

# PROGRESS PARKWAY

9300 Progress Parkway, Mentor, OH 44060



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# PROPERTY SUMMARY



### PROPERTY DESCRIPTION

- Single story flex building totaling 25,900 RSF.
- 8,300 RSF vacancy flex space available (only vacancy in the building).
- Small office area with windows overlooking park-like setting.
- 1 dock & 2 drive-in.
- Approx. 16' clear height.
- HVAC in the warehouse.
- Convenient highway access to SR-2 & I-90.
- Monument sign space available.
- 2.1 acre parcel with excellent street visibility.
- Steel construction with masonry block and brick walls.
- Ample surface parking at suite entrance.

### OFFERING SUMMARY

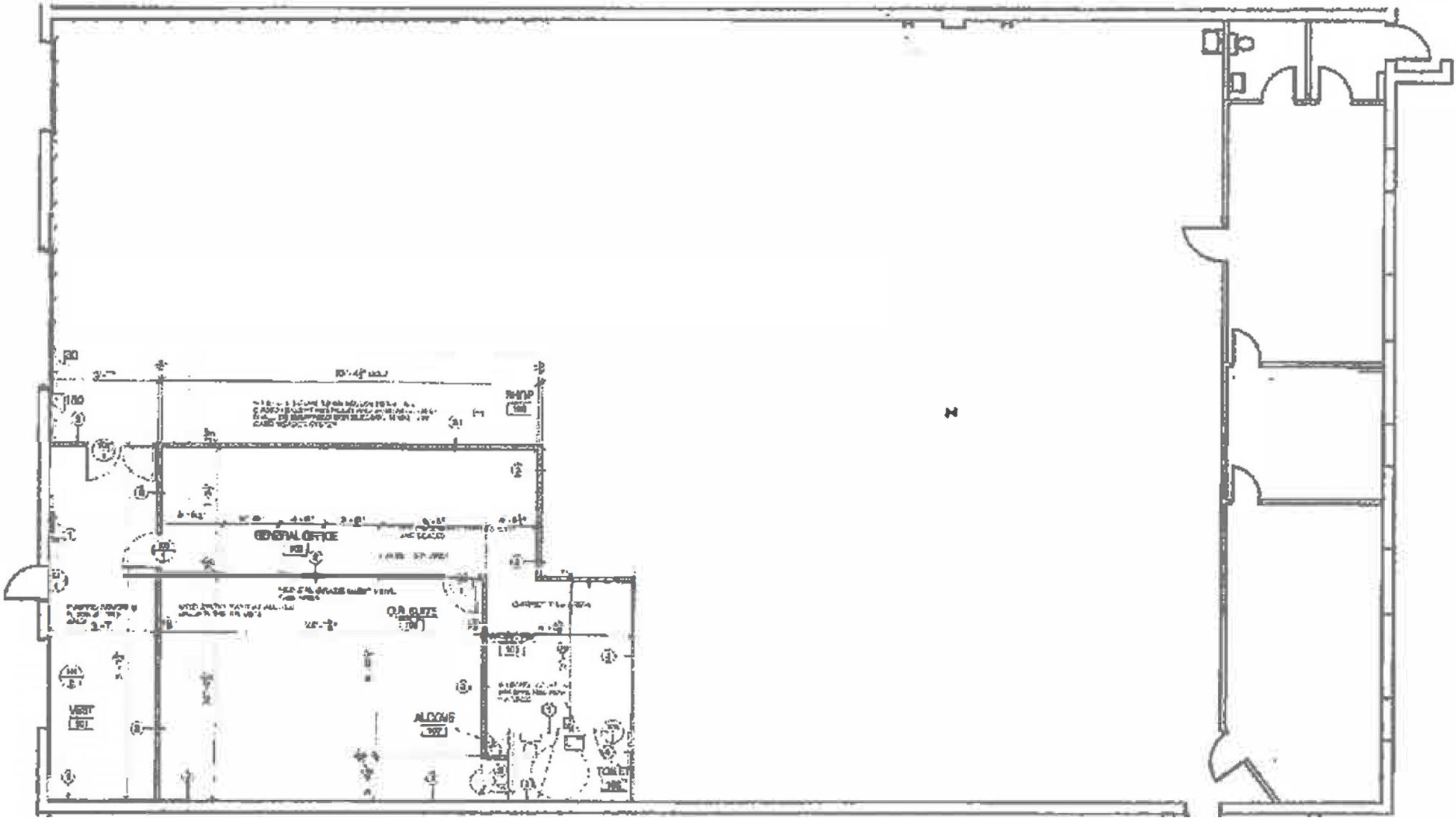
Lease Rate:	Call For Info
Available SF:	8,300 SF
Building Size:	25,900 SF

