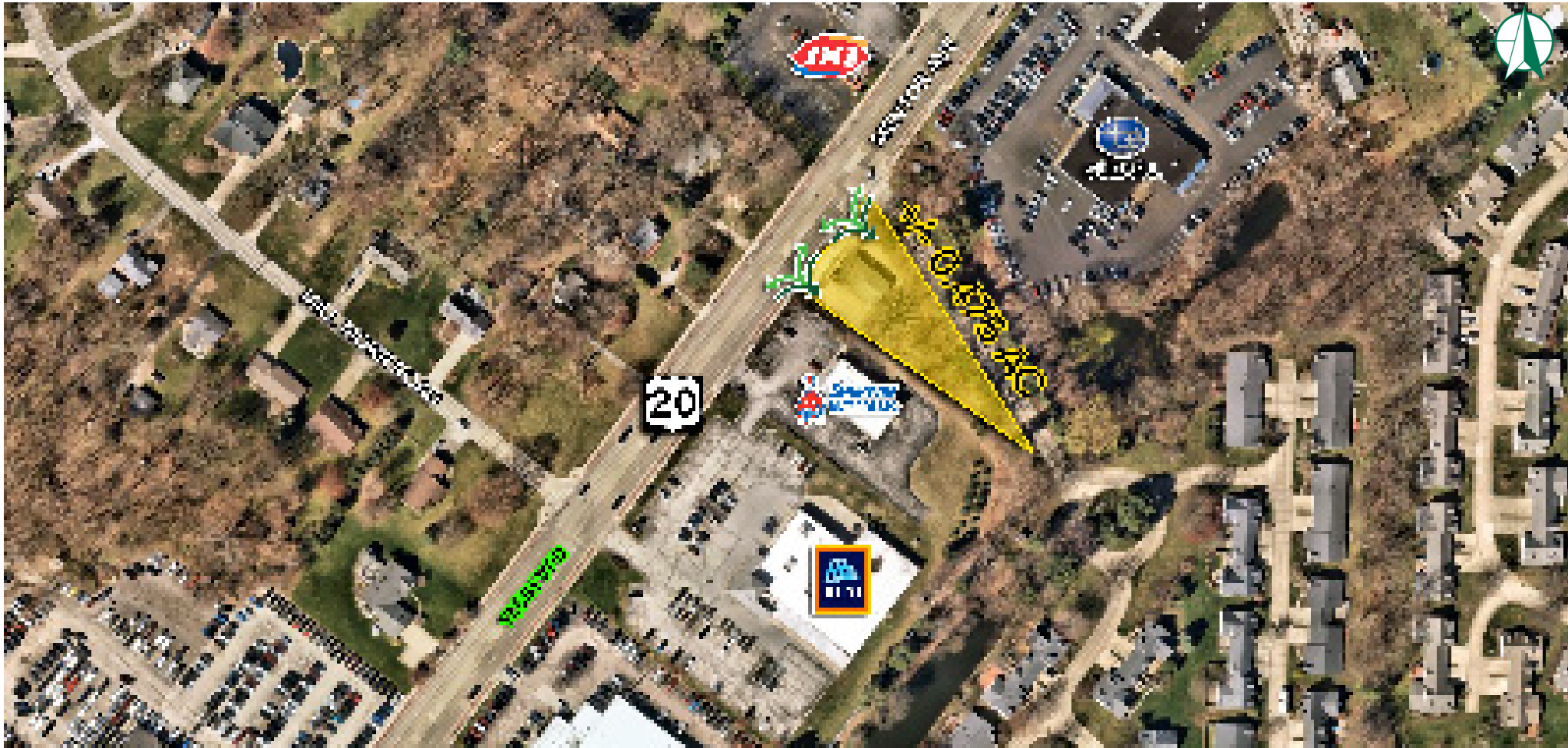


# FOR SALE

# +/- 0.47 ACRES

2025 Mentor Ave, Painesville, Ohio 44077



## HIGHLIGHTS

- ▶ Exceptional development opportunity in the prime Mentor Avenue retail corridor
- ▶ 0.475-acre parcel with maximized accessibility, featuring dual ingress/egress points
- ▶ Situated in Painesville Township, offering a pro-business environment with local income tax exemptions
- ▶ Neighboring some of Ohio's highest-ranked national retailer locations, such as Aldi, Kohl's, Speedway, Jersey Mike's, Target, Longhorn Steakhouse, and many more

