



**MENTOR CITY
MARKET OUTLOTS**

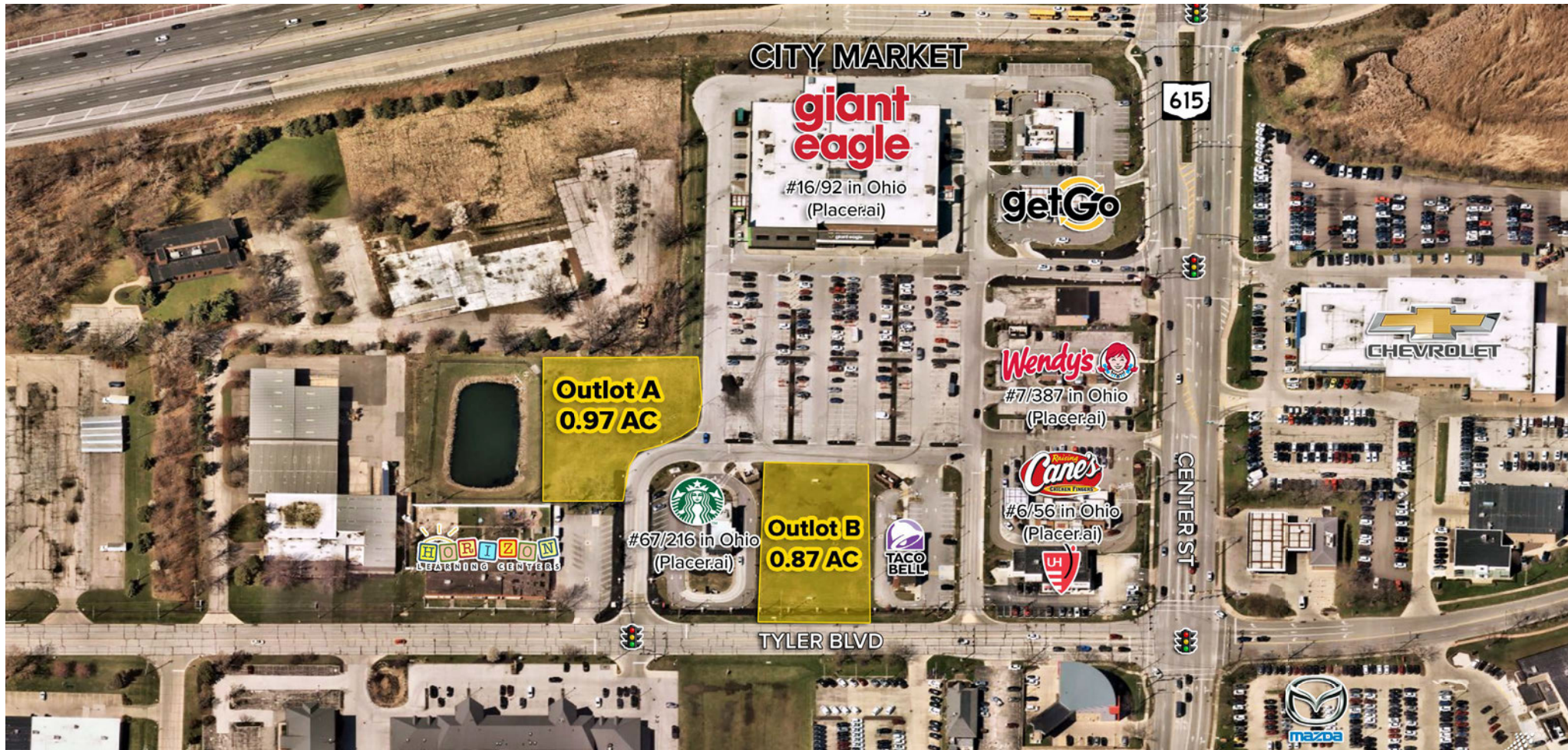
8383 Tyler Blvd
Mentor, Ohio 44060

AVAILABLE

0.87 & 0.97 Acre Outparcels

MENTOR CITY MARKET

8383 Tyler Blvd | Mentor, Ohio 44060



HIGHLIGHTS

- ▶ Two (2) outparcels in front of Giant Eagle
 - 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 SR 2 Interchange and Tyler Road corridor, Mentor's highest concentration of business



ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

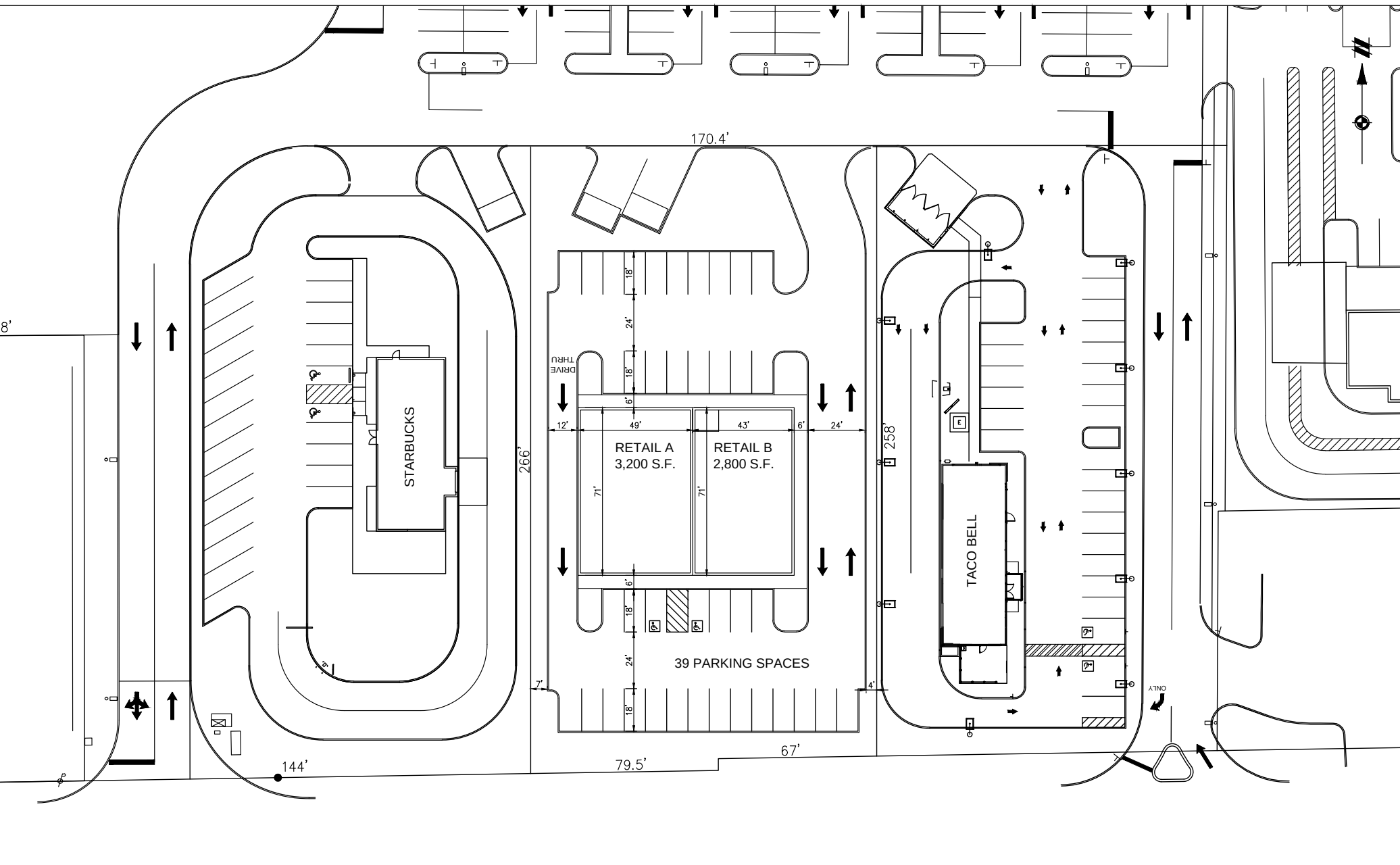
GREG GUYURON | 216.342.2564 | gguyuron@anchorretail.com
CHRIS MCFARLAND | 216.342.2578 | cmcfarland@anchorretail.com

