

**FOR SALE**  
**2.3 acres**

**300' +/- Frontage**

**MENTOR AVE**

**LAND FOR SALE**

*7144 Mentor Ave.*

*Mentor, OH 44094*



Google-Maps

**7144 MENTOR AVE**

# 7144 MENTOR

## HIGHLIGHTS:

Price: \$399,000

Zoning: B-2 Freeway Business

Land: 2.36 Acres

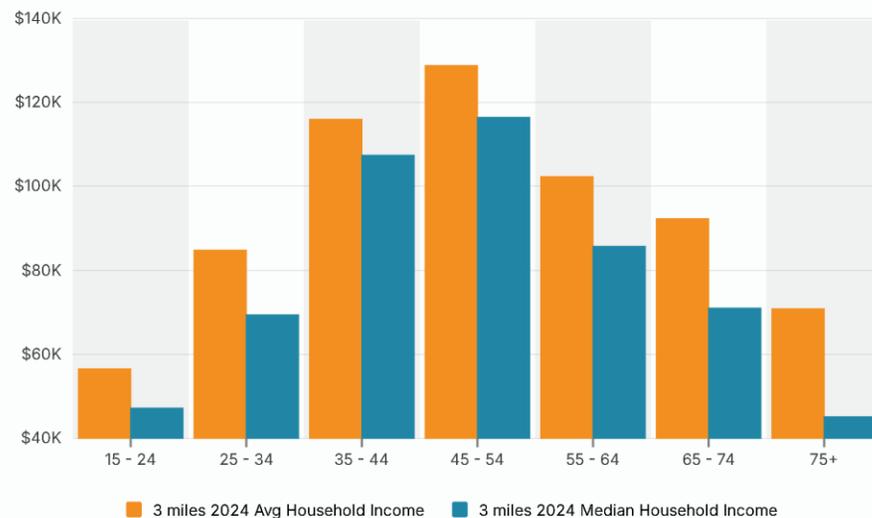
Parcel: 16-A-001-0-00-010-0

- 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.
- 300 ' +/- Frontage along Mentor Ave.

