

OWNER/USER OPPORTUNITY



2-TENANT RETAIL BUILDING

1630 Mentor Ave | Painesville Township, Ohio 44077

FOR SALE: \$450,000



FOR SALE

+/- 3,154

TWO TENANT RETAIL BUILDING

1640 Mentor Ave | Painesville Township, Ohio 44077



HIGHLIGHTS

- ▶ Excellent Owner/User or Investor Opportunity
- ▶ Total Building size: +/- 3,154 SF
 - 1,800 SF Master Pizza
 - 1,354 SF Available
- ▶ Total Acreage: +/- 0.34 AC
 - 65' frontage on Mentor Ave
 - 73' on Clairmont Dr
- ▶ No Local Income Tax
- ▶ 27 Parking Spaces
- ▶ Zoned B-3 Commercial
- ▶ Area Retailers: Marc's, Giant Eagle, Planet Fitness, Pets Supplies Plus, Save-A-Lot, Tractor Supply Co., McDonald's, Wendy's, and more



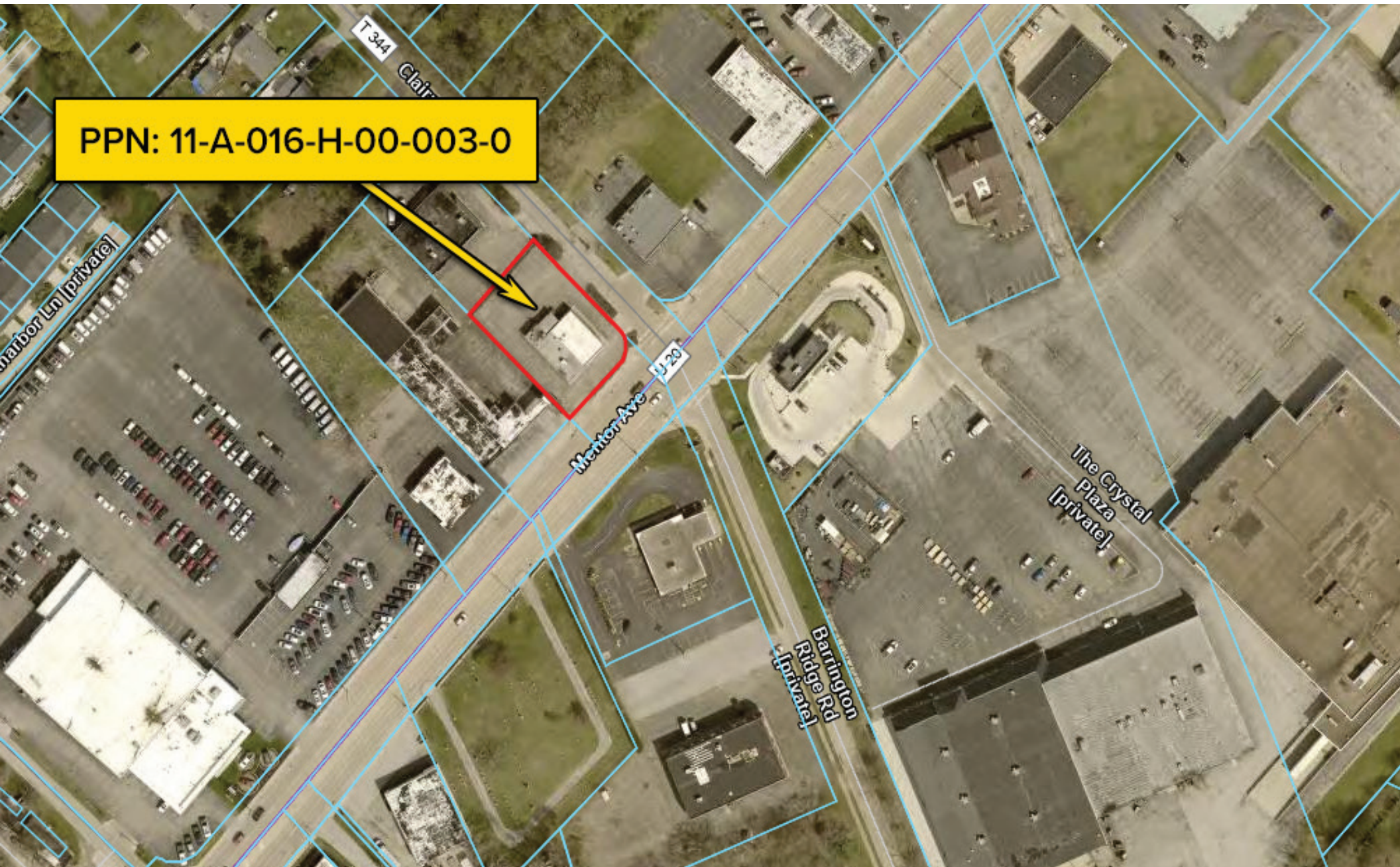
ALLISON GIOMUSO | 216.342.2620 | agiomuso@anchorretail.com