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Proposed Elevation



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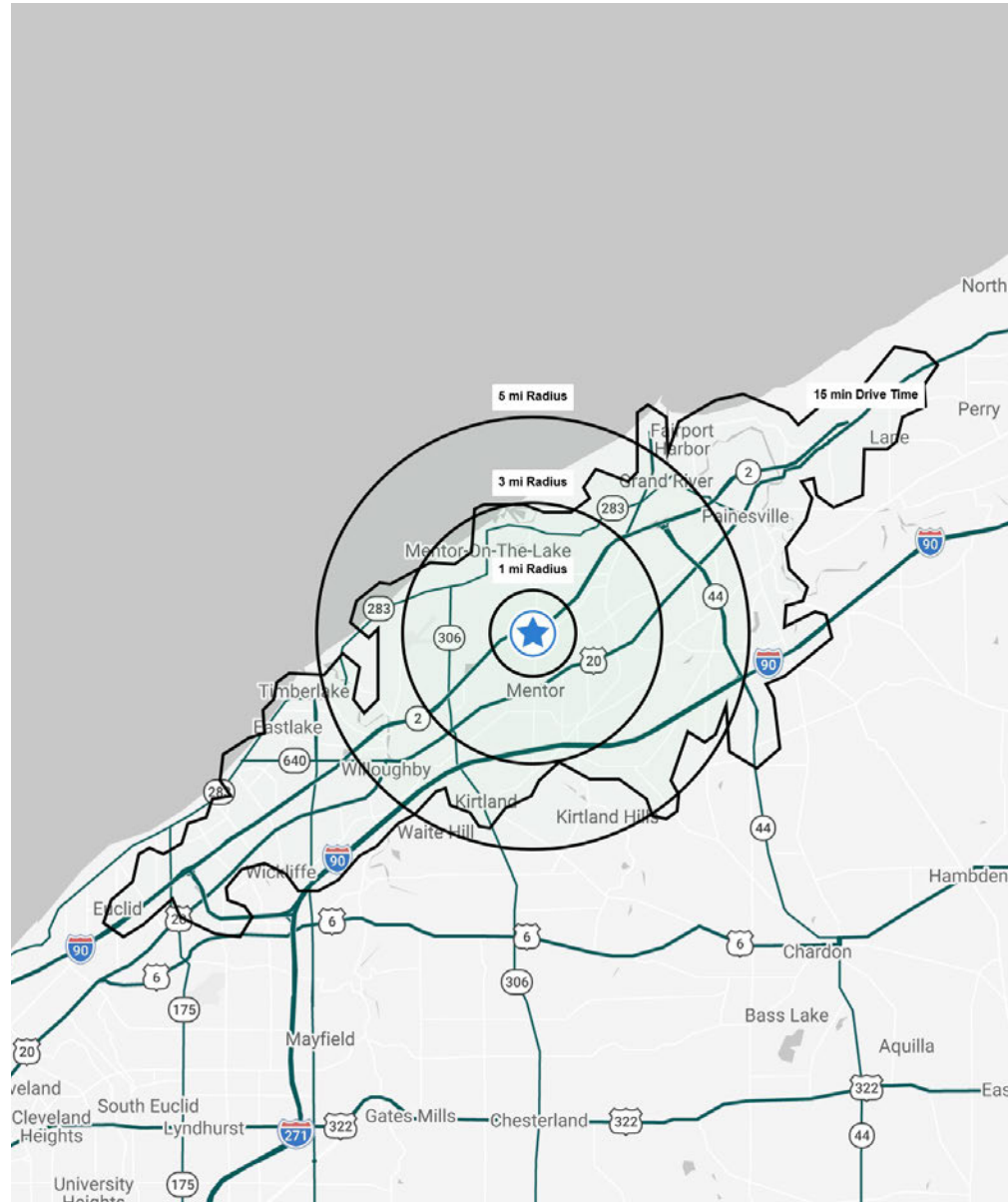
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	4,997	53,872	104,361	161,578
	HOUSEHOLDS			
	2,312	24,176	45,731	79,592
	MEDIAN AGE			
	45.8	46.9	44.9	42.8
	AVERAGE HH INCOME			
	\$109,382	\$115,136	\$118,952	\$103,948
	MEDIAN HH INCOME			
	\$84,387	\$88,048	\$89,043	\$78,480
	BUSINESSES			
	360	2,475	4,006	7,086
	EMPLOYEES			
	4,827	29,395	46,352	85,529
	EDUCATION: BACHELORS +			
	27.3%	34.7%	34.7%	31.6%



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