

8310-8358 Tyler Boulevard - Tyler Center Plaza

# Professional and Retail Suites For Lease

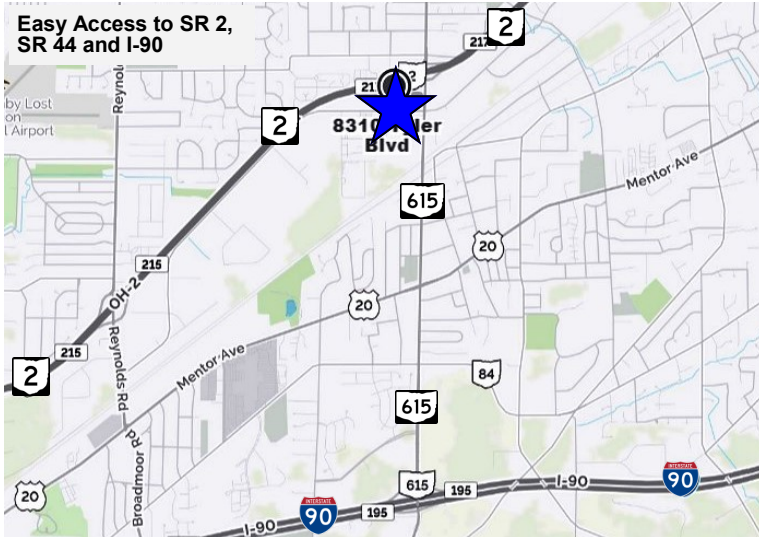
Mentor, Ohio 44060 (Lake County)



**New  
Ownership**

## Building and Location Features:

- Outstanding Location
- 2 ADA Elevators
- Handicapped Accessible and Common Area ADA Restrooms in Hall
- Below Market Lease Rates
- Will "Build to Suit" Interior
- Ample Parking in Front and Rear of Building
- Present Tenants:
  - Tommy Boys, Asian Nails, Imperial Dragon, Subway and Several Office Tenants
- Traffic Signal on Tyler Blvd
- Across from The Giant Eagle Plaza with Taco Bell, Wendy's, Starbuck's, Raising Canes Chicken and Future Development
- Great Visibility on SR 2 Between SR 306 and SR 615



Contact:

**Neil Sawicki, SIOR, Broker**

440-255-5552 x13 Office

440-339-8585 Cell

Neil@GlobalCommercialRE.com



# GLOBAL

**Real Estate Advisors Inc.**  
Broker

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## Available Suites - Office

- **8338 Tyler Blvd - \$600.00 Monthly + Utilities**  
200± SF Second Floor Suite  
Two (2) Offices within Unit  
Plenty of Window Space
- **8340 Tyler Blvd - \$1,200.00 Monthly + Utilities**  
975± SF Second Floor Suite  
Three (3) Offices within Unit  
Large 19'x12' Conference Room with Windows  
Space may be Combined with 8342 Tyler Blvd
- **8342 Tyler Blvd - \$1,200.00 Monthly + Utilities**  
926± SF Second Floor Suite  
Large 22' x 15' Unit  
Will Build to Suite  
Allowance for Build-Out to Qualified Tenant  
Plenty of Window Space  
Space may be Combined with 8340 Tyler Blvd
- **8344 Tyler Blvd - \$1,200.00 Monthly + Utilities**  
913± SF Second Floor Suite  
2 Large Rooms  
Window Space  
Space can be Combined with Suites 8342 Tyler Blvd



