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216.381.8200

LOWE'S OUTPARCEL

Mentor, Ohio



HIGHLIGHTS

- **AVAILABLE:** Outparcel for ground lease only
- Situated in front of Lowe's at the southeast corner of Mentor Avenue (SR 20) and Old Johnnycake Ridge Road in Mentor
- Mentor is the sixth largest retail trade area in Ohio with 300+ retail businesses and sales approaching \$1.5 billion per year
- High-income area with strong population density
- Over 30,000 vehicles pass the site daily at the intersection of Mentor Avenue and Old Johnnycake Ridge Road

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2030 Projection	45,993	104,844	143,227
2025 Estimate	45,891	104,765	143,088
INCOME	3 MILE	5 MILE	7 MILE
2025 Average	\$110,728	\$104,791	\$104,727
2025 Median	\$95,375	\$85,142	\$84,703
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2025 Employees	22,133	45,048	57,029

LEASING INFORMATION

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CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

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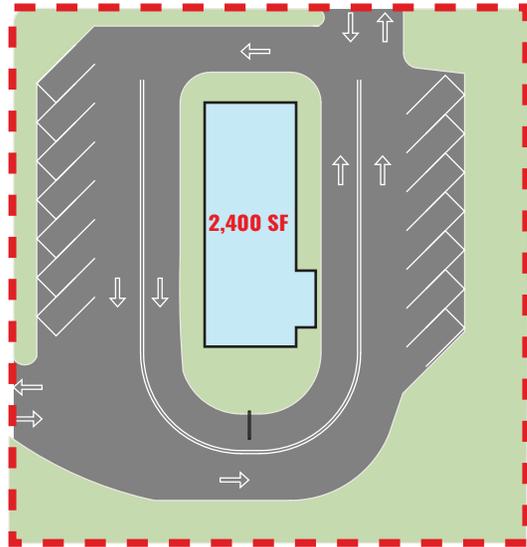
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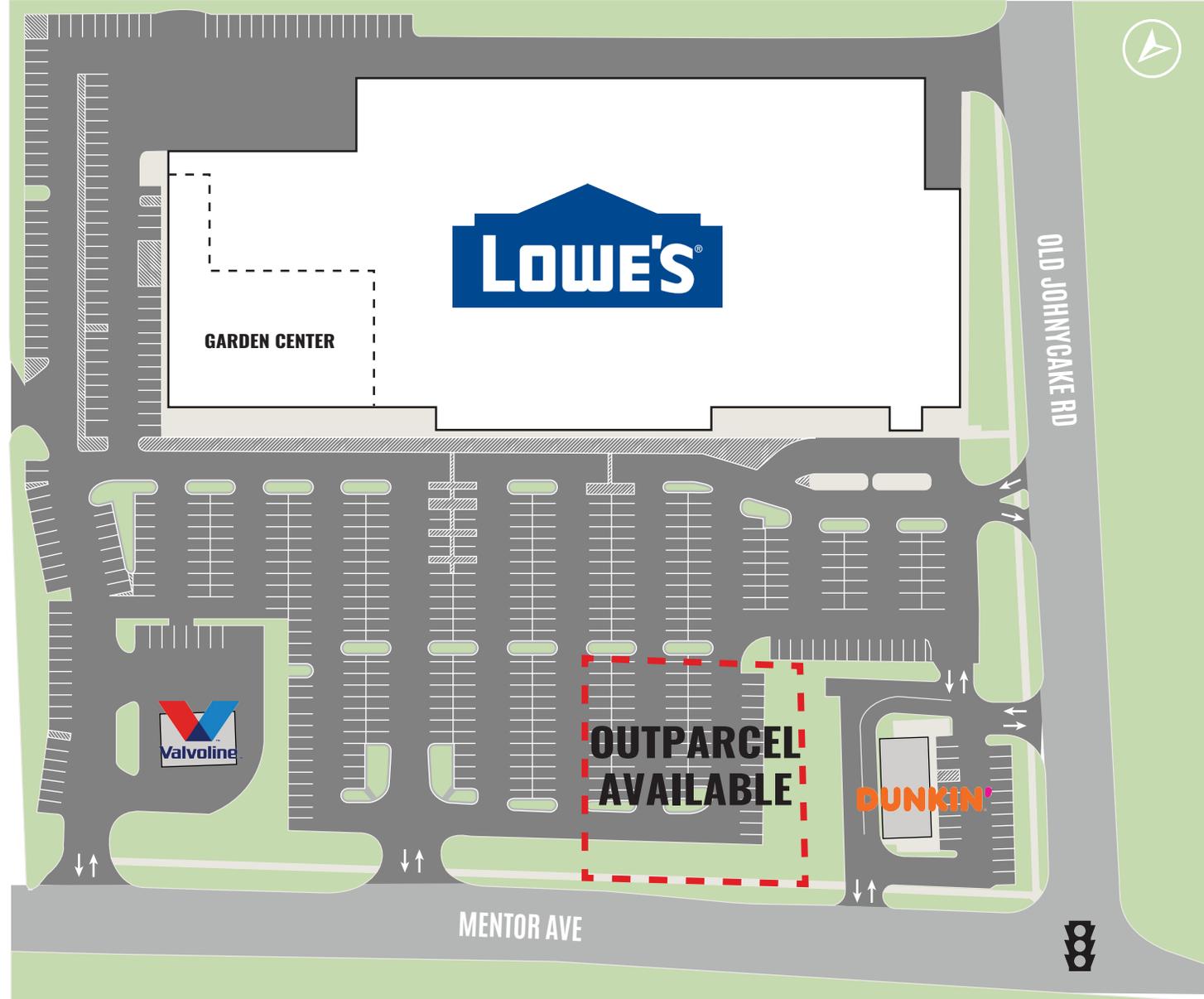
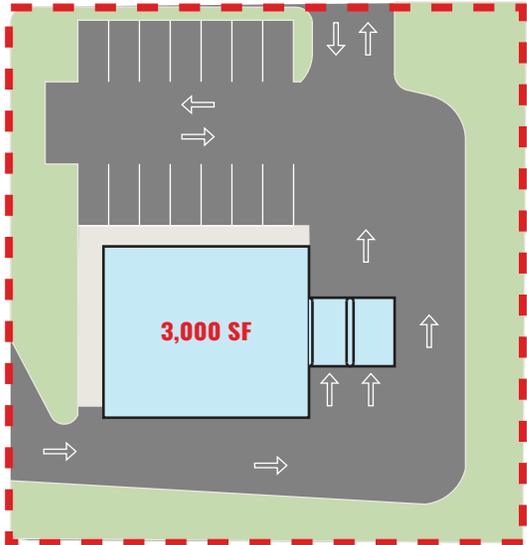
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OPTION 1 - Drive-Thru Layout



OPTION 2 - Bank Layout



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