



## High Visibility Office Space

**6109 - 6111 HEISLEY ROAD  
MENTOR, OH 44060**

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**CBRE, Inc.**

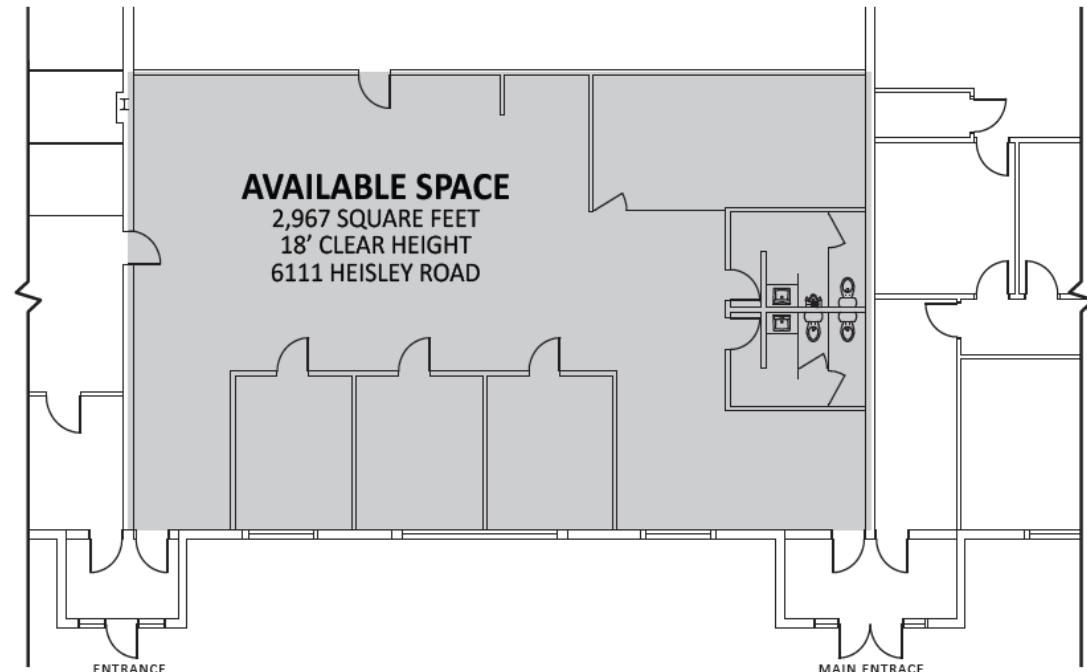
950 Main Avenue  
Suite 800  
Cleveland, Ohio 44113