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PPN: 11-A-016-H-00-003-0



**ANCHOR
RETAIL**

**REALTY
RESOURCES**
MEMBER

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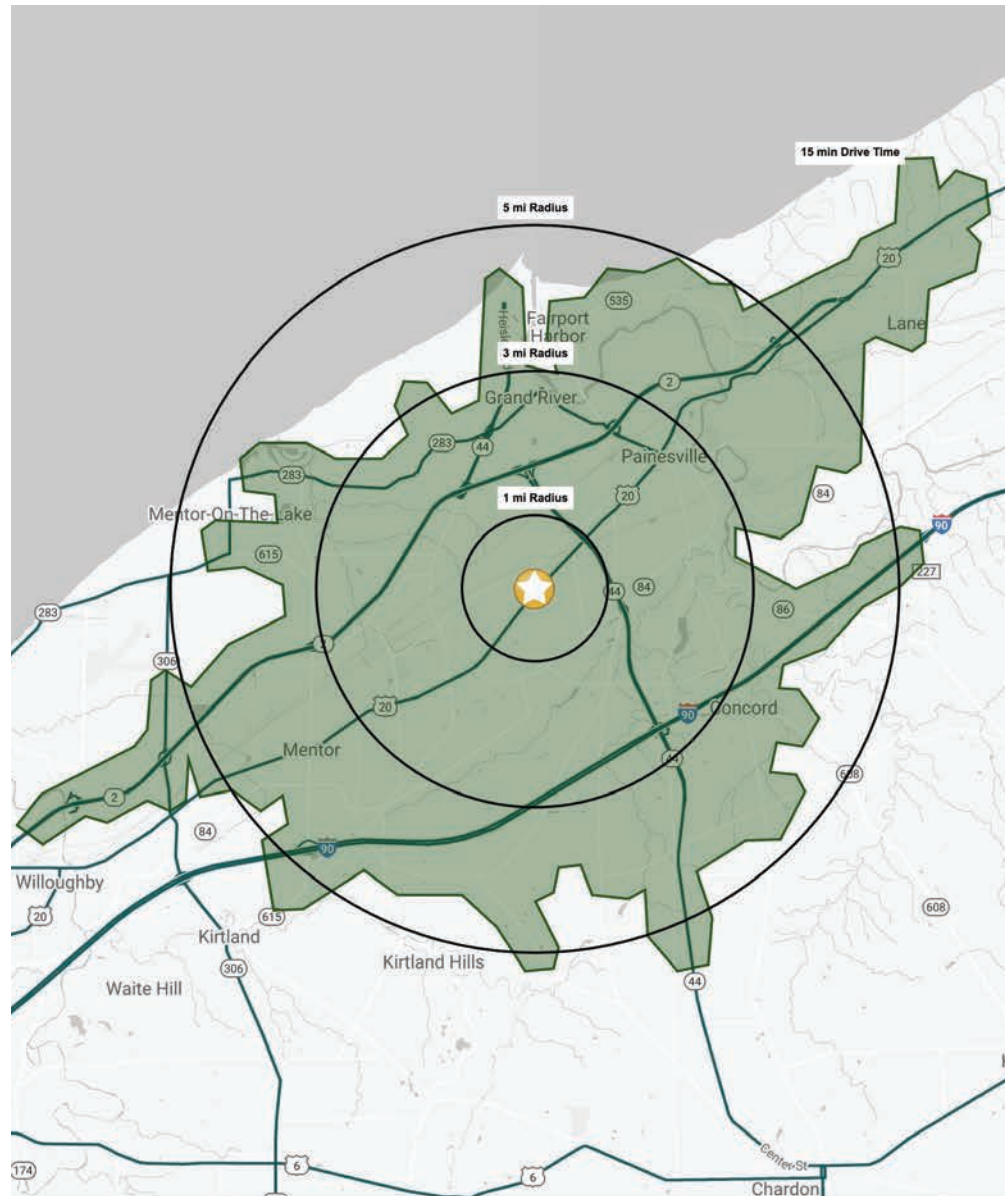


FOR SALE

+/- 3,154 SF

1640 MENTOR AVE RETAIL

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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	7,514	49,236	99,008	90,391
HOUSEHOLDS	3,313	20,367	41,398	37,739
MEDIAN AGE	42.6	41.6	42.4	42.4
AVERAGE HH INCOME	\$99,727	\$106,689	\$109,225	\$106,974
MEDIAN HH INCOME	\$84,281	\$82,281	\$84,989	\$83,823
BUSINESSES	255	2,045	3,545	3,633
EMPLOYEES	2,310	23,071	41,928	43,923
EDUCATION: BACHELORS +	31.4%	32.2%	32.5%	32.6%



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