

INVESTMENT OPPORTUNITY



2-TENANT RETAIL BUILDING

1640 Mentor Ave | Painesville Township, Ohio 44077

FOR SALE: \$450,000



FOR SALE

TWO TENANT RETAIL BUILDING

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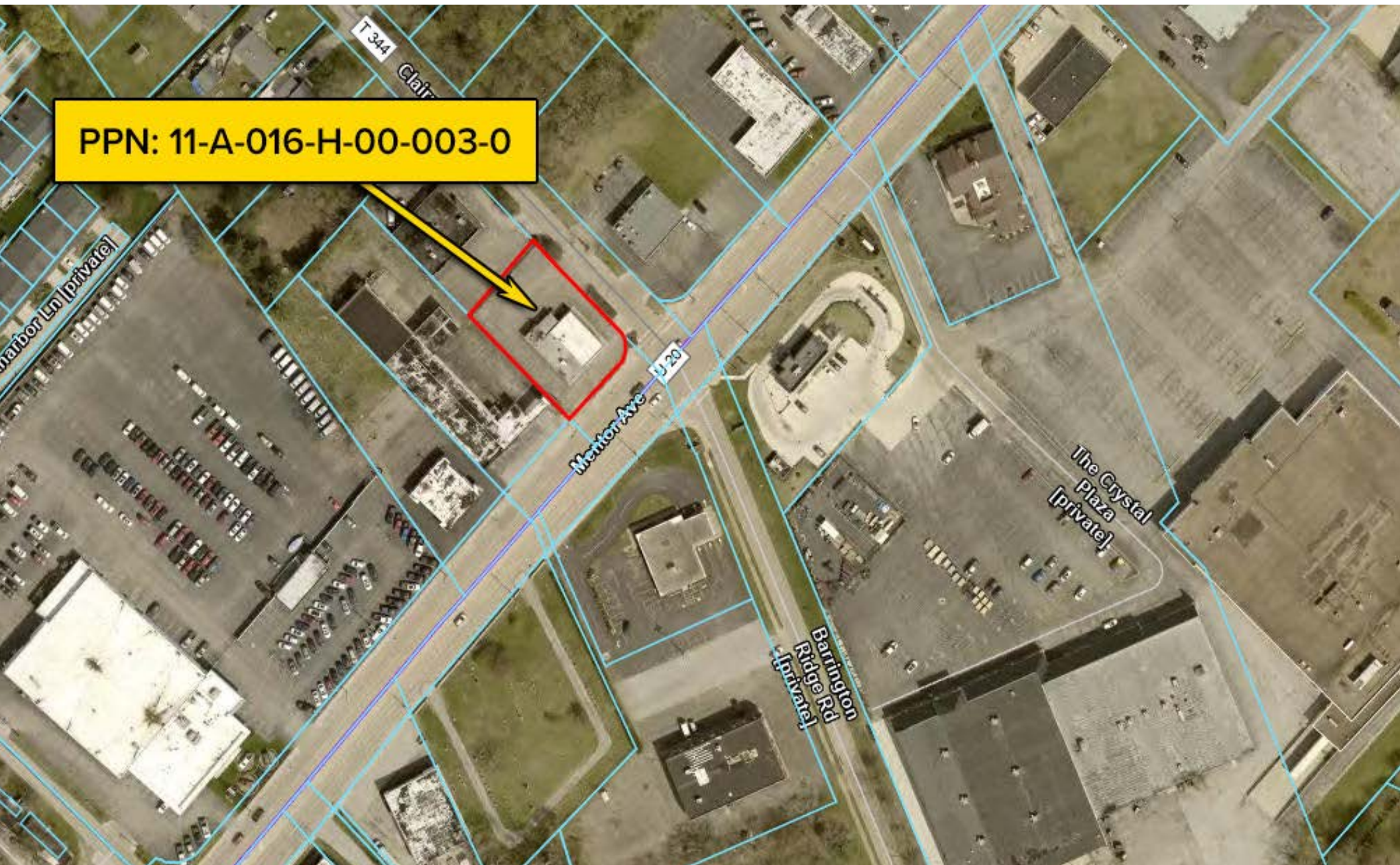
HIGHLIGHTS

- ▶ Total Building size: +/- 3,154 SF
 - 1,800 SF Master Pizza
 - 1,354 SF Jamal's Wireless - NEW LEASE
- ▶ 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

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ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