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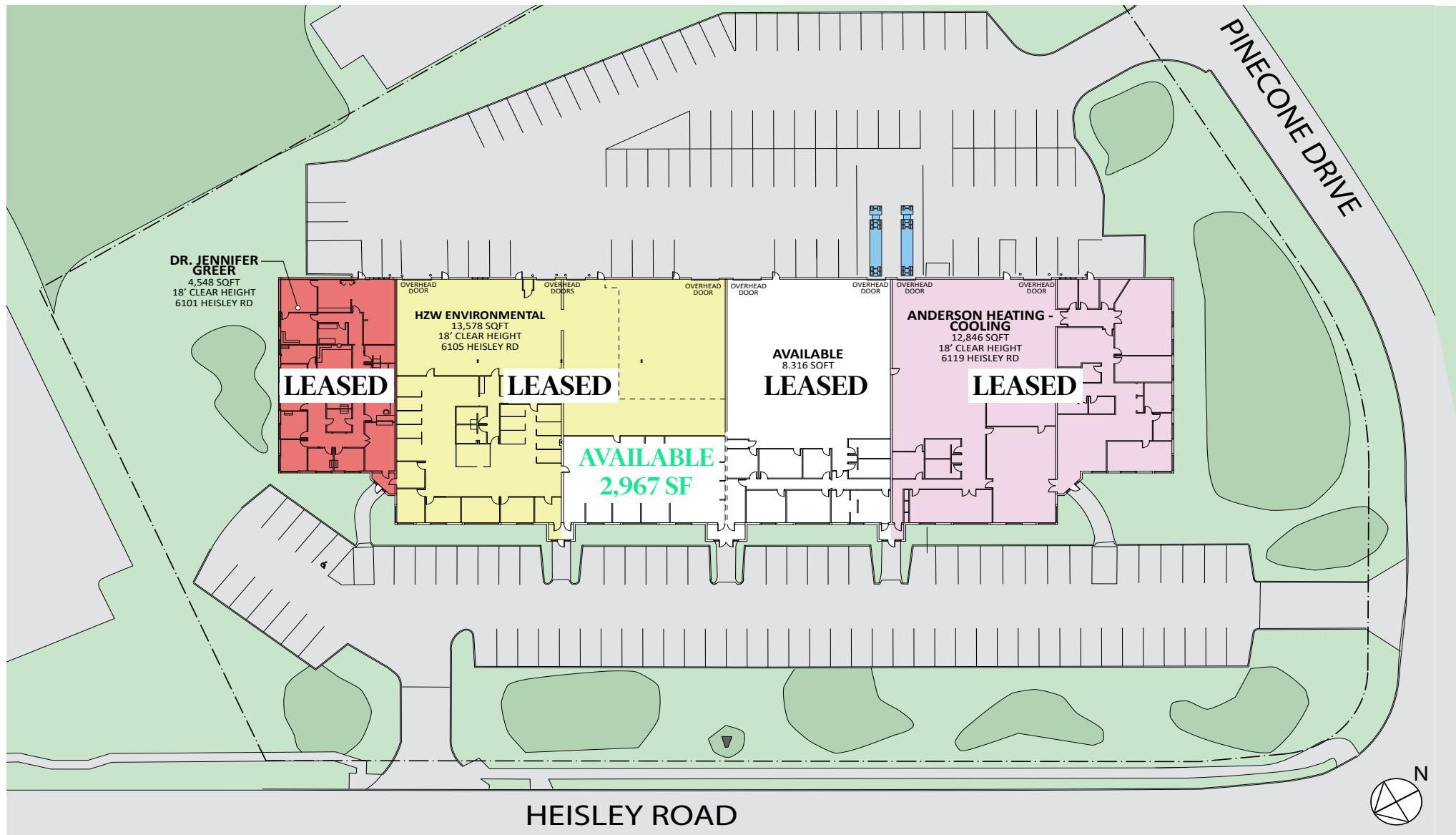
## PROPERTY OVERVIEW