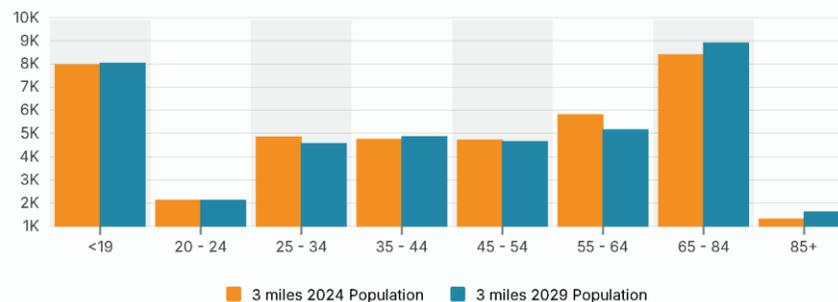
## DEMOGRAPHICS

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

Household Income By Age



Population By Age

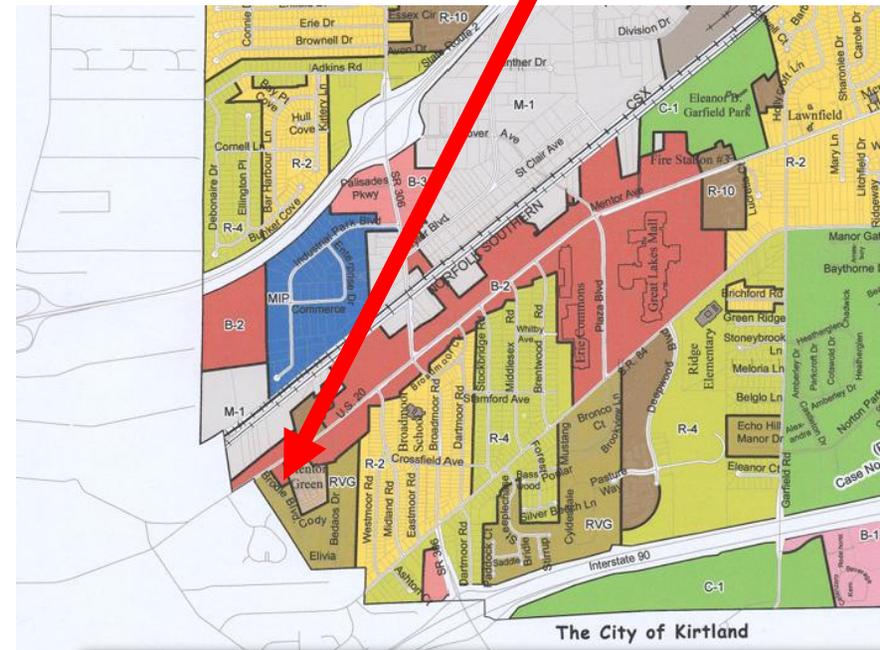


# ZONING

## 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 ELEVATION



# TRADE AERIAL



7144 Mentor

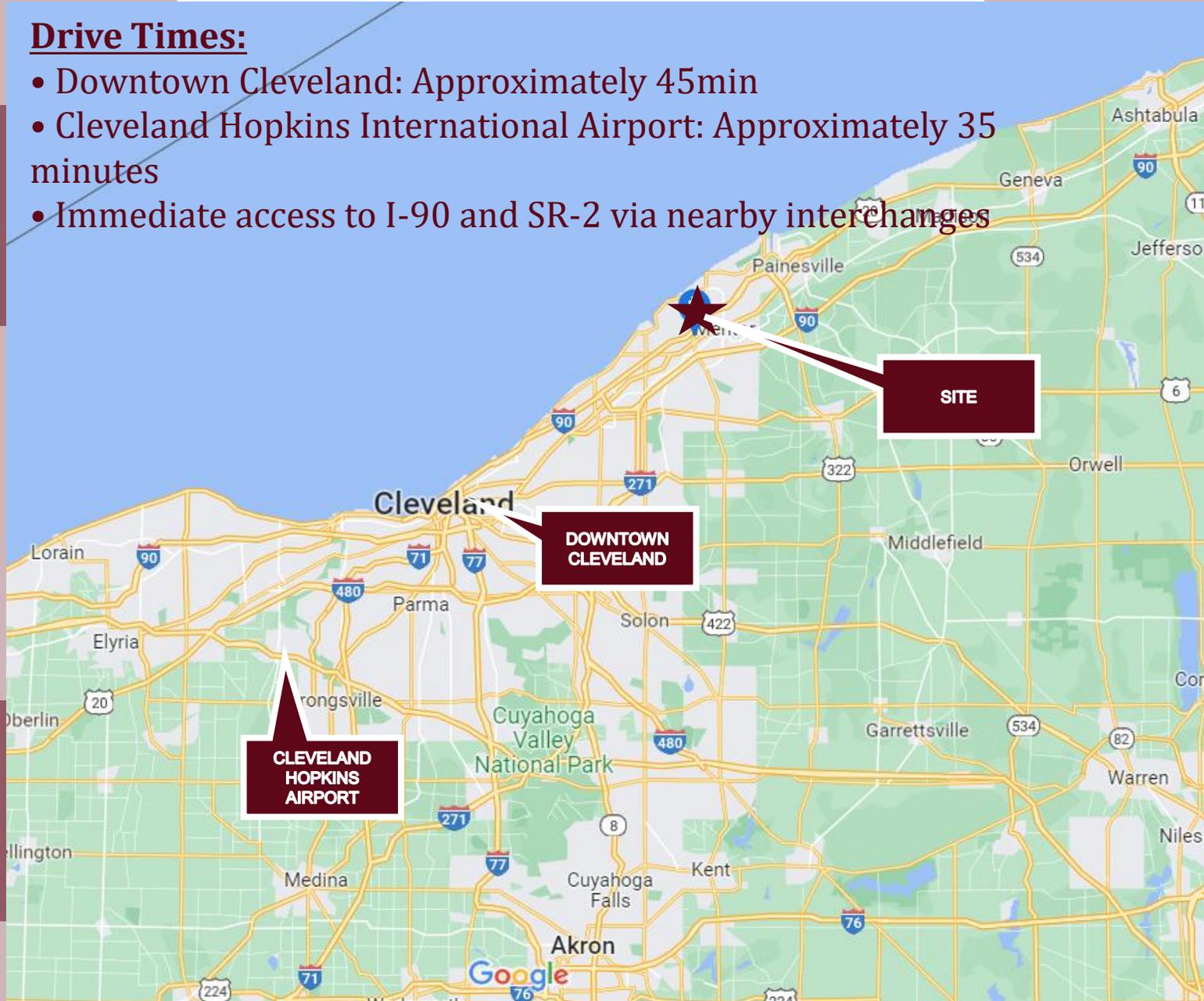
160+ Recently built single family homes

GREAT LAKES MALL

# 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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