# FOR SALE

# +/- 0.47 ACRES

2025 Mentor Ave, Painesville, Ohio 44077



**ANCHOR**  
RETAIL

**REALTY**  
**RESOURCES**  
MEMBER

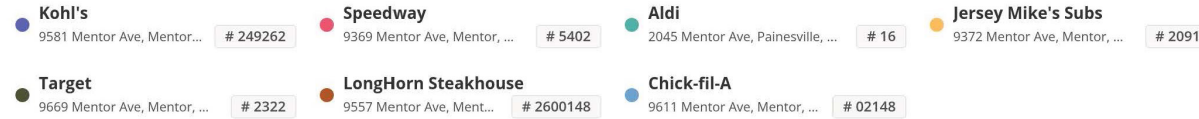
**MATT WILSON** | 216.342.2580 | [mwilson@anchorretail.com](mailto:mwilson@anchorretail.com)

**JIMMY DIFONZO** | 216.342.2634 | [jdifonzo@anchorretail.com](mailto:jdifonzo@anchorretail.com)

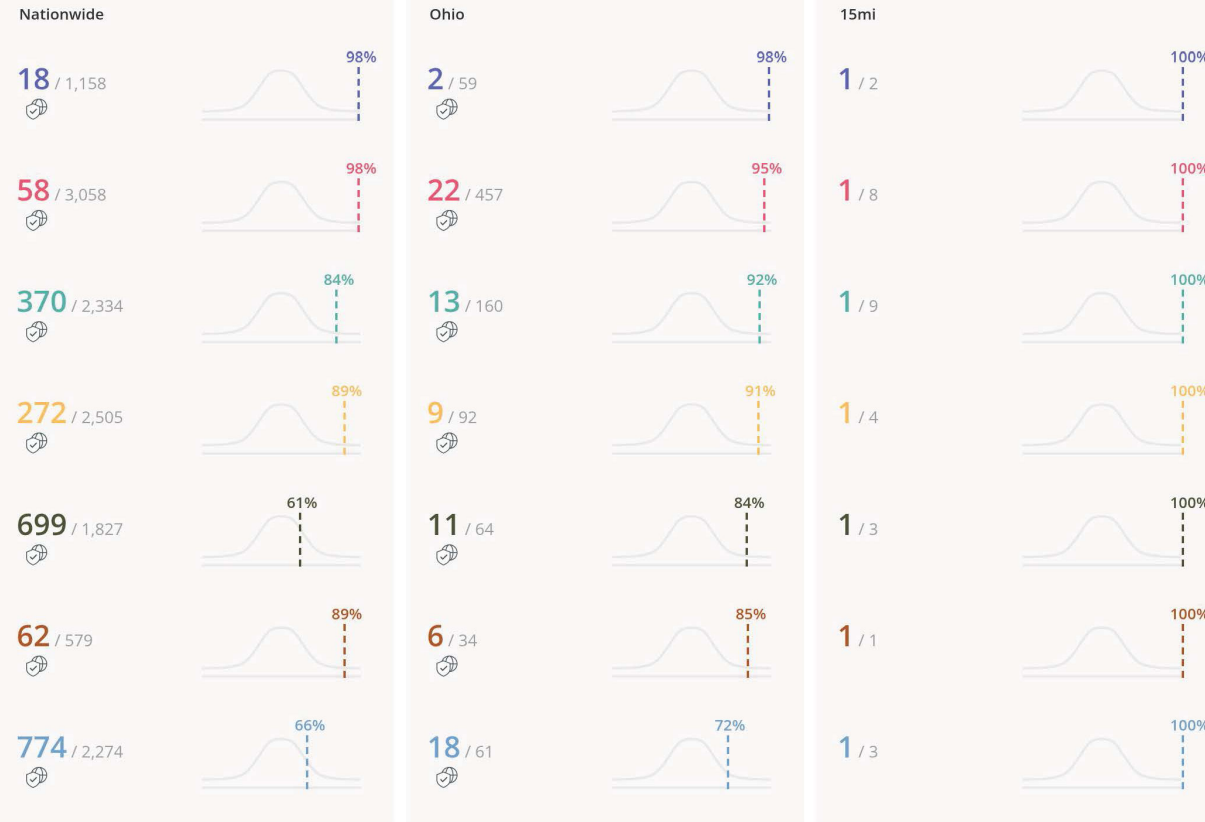
# FOR SALE

**+/- 0.47 ACRES**  
2025 Mentor Ave, Painesville, Ohio 44077

## Ranking Overview



**KOHL'S**



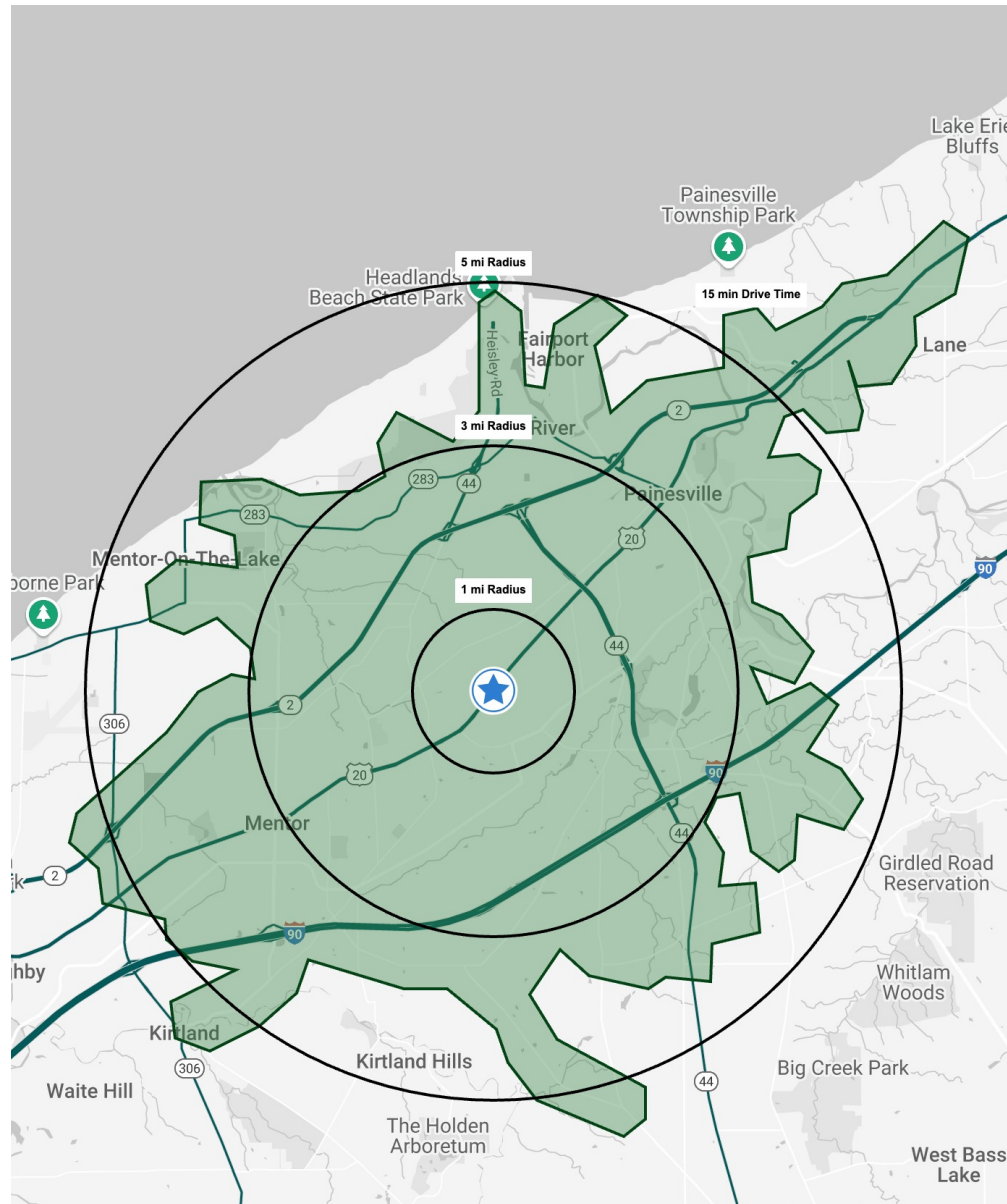
Ranked Within: Chain | Visits | Mar 1st, 2024 - Feb 28th, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)











# FOR SALE

# +/- 0.47 ACRES

2025 Mentor Ave, Painesville, Ohio 44077



## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	<b>POPULATION</b>			
	7,328	48,101	102,247	85,238
	<b>HOUSEHOLDS</b>			
	3,329	20,129	43,552	36,198
	<b>MEDIAN AGE</b>			
	47.9	44.2	43.8	43.6
	<b>AVERAGE HH INCOME</b>			
	\$109,343	\$120,340	\$113,927	\$111,862
	<b>MEDIAN HH INCOME</b>			
	\$87,579	\$92,919	\$86,494	\$84,807
	<b>BUSINESSES</b>			
	372	1,948	3,788	3,625
	<b>EMPLOYEES</b>			
	2,850	21,685	44,779	44,205
	<b>EDUCATION: BACHELORS +</b>			
	33.3%	37.2%	33.8%	34.1%



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