DIFRANCO
COMMERCIAL REAL ESTATE

Google-Maps

7144 MENTOR AVE

LAND FOR SALE

7144 Mentor Ave.

Mentor, OH 44094

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7144 MENTOR

HIGHLIGHTS:

Price: $399,000

Zoning: B-2 Freeway Business

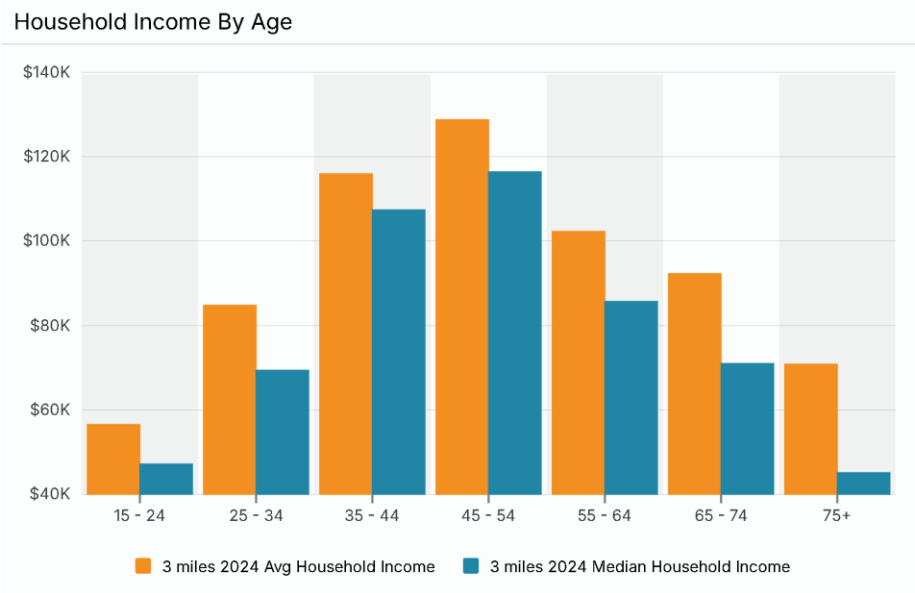
Land: 2.36 Acres

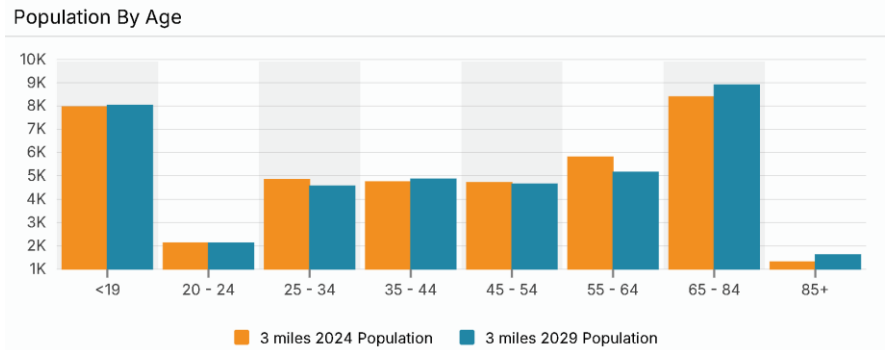
Parcel: 16-A-001-0-00-010-0

- ALL UTILITIES AT STREET
- Great for Retail, Medical, Office
- Multiple or single user opportunity
- Near multiple QSR Restaurants and Great Lakes Mall
- One of the densest retail markets in Northeast Ohio
- Existing retail site plan and elevation in place
- Strong demographics and high traffic location along Mentor Avenue.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Current	4,319	39,953	113,757
INCOME			
2024 Average	$97,427	$97,516	$91,846



