



**MENTOR PLAZA
GROUND LEASE OPPORTUNITY**

**8445-8449 Market Street
Mentor, Ohio 44060**



HIGHLIGHTS

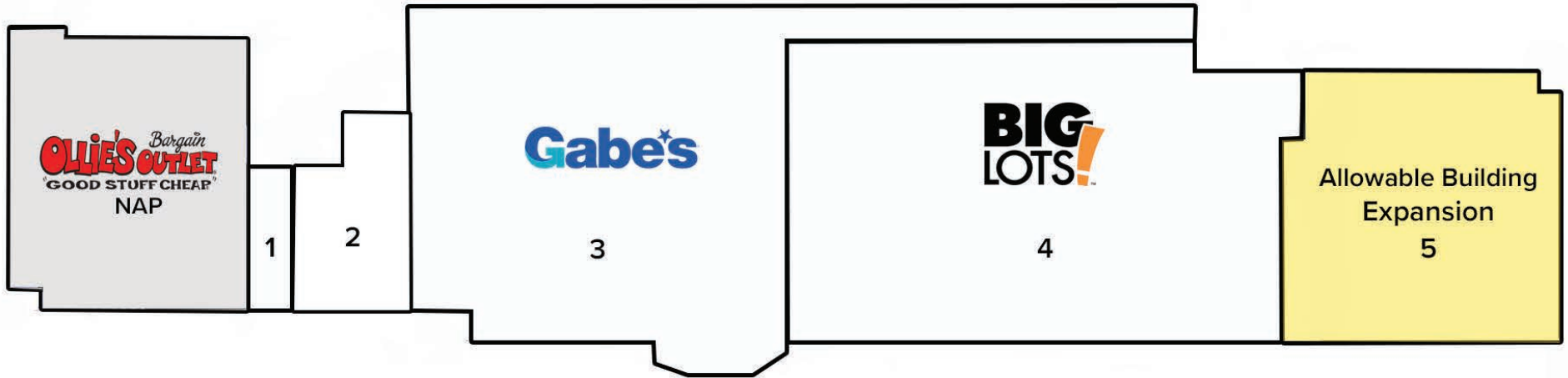
- ▶ Up to 15,000-18,000 SF of allowable building expansion for ground lease or build-to-suit
- ▶ Conveniently located on the NE corridor of Center Street (RT 615) and Lakeland Freeway (RT2)
- ▶ Excellent highway visibility from RT 2 with over 52,300 VPD
- ▶ Strong area demographics including estimated median HH incomes of \$85,000 + within a three (3) mile radius
- ▶ Mentor is ranked 6th in the state for retail sales volumes making the city a regional shopping and dining destination



ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

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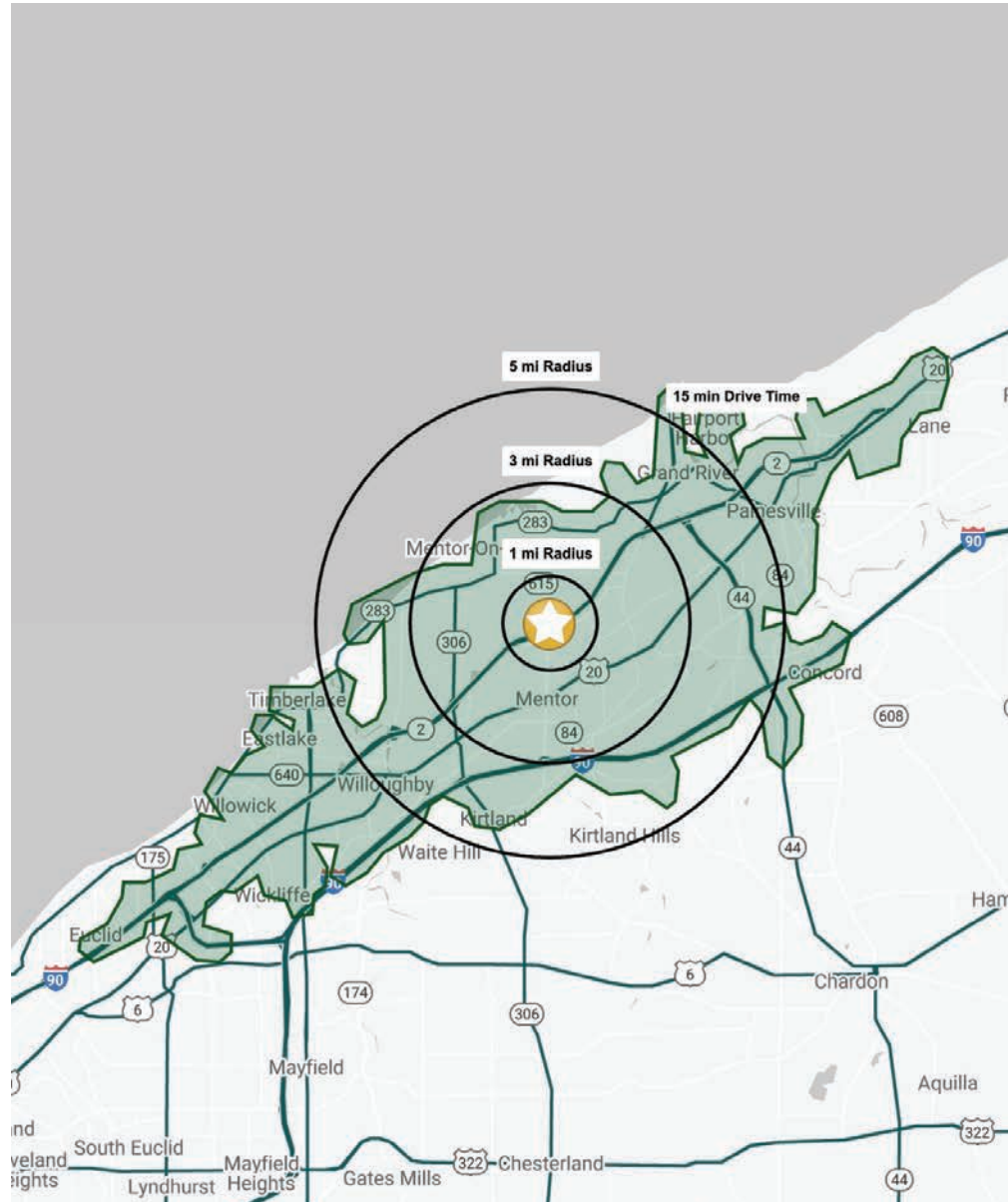
Unit	Square Footage	Tenant
1	2,500	TNT Tanning
2	6,480	Small Hands Big Dreams
3	51,703	Gabe's
4	43,227	Big Lots
5	18,000	Allowable Expansion

FOR GROUND LEASE

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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	5,025	53,843	103,236	165,778
HOUSEHOLDS	2,266	23,862	44,807	73,032
MEDIAN AGE	46.4	46.0	44.0	42.7
AVERAGE HH INCOME	\$104,018	\$110,077	\$110,452	\$99,511
MEDIAN HH INCOME	\$80,113	\$85,633	\$86,454	\$77,030
BUSINESSES	421	2,387	3,735	6,637
EMPLOYEES	6,338	28,372	44,644	79,600
EDUCATION: BACHELORS +	33.3%	33.2%	33.1%	30.2%



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