

FINAL SPACE AVAILABLE AT NORTHGATE PLAZA!

9201 MENTOR AVENUE, MENTOR, OHIO

FOR LEASE



RETAIL SPACE AVAILABLE
AT NORTHGATE PLAZA!

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CBRE

THE OPPORTUNITY

- Final 2,700 SF retail space available
- Join Staples, GameStop, Pulp, Leslie's Pool, T-Mobile & more across from the brand new Meijer!
- High traffic counts of 20,811 VPD on Mentor Ave (Source ODOT)
- Pylon signage available!
- Mentor is one of the largest retail markets in the state. Neighboring retailers include Walmart, TJ MAXX, Meijer, Party City, PetSmart, Target, Kohls, HomeGoods, Ulta & more!
- Neighboring restaurants include Chipotle, Panda Express, Five Guys, Applebees, Bob Evans, Boston Market, Chick Fil A, Longhorn and more!
- The site has a 5 mile population of 106,319 and daytime population of 109,883 people.
- The site has a 5 mile average household income of \$112,238.



QUICK STATS - 5 MILE RADIUS



DAYTIME
POPULATION

109,883



POPULATION

106,319



HOUSEHOLDS

46,212



POPULATION
25 & OVER

78,662



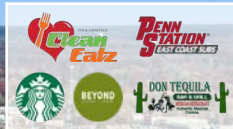
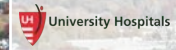
AVG. HOUSEHOLD
INCOME

\$112,238

INTERIOR PICTURES



AERIAL



2,700 SF
AVAILABLE



MENTOR AVE - 20,177 VPD



AERIAL



2,700 SF
AVAILABLE

MENTOR AVE - 20,177 VPD



RETAIL TRADE AERIAL

MENTOR – GREAT LAKES MALL RETAIL TRADE AREA

TRADE AREA INFO

Mentor Ave & Center St
(3 Miles)

- Population: 43,952
- Daytime Population: 45,564
- Total Households: 18,350
- Median HH Income: \$72,499
- Average HH Income: \$90,699
- Total Businesses: 2,148
- Total Employees: 34,865

HOTELS

11 Hotels/943 Rooms
(Source, CoStar)

1. Super 8 - 63
2. Holiday Inn - 132
3. Best Western - 50
4. Residence Inn - 96
5. Hampton Inn - 90
6. Wingate - 83
7. Comfort Inn - 55
8. Holiday Inn Express - 84

Not on map:

- Mentor Home Inn - 70
- Days Inn - 112
- Red Roof Inn - 108

Planned:

- Home2 Suites - N/A

MAJOR EMPLOYERS

1. STERIS - 1,043
2. TriPoint Medical Center - 825
3. Lincoln Electric - 540
4. NHVS International Inc. - 325
5. Avery Dennison - 300

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Updated: March 22, 2024 (MOS#)



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	6,031	43,955	106,319
2025 Daytime Population	8,538	51,517	109,883
2025 Households - Current Year Estimate	2,673518	18,974	46,212
2025 Average Household Income	\$108,817	\$120,834	\$112,238
2030 Average Household Income Projection	\$120,245	\$133,567	\$124,703
2025 Median Household Income	\$88,154	\$99,290	\$83,303
2025 Per Capita Income	\$48,791	\$52,342	\$48,947
2025 Population 25 and Over	4,56269	33,056	78,662

CONTACT US

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