



MENTOR PLAZA

8445-8449 Market Street
Mentor, Ohio 44060

FOR LEASE

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HIGHLIGHTS

- ▶ Available outparcel AND up to +/-15,000-18,000 SF of allowable building expansion for GROUND LEASE or BUILD-TO-SUIT
- ▶ Conveniently located on the NE quadrant of Center Street (SR 615) and Lakeland Freeway (SR2)
- ▶ Excellent highway visibility from SR 2 with over 60,000 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

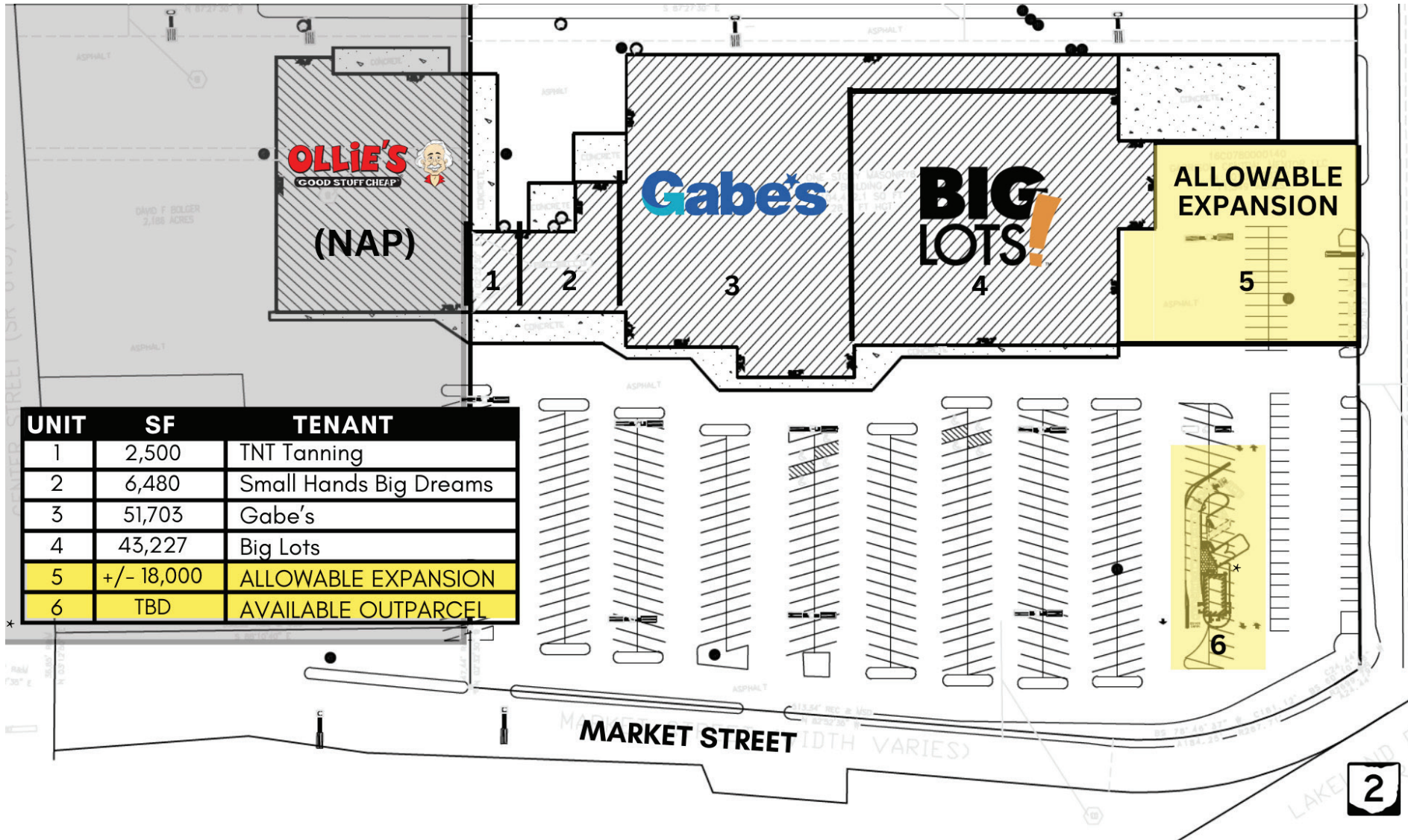
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JIMMY DIFONZO | 216.342.2634 | jdifonzo@anchorretail.com