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FLOOR PLANS - UNIT 9306 - 8,300 RSF



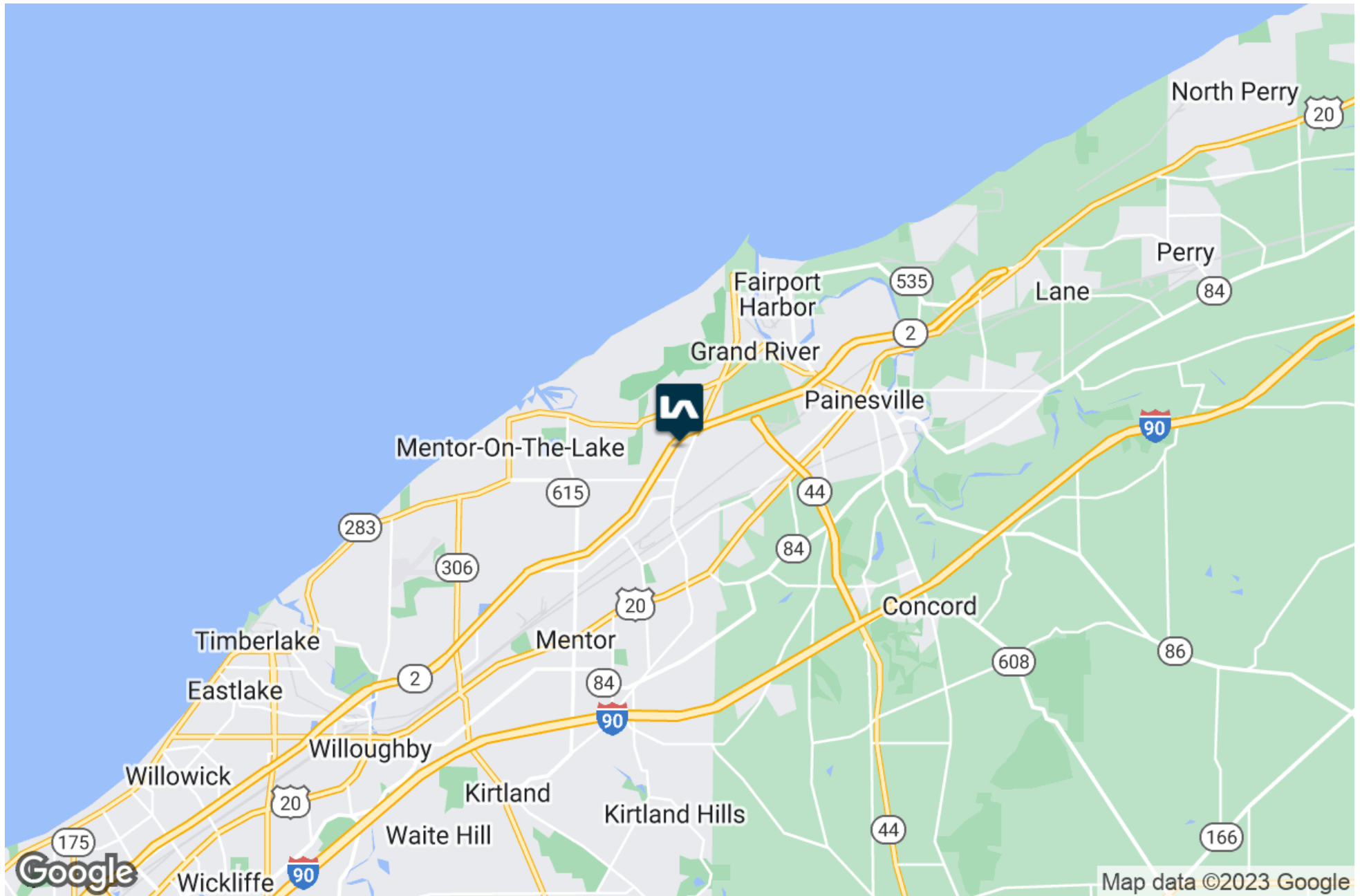
\*Not to scale.

