

OFFERING MEMORANDUM

RETAIL PROPERTY



Subject Property



For Lease: Call For Details | For Sale: \$1,750,000

7834 REYNOLDS RD. MENTOR, OH 44060

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INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS:

- Uniquely zoned as: M-1 (light manufacturing), which is ideal for another restaurant, office, or other commercial/industrial use - ask agent for details
- Significant parking and land - the land area and parking availability provide flexibility for expansion, alternative uses, or repositioning
- Within 5 miles, there are over 53,000 households which hold a median income of \$85,628, sitting above the national average

LOCATION HIGHLIGHTS:

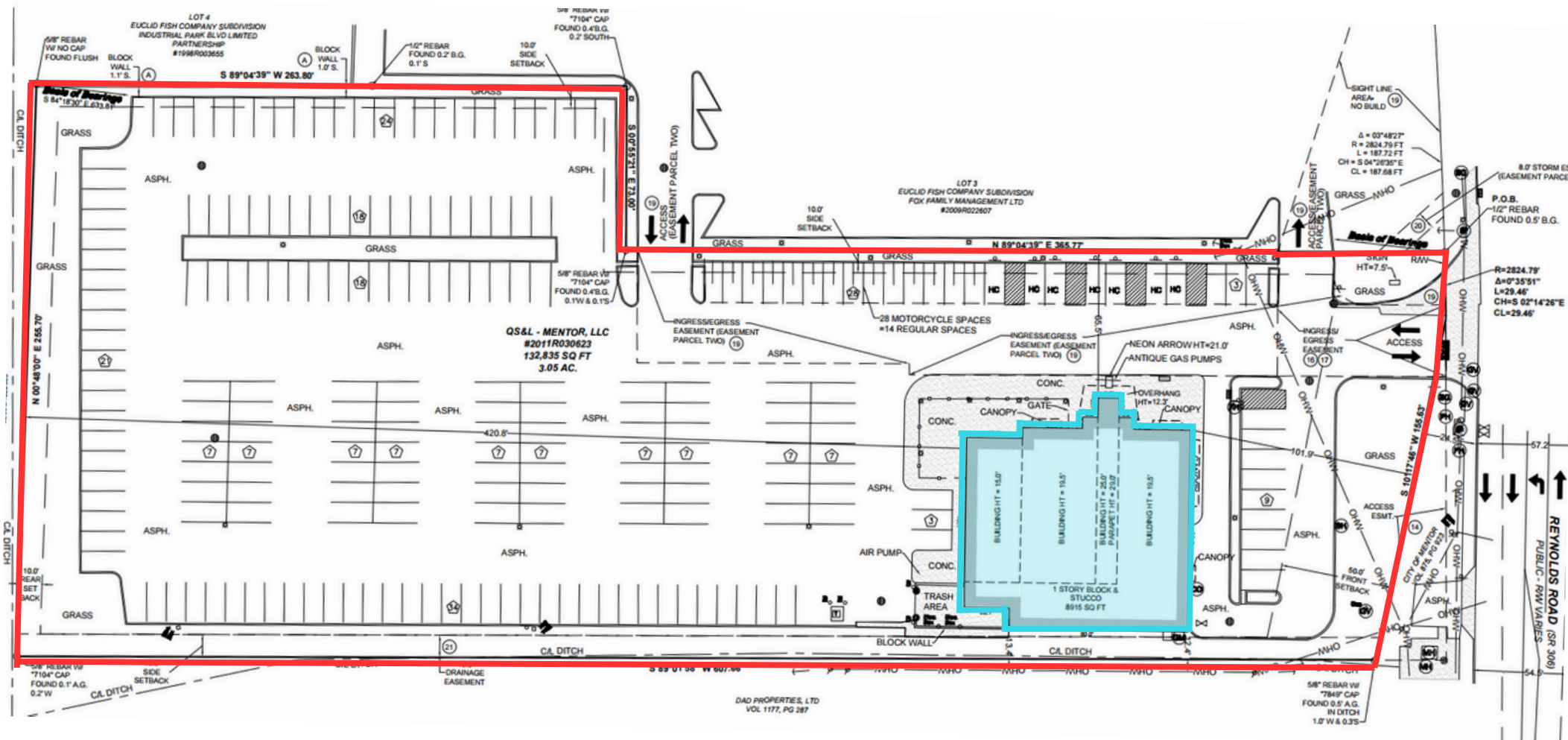
- Prominent location at the intersection of Tyler Blvd. and Reynolds Rd., providing excellent visibility
- Part of the strong Northeast Cleveland market, which boasts **42M non-resident visitors** per year (+1.9% YOY)
- Adjacent restaurants rank in the **90th percentile** among Ohio locations
- The nearby Points East Shopping Center, located at the intersection of Reynolds Rd. and Mentor Ave., ranks in the **85th percentile** for visitation in Ohio and the **82nd percentile** nationwide (0.4mi from subject property)
- Cleveland MSA has a total population over 2.1M and hosts over **114.9M non-resident visitors** per year