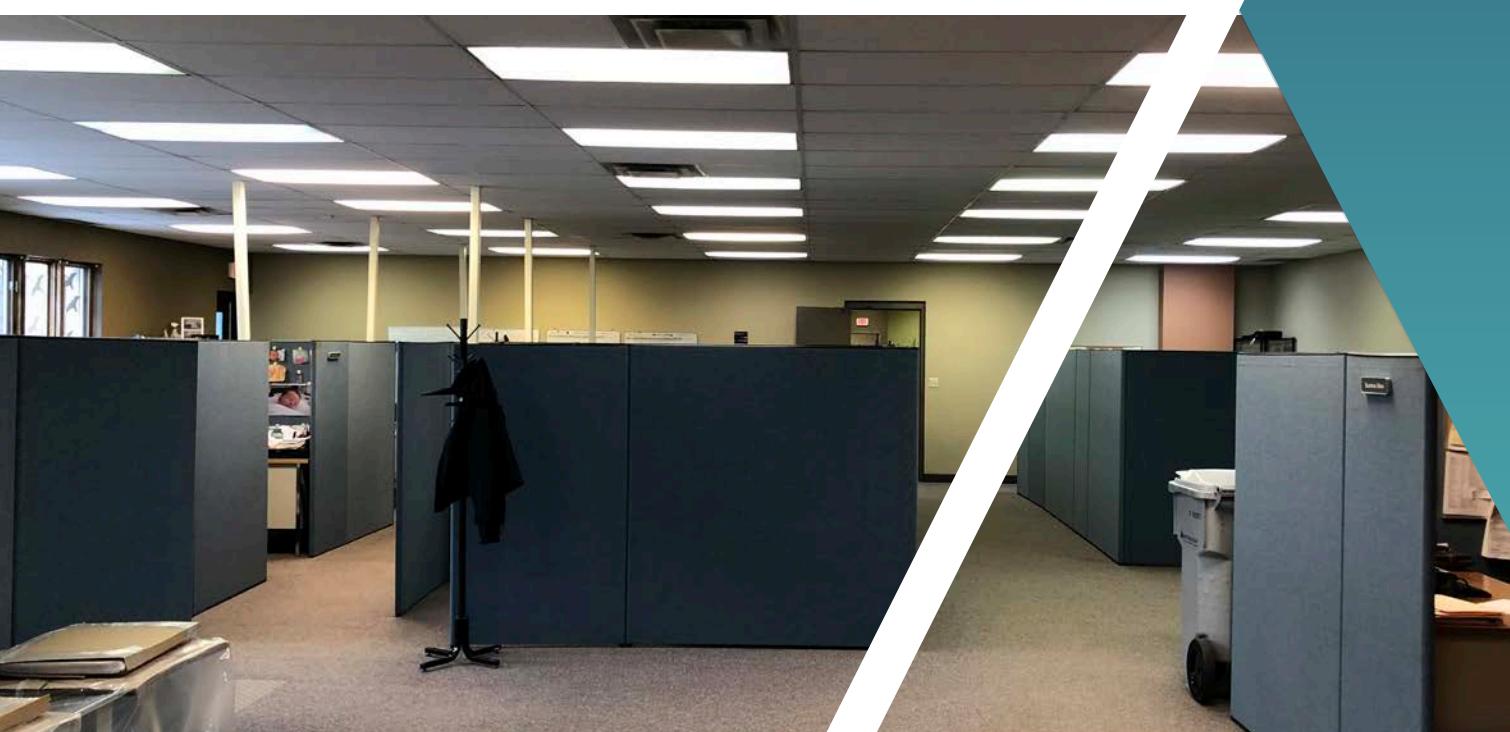
- Building Total Size: 42,500 SF
- Land Size: 4.00 Acres
- Total Space Available: 2,967 SF of Office Space
- Building Type: Multi-Tenant, Flex Building
- Year Built: 1990
- Construction: Masonry
- Parking: Ample Free Surface Parking
- Signalized Corner
- High-visibility
- High traffic count
- Power: 400A/240v/3p
- Lease Rate: \$8.50/SF NNN



# High Visibility - Office Space Floor Plan

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# Area Demographics

Demographic	1 Mile	3 Miles	5 Miles	10 Miles
2024 Businesses	248	2,245	4,036	7,645
2024 Employees	4,129	30,553	56,823	98,245
2024 Population	2,261	50,343	102,755	196,931
2024 Median Age	45.20	44.60	44.60	45.30
2024 Population 25 and Over	1,668	37,243	75,469	146,516
2024 Households	867	22,083	44,580	86,787
2024 Average Household Income	\$129,378	\$103,082	\$106,718	\$108,219
2024 Average Value of Owner Occ. Housing Units	\$296,961	\$267,225	\$286,389	\$293,458
2024 Daytime Population	6,679	54,274	103,854	187,841
Daytime Workers	5,635	31,092	56,141	97,577
Daytime Residents	1,044	23,182	47,713	90,264
2024 Average Household Size	2.59	2.25	2.27	2.25