*New Ownership!*



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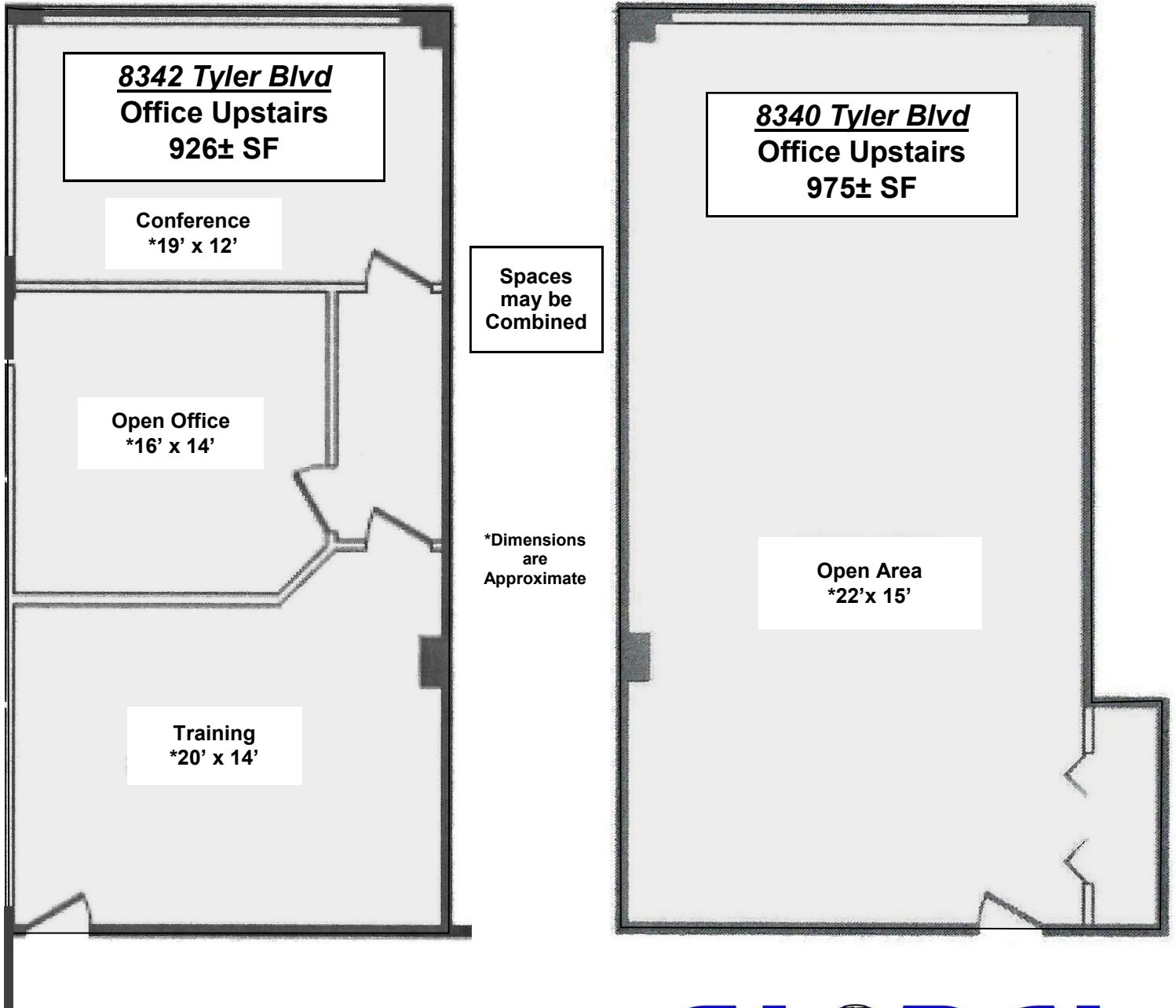
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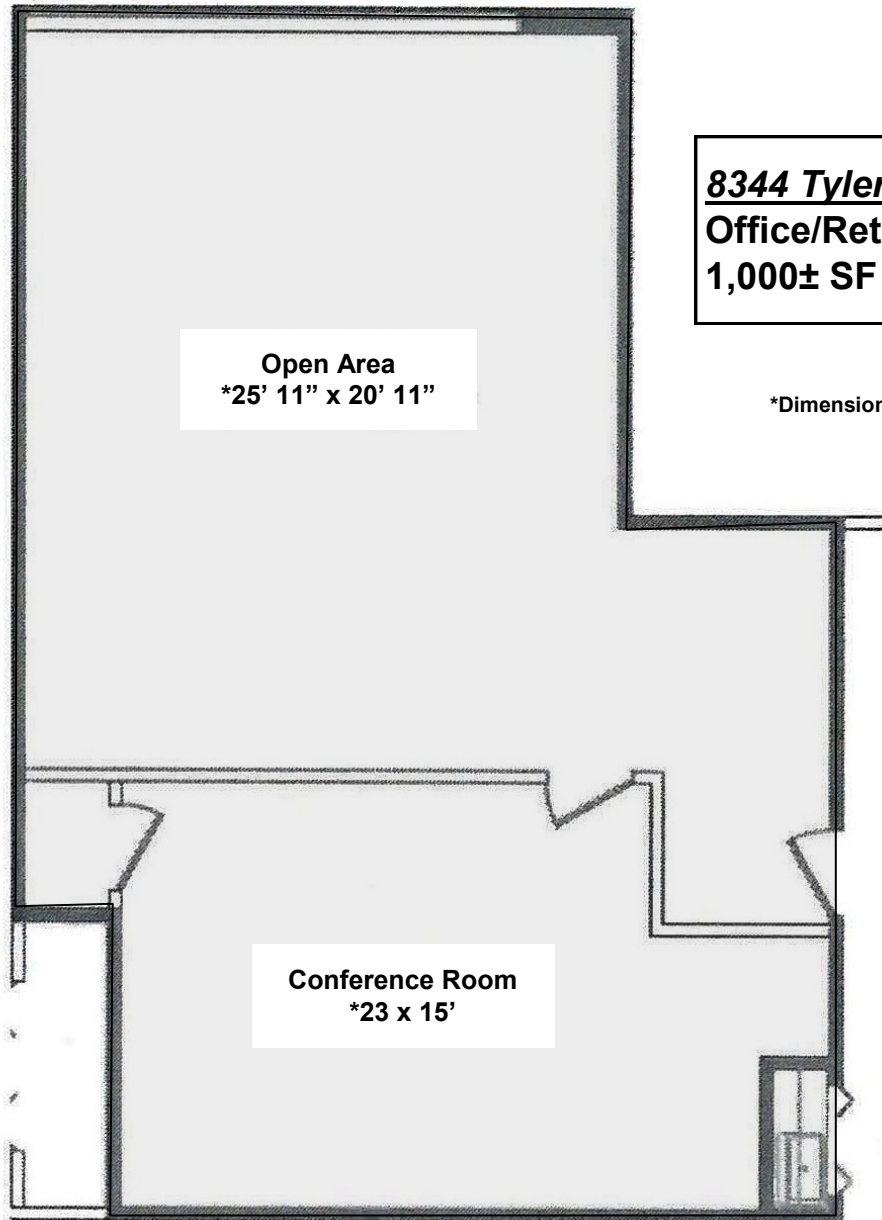
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**8344 Tyler Blvd**  
**Office/Retail - Street Level**  
**1,000± SF**

