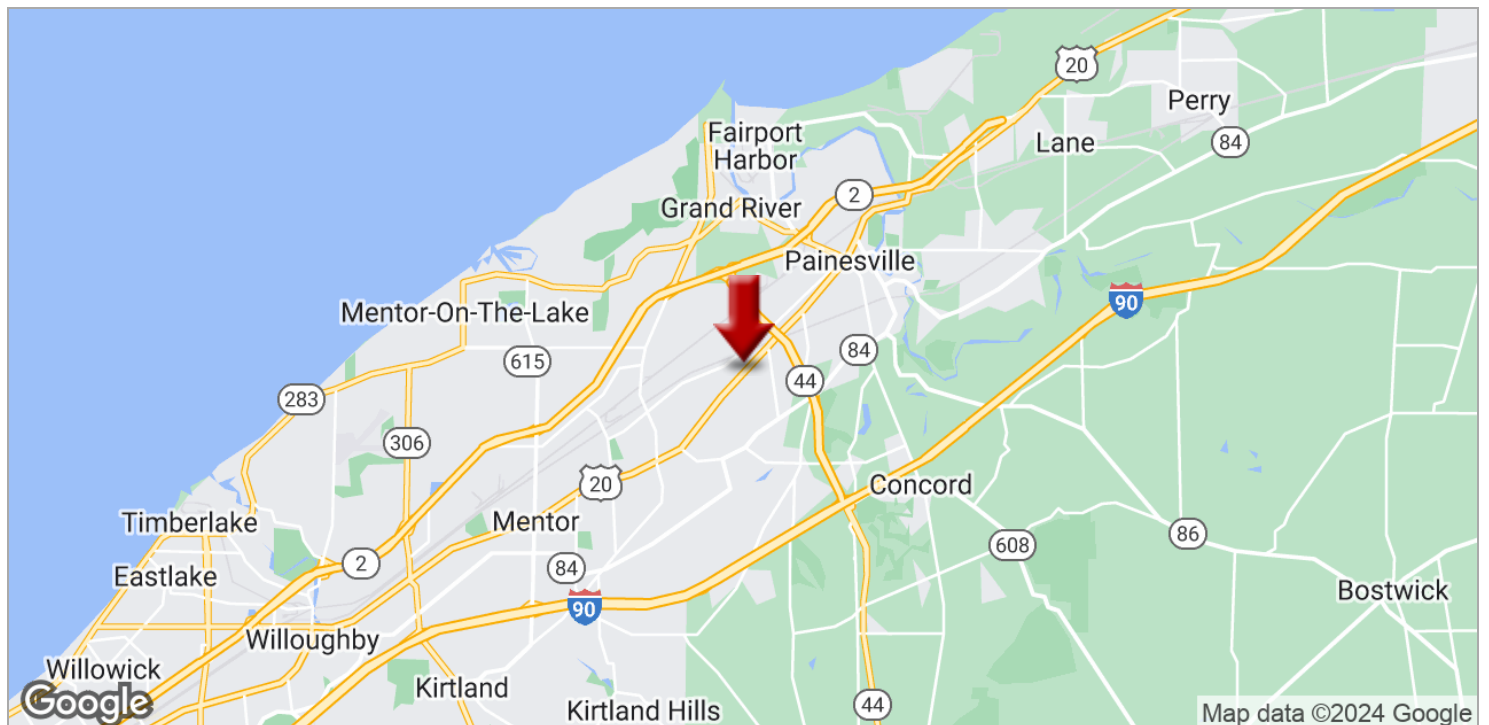
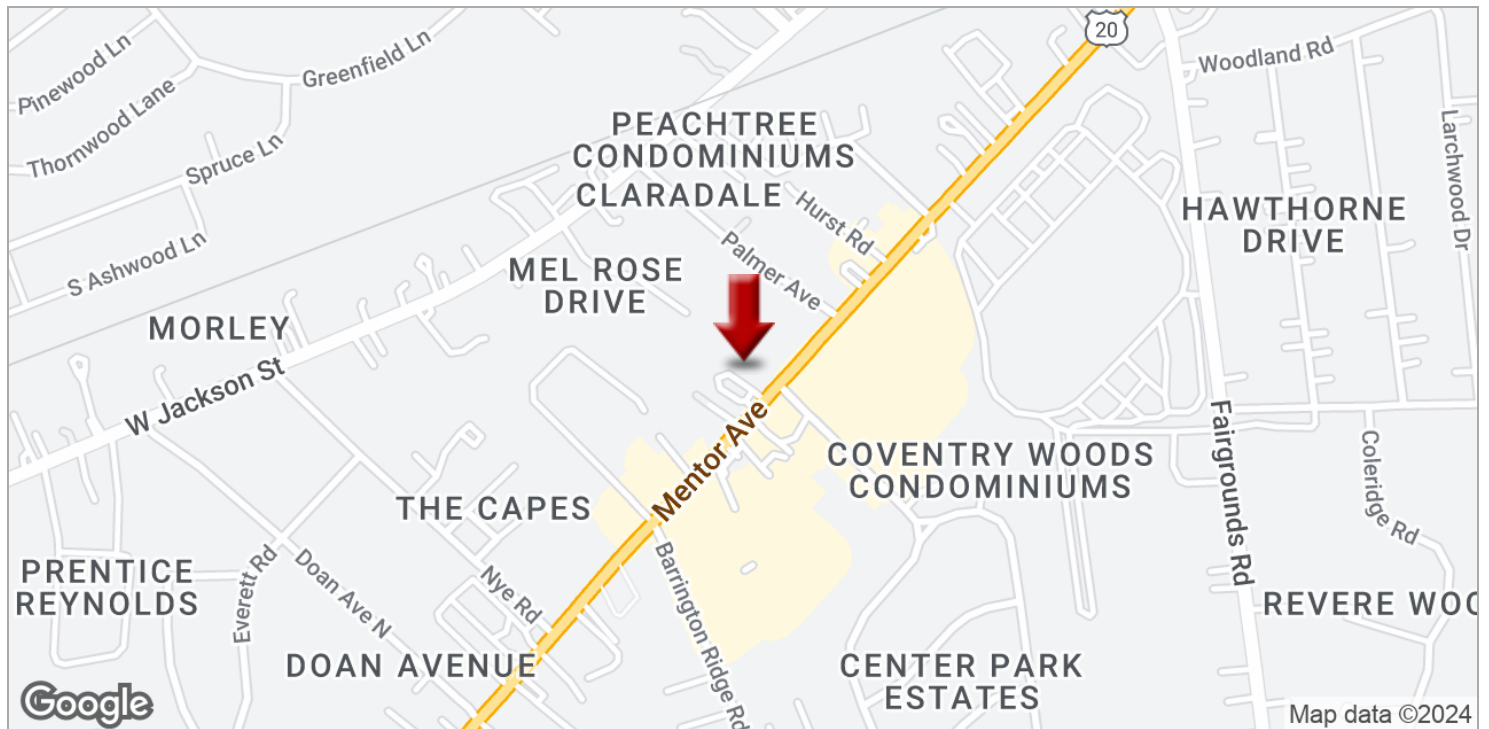
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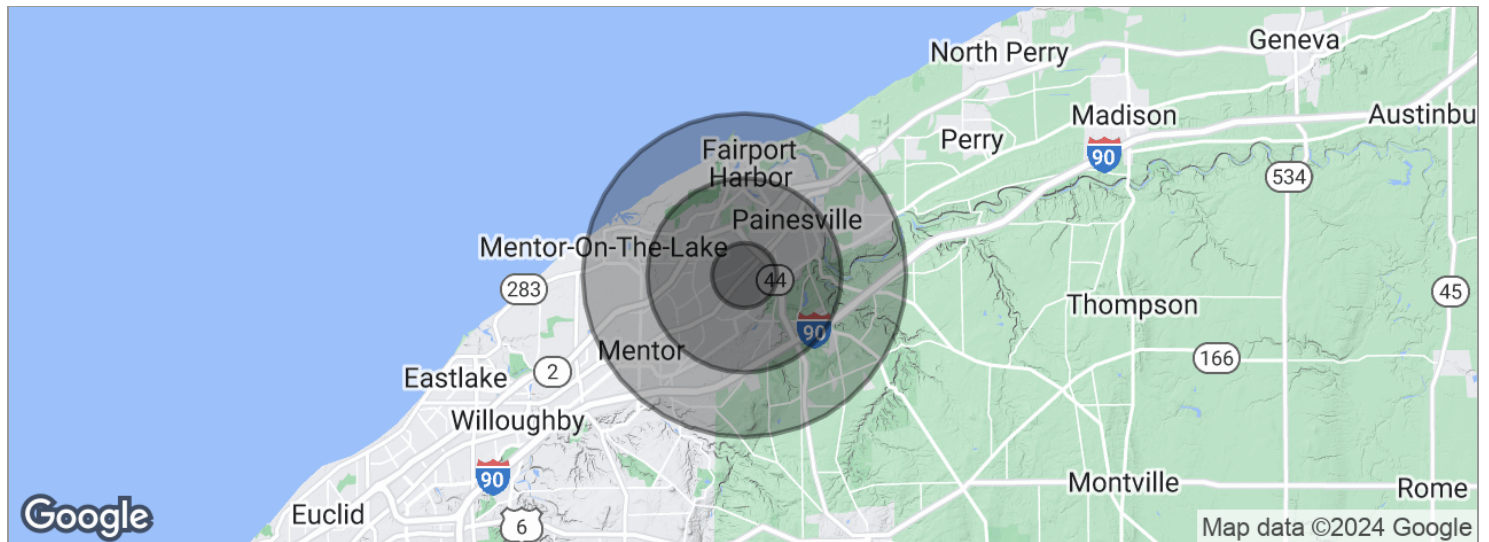
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,172	