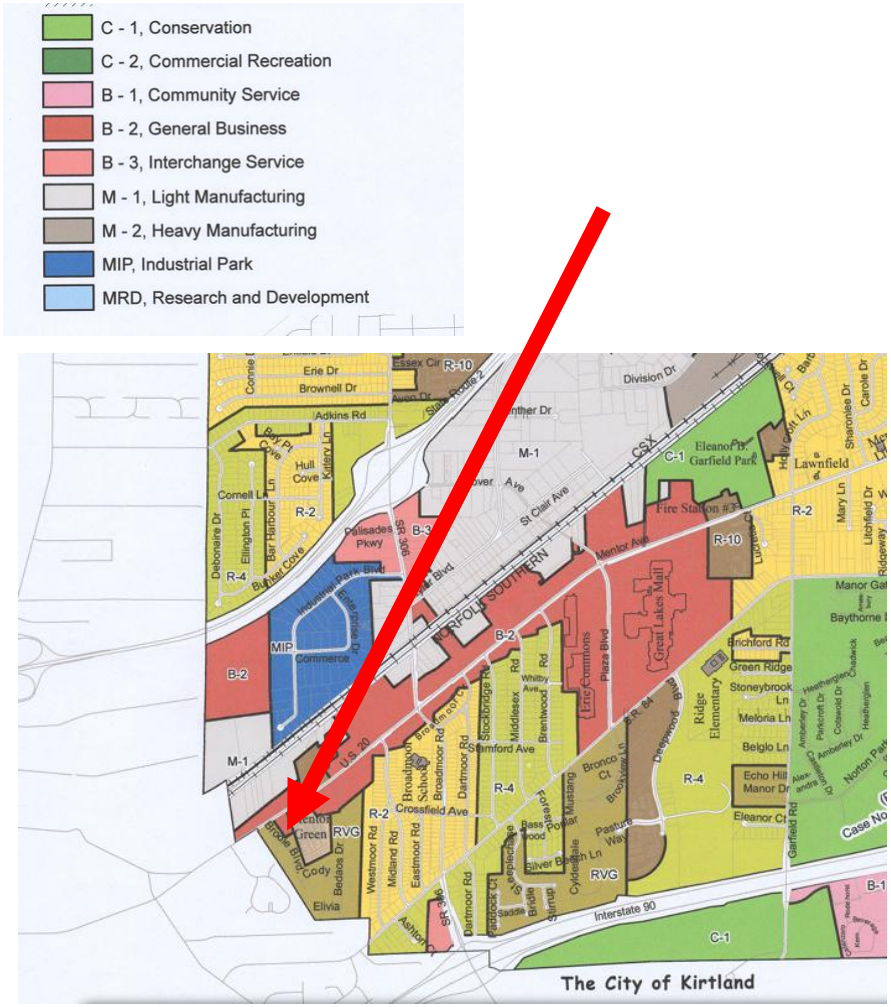


ZONING

Zoning: B-2 General Business

Sample Uses Permitted:

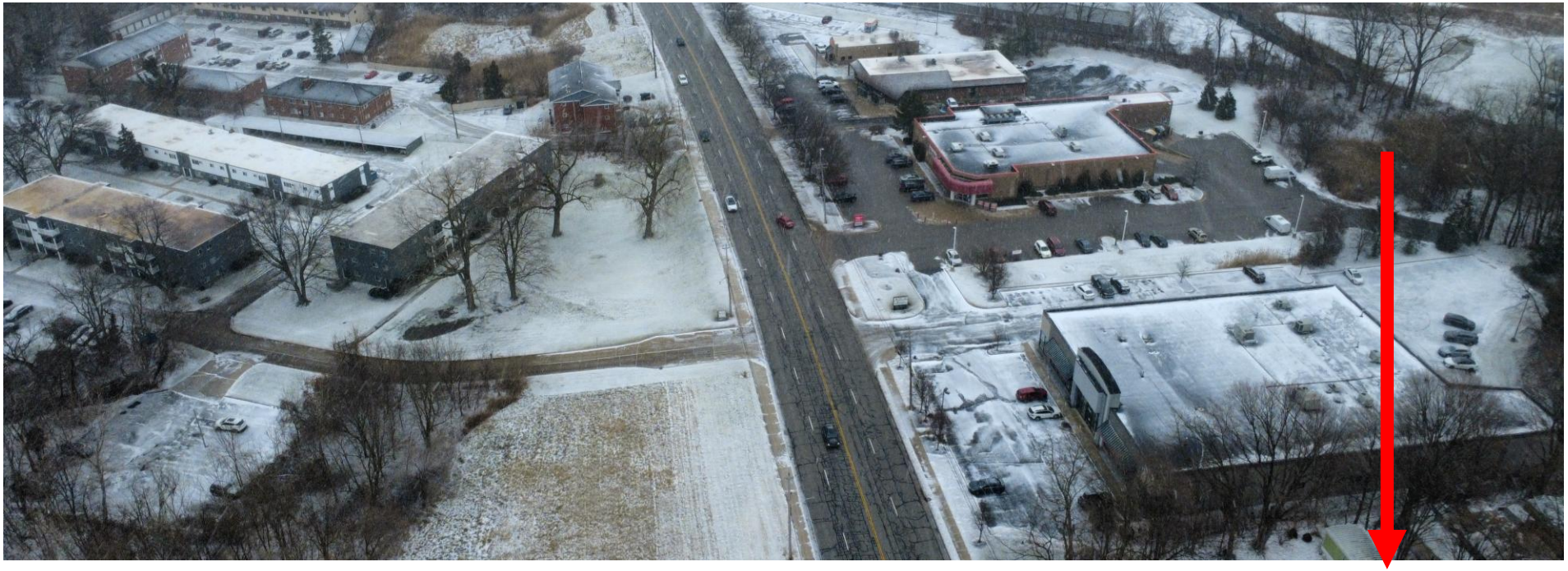
- Traditional retail stores
- Restaurants
- Private clubs
- Dry cleaners
- Furniture reupholstering
- Auction houses
- Funeral home (without crematory)
- Motels
- Nurseries for plants/flowers/shrubs
- Health spas
- Theaters
- Barber and beauty shops
- Assisted living facilities
- Non-traditional retail as accessory to primary retail use