\*Dimensions are Approximate

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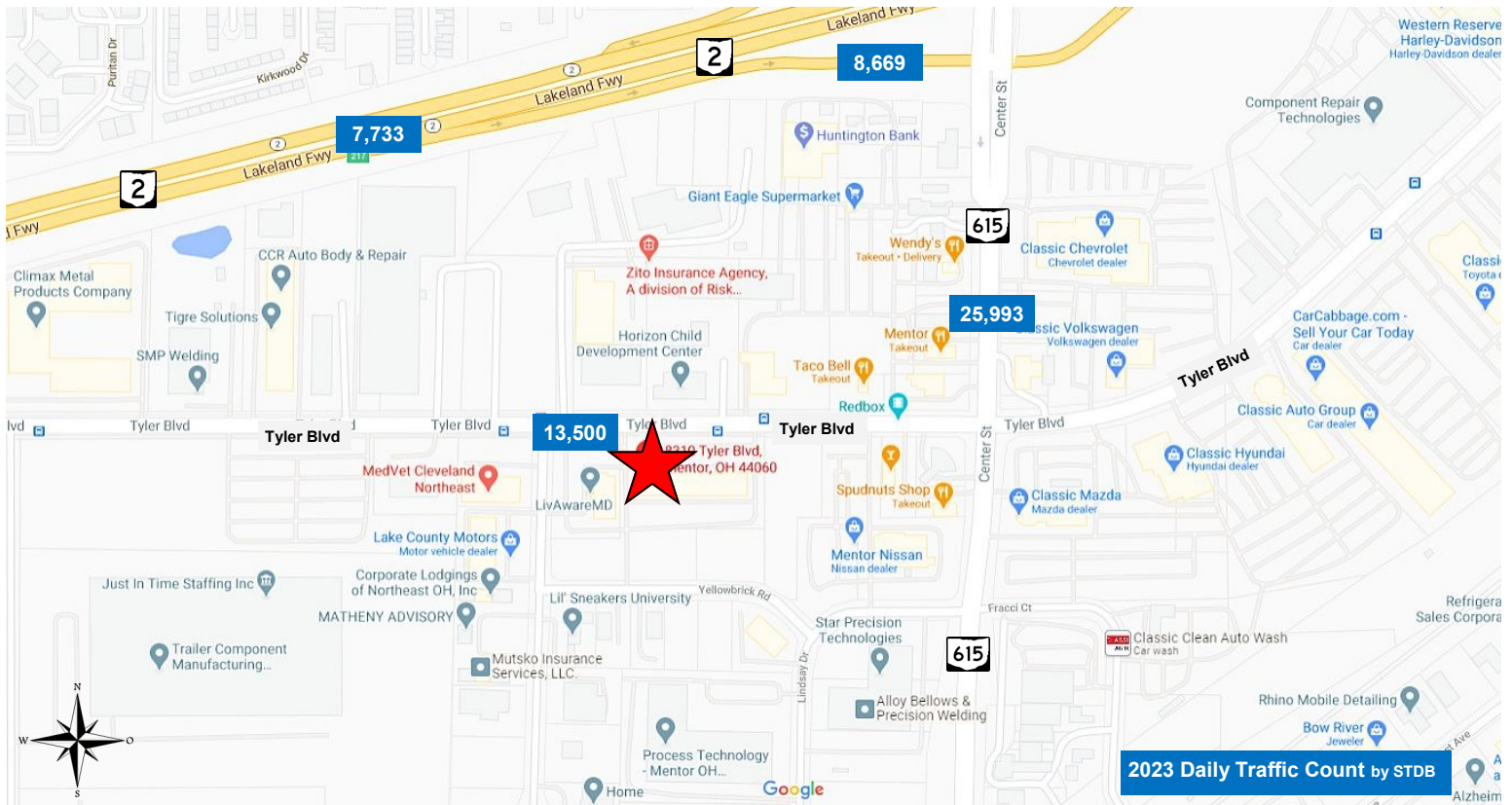
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2025 Projected Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	6,104	54,755	105,297
Total Households	2,600	23,241	44,122
Average Household Income	\$95,589	\$99,003	\$99,184
Total Housing Units	2,746	24,794	47,273

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