PROPERTY SPECIFICATIONS

ADDRESS:	7834 Reynolds Rd. Mentor, OH 44060
SITE AREA:	8,915 SF
EXTERIOR WALLS:	Reinforced Concrete
ZONING:	M-1 (Light Manufacturing)
STORIES:	1
TENANCY:	Single
UTILITIES:	Public
PARKING:	235 Spaces
ACRES:	3.05
USAGE:	Restaurant, Office, and Other Commercial/Industrial (Ask Agent for Details)
YEAR BUILT/ RENOVATED:	2009

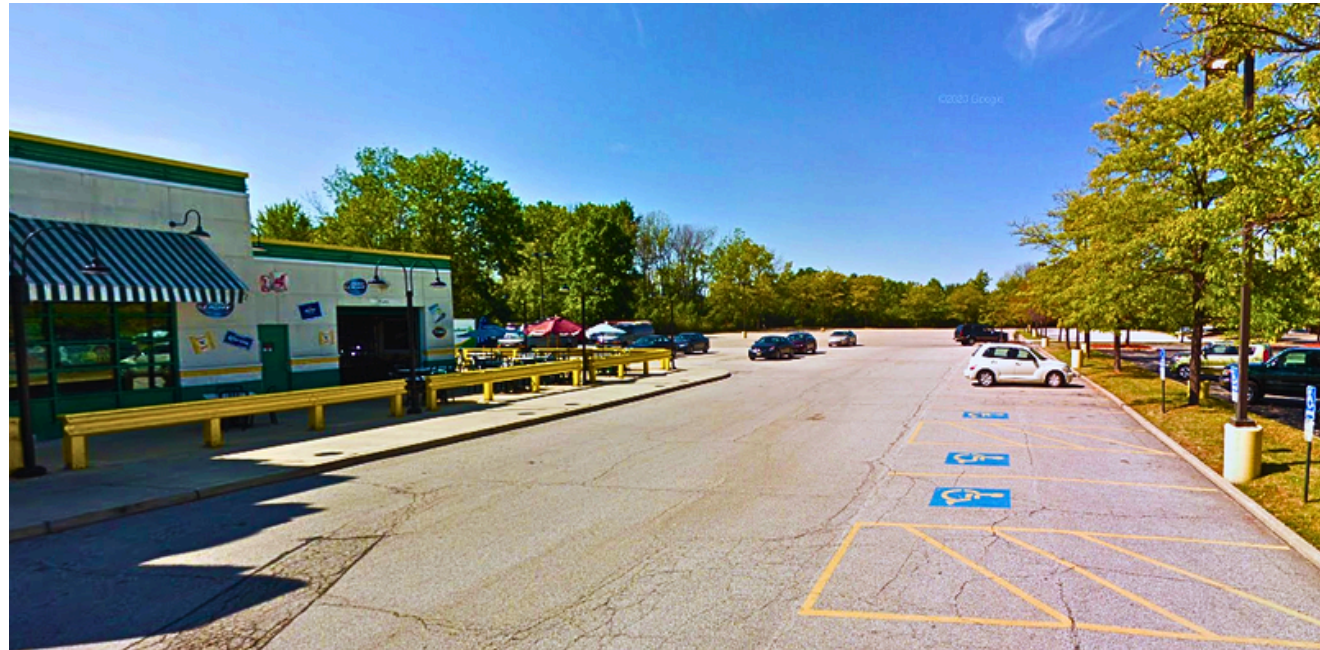
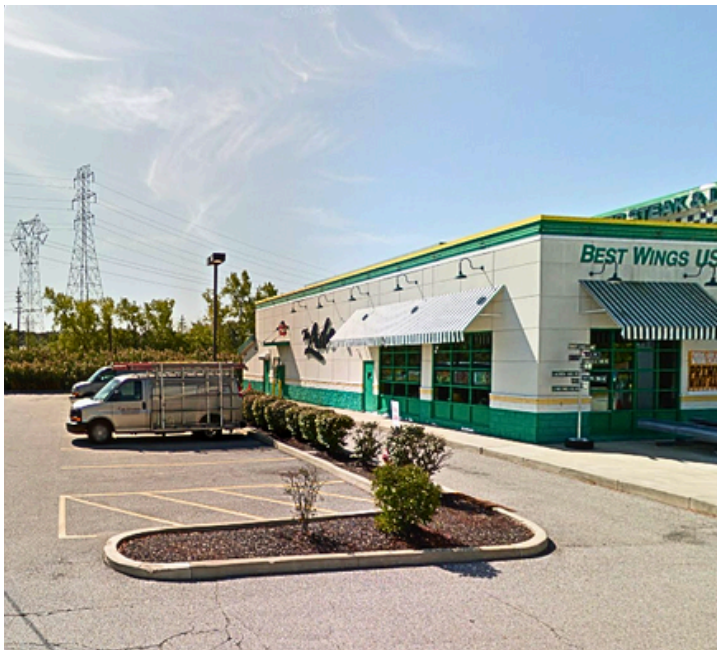


