



For Sale

85,481 SF Two-Story Building on 9.32 Acres
9000 Mentor Ave, Mentor, OH

 **JLL** SEE A BRIGHTER WAY

9000 Mentor Ave / Mentor, OH

Two-Story Building
85,481 SF

Asking Price

\$2,900,000



Property overview

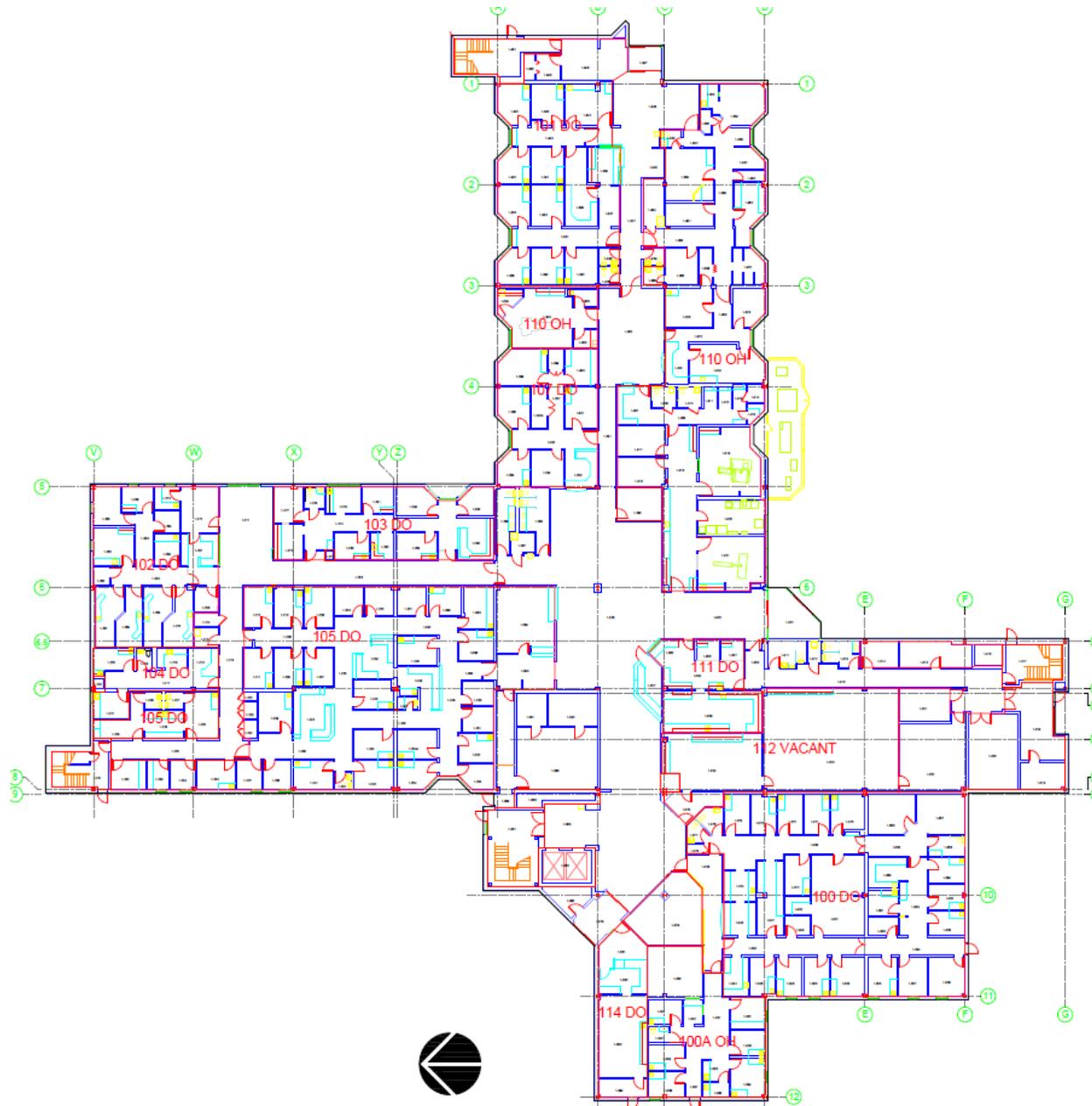
- Two-Story Building consisting of 85,481 SF
- 9.32 Acres
- Built in 1991
- Zoning: B-2 General Business
- Redevelopment Opportunity
- Ample parking