47,627	99,934
Median age	41.3	39.6	40.5
Median age (male)	39.4	39.1	40.0
Median age (Female)	43.1	40.2	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,044	18,712	39,059
# of persons per HH	2.4	2.5	2.6
Average HH income	\$66,907	\$70,049	\$71,661
Average house value	\$238,790	\$202,382	\$203,682

* Demographic data derived from 2020 ACS - US Census

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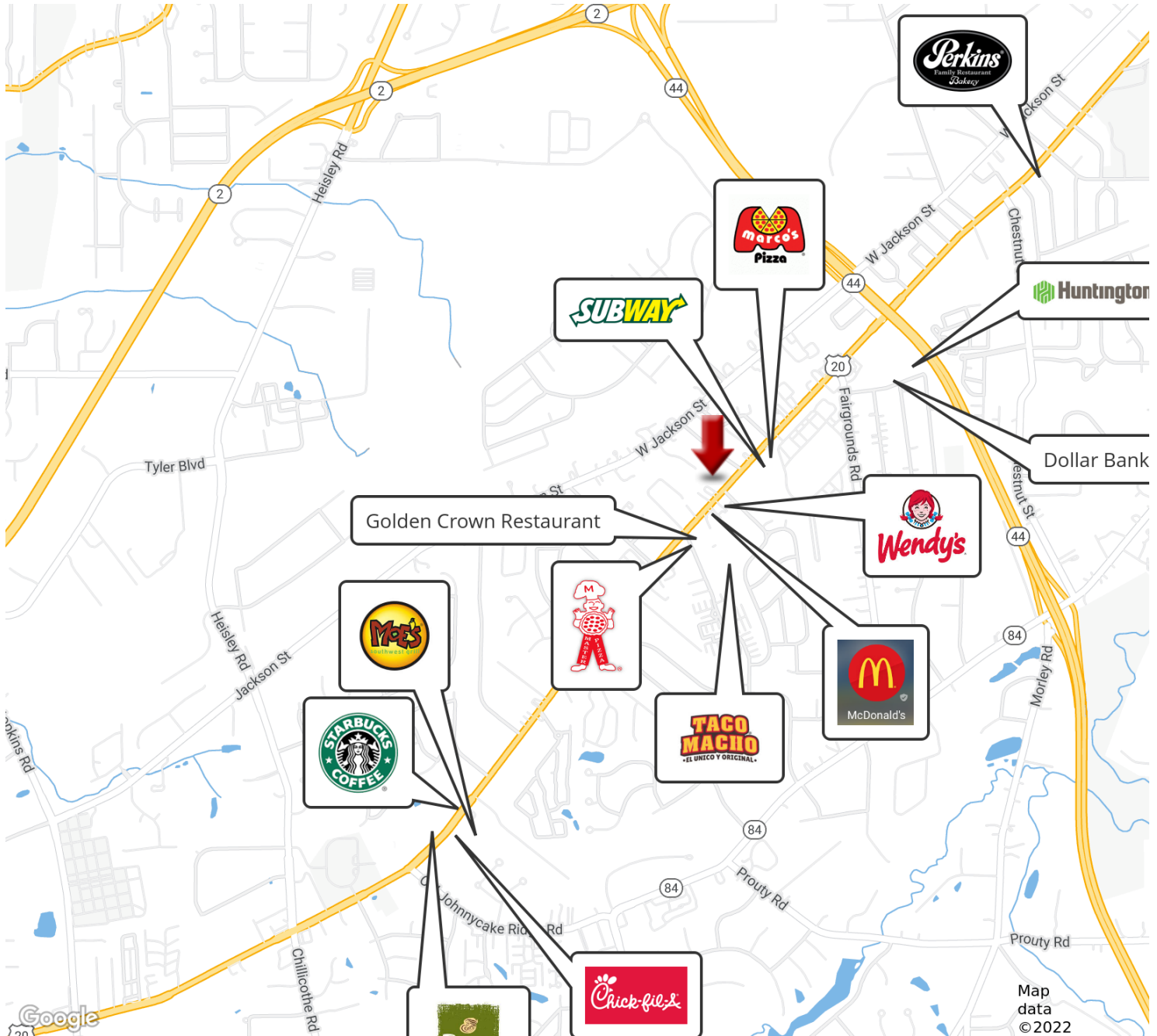
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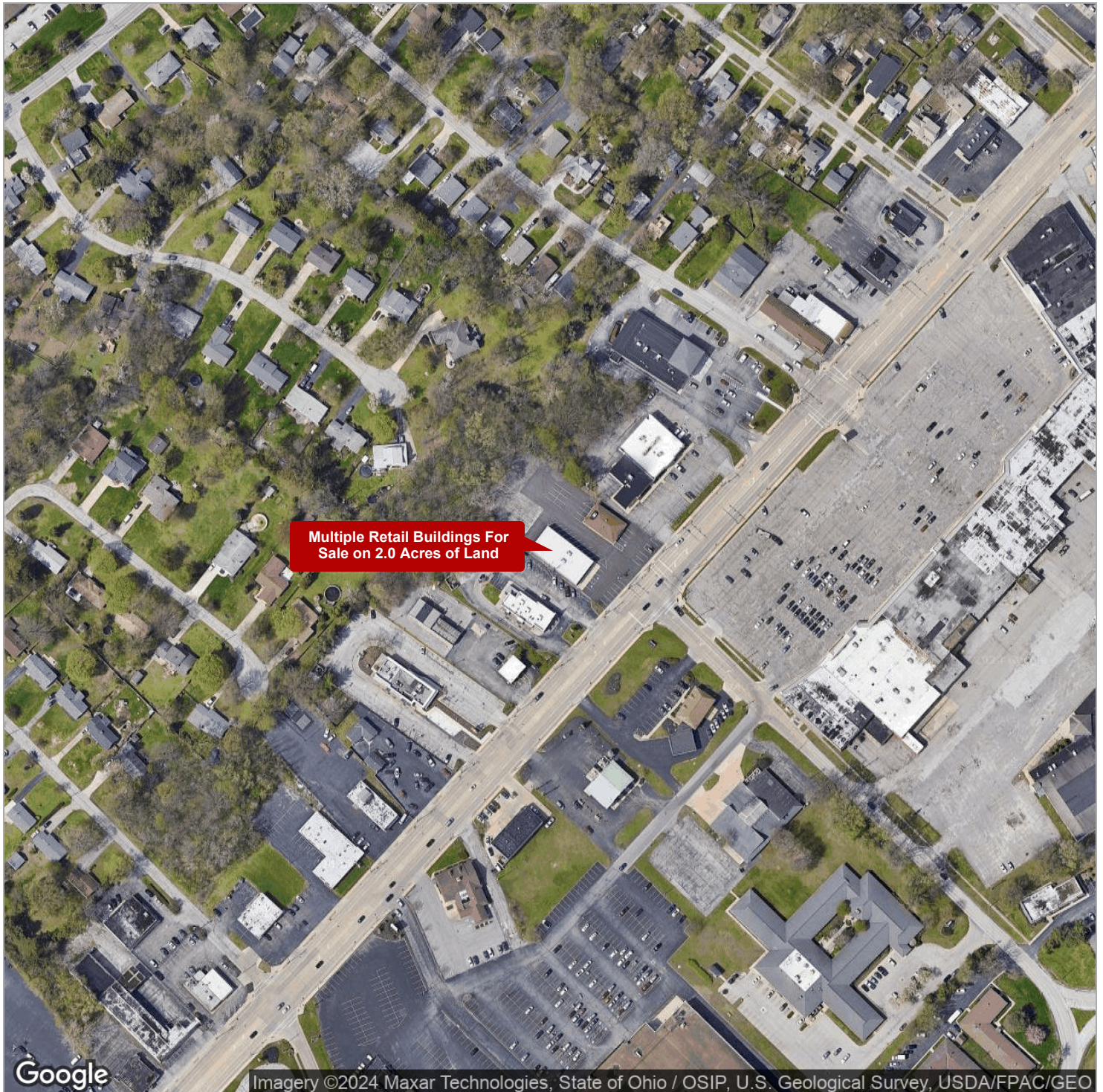
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