



MENTOR CITY
MARKET OUTLOTS

8383 Tyler Blvd
Mentor, Ohio 44060

AVAILABLE

0.87 & 0.97 Acre Outparcels

MENTOR CITY MARKET
8383 Tyler Blvd | Mentor, Ohio 44060



HIGHLIGHTS

- ▶ Two outparcels in front of Giant Eagle Market District (one of four Market District stores in Cleveland MSA)
 - Giant Eagle #16/92 in Ohio (Placer.ai)
 - Raising Cane's #6/56 in Ohio (Placer.ai)
 - Wendy's #7/387 in Ohio (Placer.ai)
 - Starbucks #67/216 in Ohio (Placer.ai)
- ▶ Potential multi-strip - up to 6,000 SF with a pickup window
- ▶ Access and signage on both Center Street (38,559 VPD), and Tyler Blvd (9,426 VPD)
- ▶ Positioned in the center of Mentor trade area, Ohio's 6th largest retail trade area
- ▶ 0.5 miles to Mentor High School with enrollment of 2,405 students
- ▶ Abutting RT 2 Interchange and Tyler Road corridor, Mentor's highest concentration of business



ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

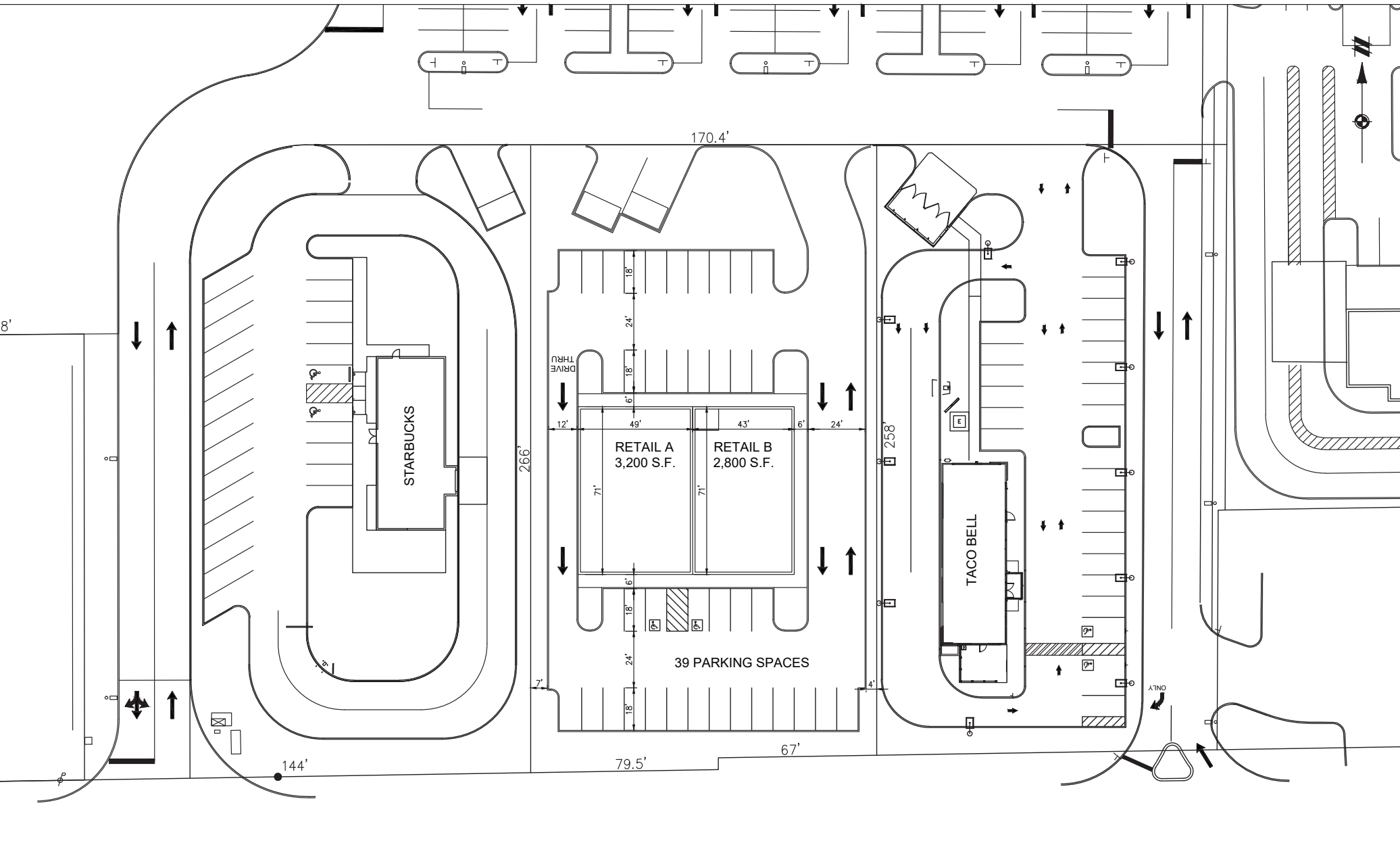
GREG GUYURON | 216.342.2564 | gguyuron@anchorretail.com
CHRIS MCFARLAND | 216.342.2578 | cmcfarland@anchorretail.com