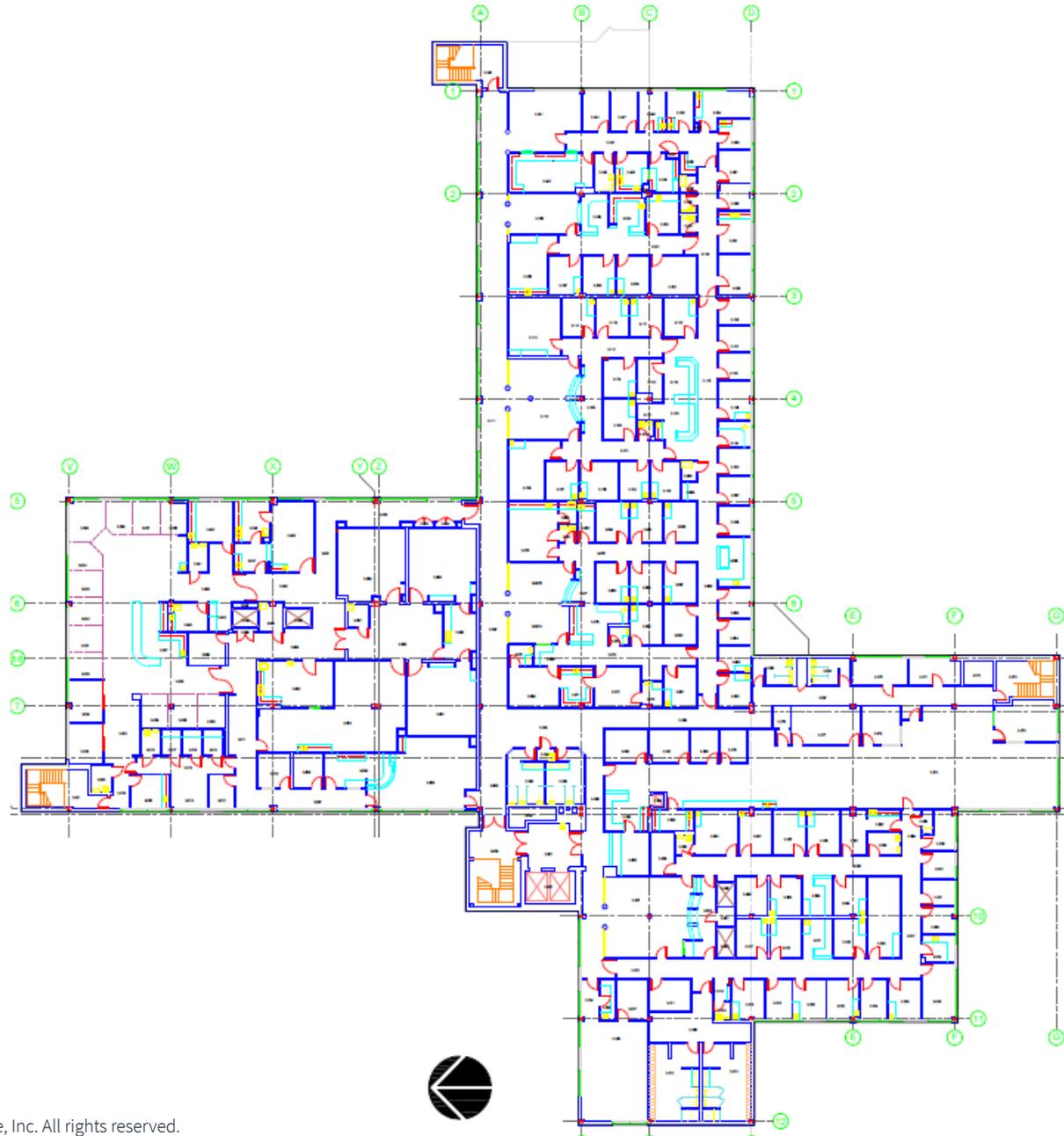
Property photos



1st Floor - 42,986 SF



2nd Floor - 42,518 SF



Demographics



Population

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
5,511	106,491	225,988



Daytime Population

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
8,077	105,503	212,020



Daytime Workers

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
5,371	57,882	108,508



Number of Households

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
2,543	46,587	99,453



Average Household Income

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
\$105,087	\$113,835	\$107,981



Median Household Age

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
48.4	45.3	45.3

JLL

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