ALLISON GIOMUSO | 216.342.2620 | agiomuso@anchorretail.com

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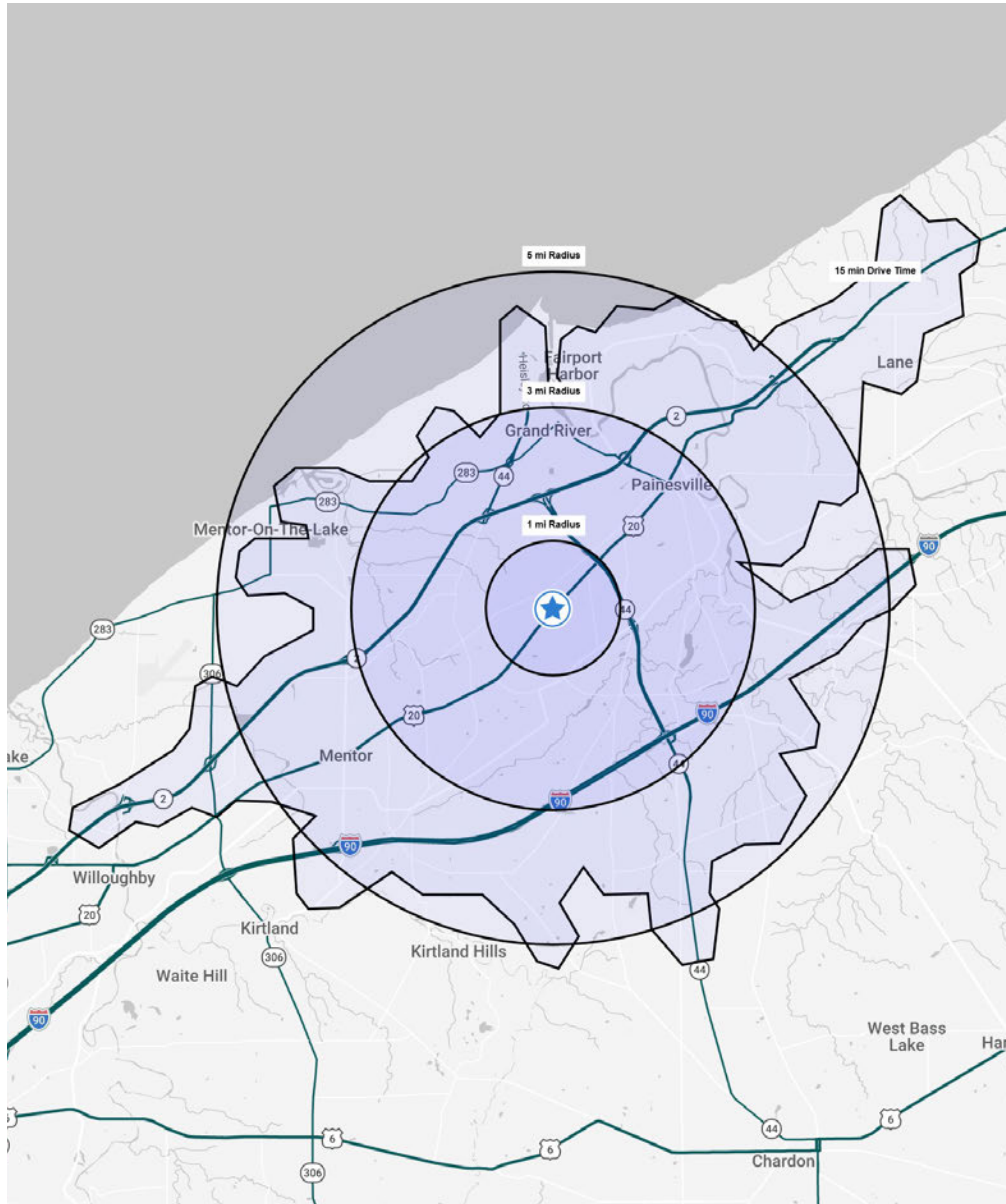
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	8,247	50,268	99,720	97,599
	HOUSEHOLDS			
	3,580	21,042	42,510	41,510
	MEDIAN AGE			
	43.0	42.6	43.7	43.7
	AVERAGE HH INCOME			
	\$132,972	\$114,117	\$117,636	\$117,170
	MEDIAN HH INCOME			
	\$95,842	\$91,814	\$93,719	\$93,965
	BUSINESSES			
	282	2,136	3,718	3,908
	EMPLOYEES			
	2,605	24,231	43,882	46,629
	EDUCATION: BACHELORS +			
	32.3%	33.9%	34.4%	34.5%



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