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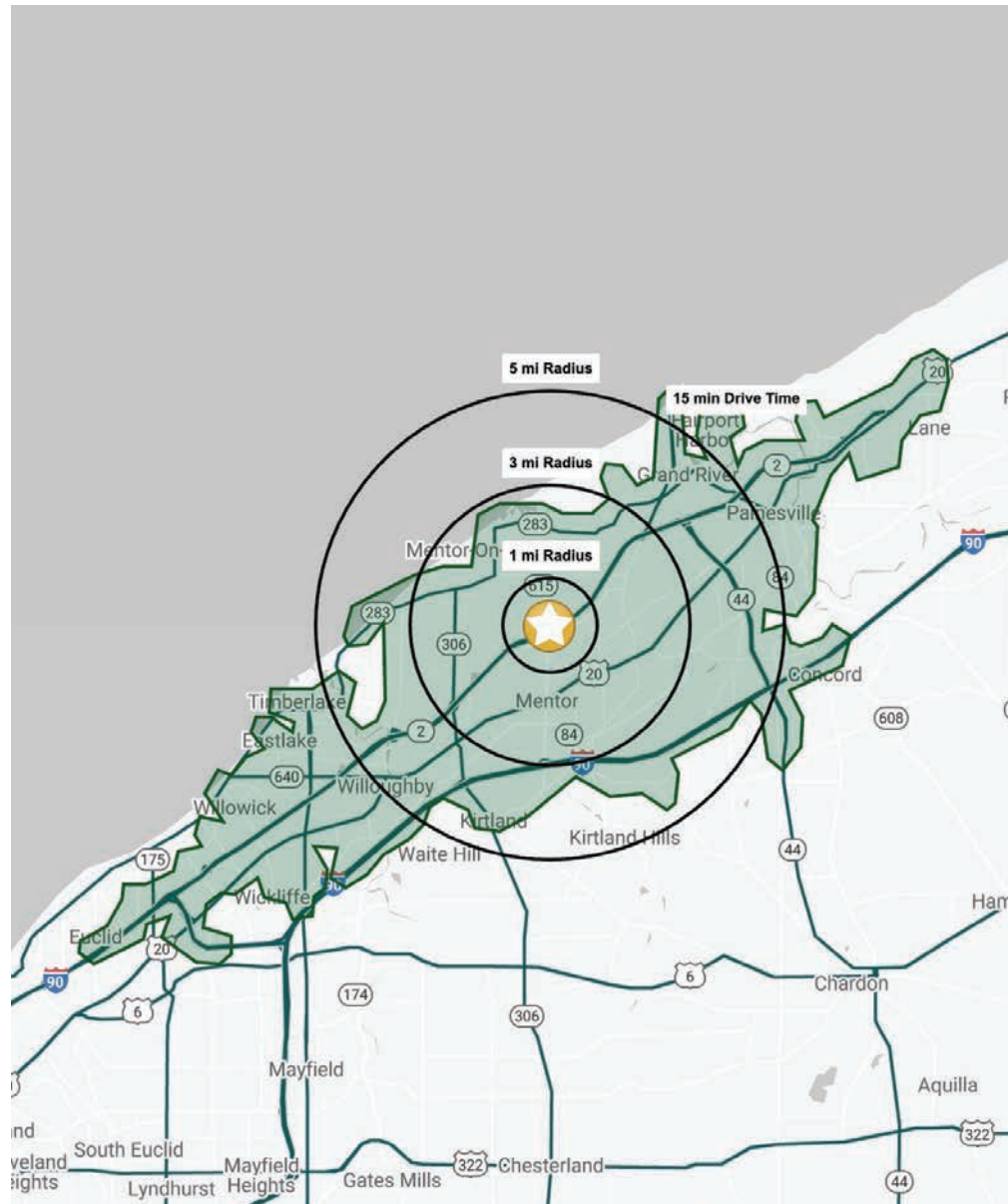
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DEMOGRAPHIC SNAPSHOT

	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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