Reference to specific zoning uses: LINK

* B-1 + B2

EAST/WEST VIEWS



PROPOSED RETAIL SITE PLAN

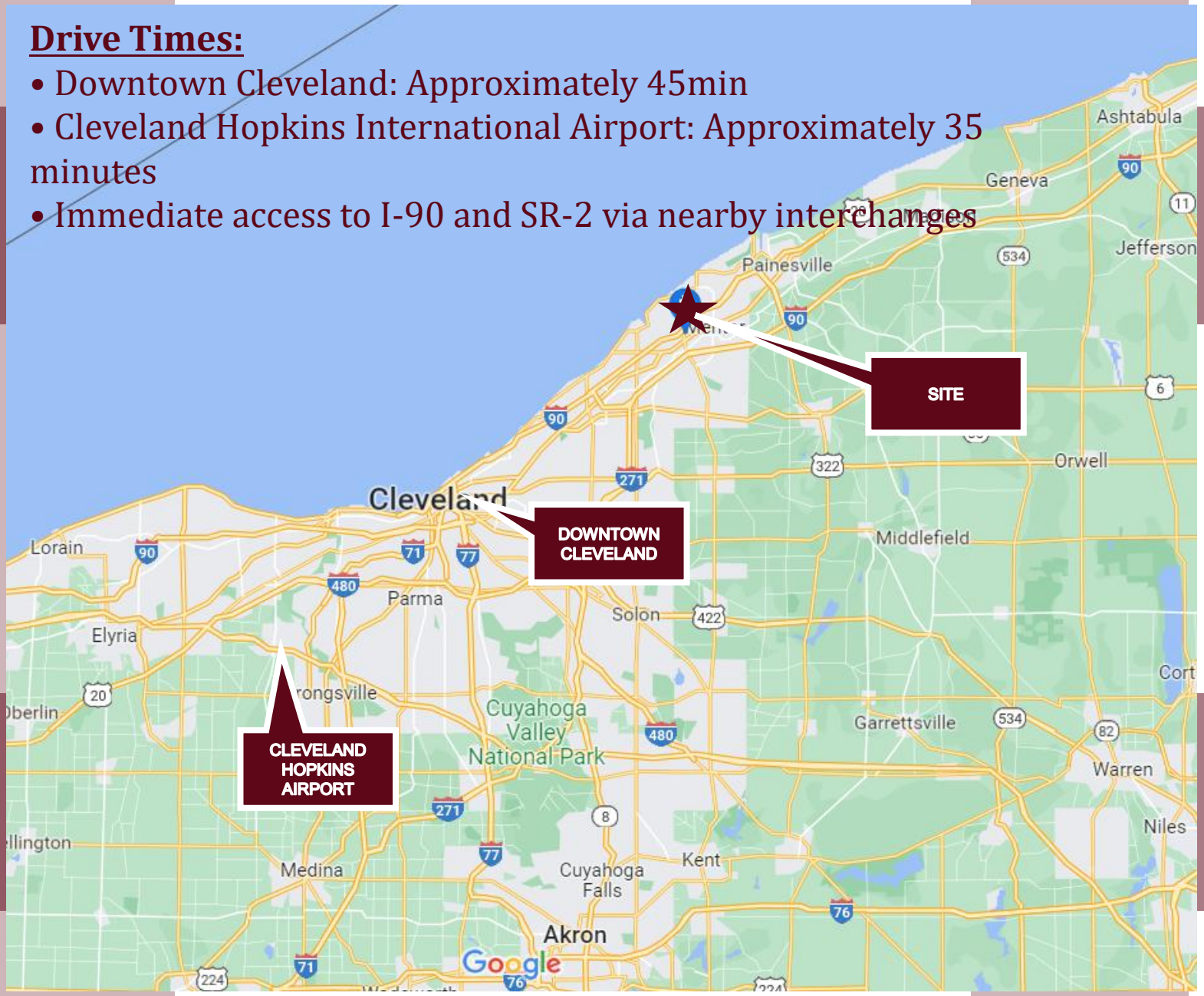
PROPOSED RETAIL ELEVATION

TRADE AERIAL

LOCATION MAPPING

Drive Times:

- Downtown Cleveland: Approximately 45min
- Cleveland Hopkins International Airport: Approximately 35 minutes
- Immediate access to I-90 and SR-2 via nearby interchanges



FOR MORE INFO

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