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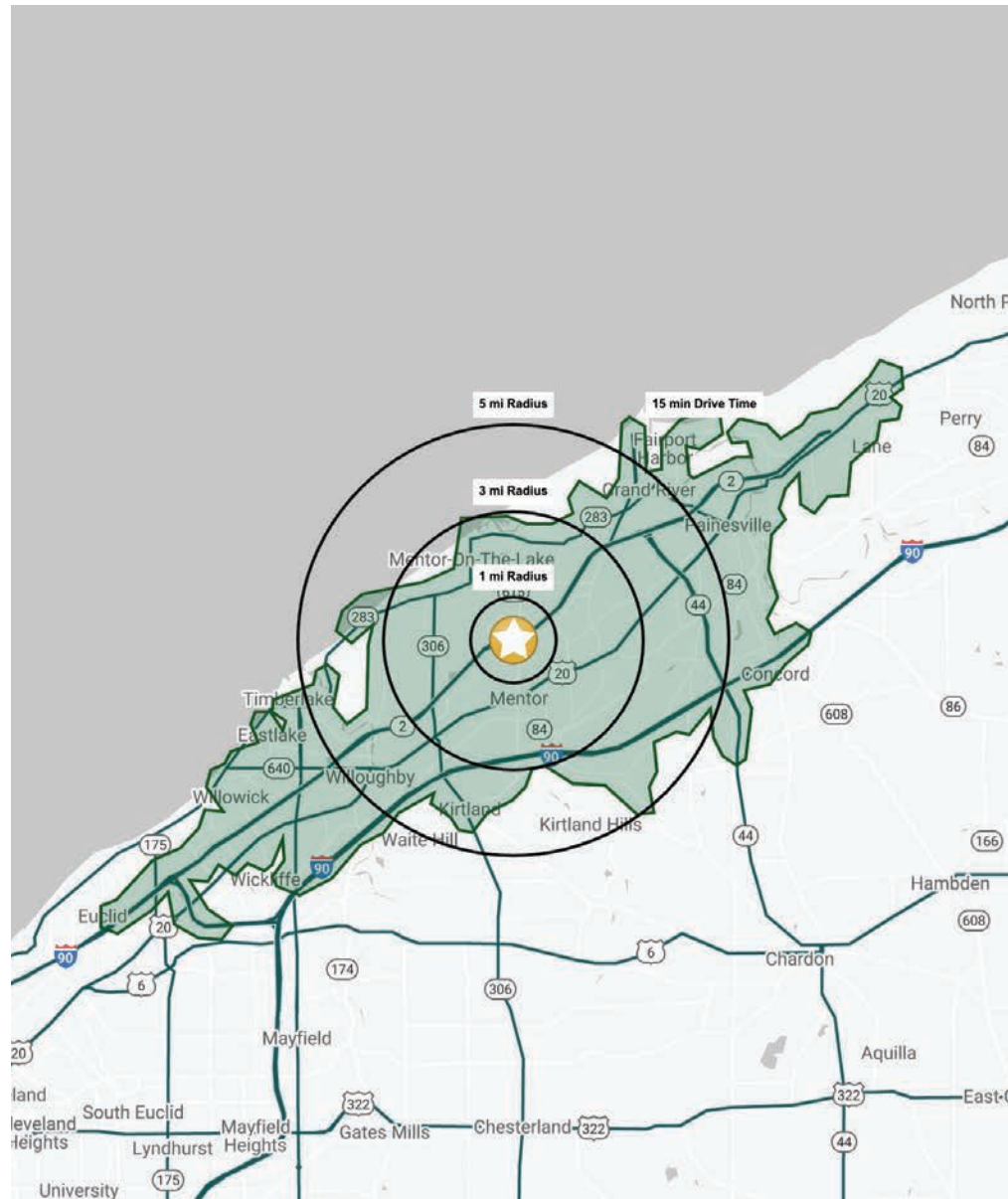
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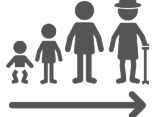
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	5,209	53,430	102,969	161,578
	HOUSEHOLDS			
	2,391	23,997	45,208	72,362
	MEDIAN AGE			
	43.0	44.6	43.7	42.8
	AVERAGE HH INCOME			
	\$108,510	\$108,557	\$111,009	\$100,671
	MEDIAN HH INCOME			
	\$84,596	\$85,315	\$86,668	\$78,280
	BUSINESSES			
	345	2,440	3,959	6,575
	EMPLOYEES			
	4,728	29,415	46,538	79,003
	EDUCATION: BACHELORS +			
	33.8%	33.2%	33.6%	31.1%



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