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# LOCATION MAP



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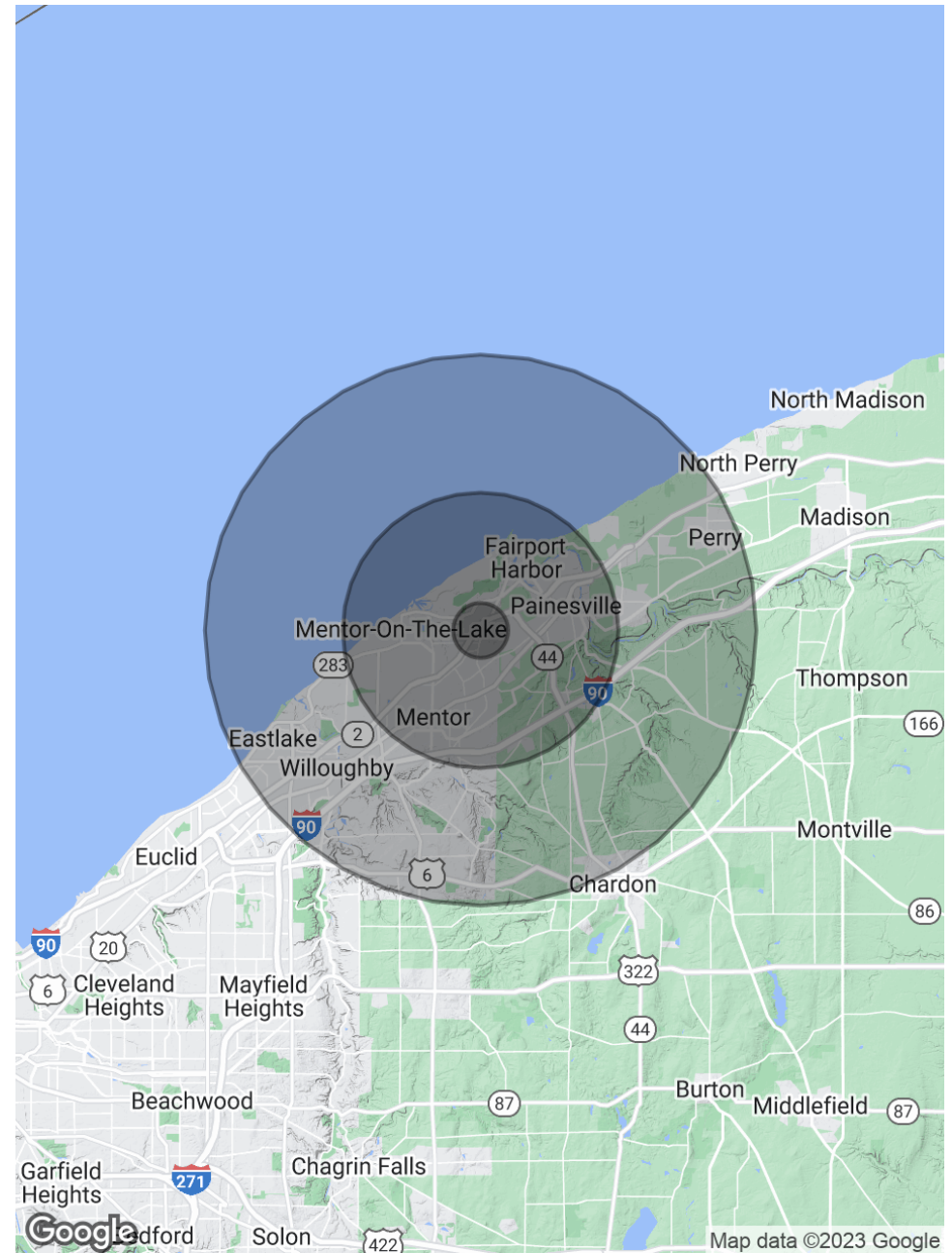
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,027	108,890	214,555
Average Age	45.5	41.2	41.7
Average Age (Male)	44.7	40.3	40.9
Average Age (Female)	45.8	42.2	42.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	792	43,577	86,622
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$79,320	\$69,773	\$71,889
Average House Value	\$203,367	\$192,091	\$211,783

\* Demographic data derived from 2020 ACS - US Census



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For additional information, contact:

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Principal

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