SITE PLAN



8,915 SF | 3.05 Acres

PROPERTY PHOTOS



AERIAL OVERVIEW



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	MSA
2030 Projection	4,578	48,695	110,247	2,161,439
2025 Estimate	4,561	48,731	110,520	2,167,037
2020 Census	4,585	48,680	110,983	2,185,825

POPULATION PROFILE	1 MILE	3 MILES	5 MILES	MSA
No High School Diploma	5%	4%	4%	7%
High School Graduate	26%	29%	30%	29%
Some College / Associate’s Degree	31%	32%	31%	28%
Bachelor’s Degree & Beyond	38%	35%	35%	35%

*MSA refers to Cleveland, OH

HH INCOME	1 MILE	3 MILES	5 MILES	MSA
2028 Average	\$117,950	\$119,826	\$115,644	\$116,249
2028 Median	\$88,286	\$87,981	\$85,628	\$80,108
2028 Per Capita	\$53,985	\$55,915	\$54,442	\$50,769

HOUSEHOLDS	1 MILE	3 MILES	5 MILES	MSA
2030 Projection	2,173	23,606	53,960	1,033,051
2025 Estimate	2,130	23,217	53,171	1,023,985
2020 Census	2,090	22,602	52,089	1,014,306

AREA TRAFFIC	VEHICLES PER DAY
Reynolds Rd.	29,942
Tyler Blvd.	11,859
Lakeland Freeway	66,063
Mentor Ave.	16,562



MARKET OVERVIEW

MENTOR, OH

Mentor, Ohio, is a dynamic suburban community located along the shores of Lake Erie, approximately 25 miles northeast of downtown Cleveland. As one of the largest cities in Lake County, Mentor serves as a key commercial and industrial hub within the Greater Cleveland metropolitan area, offering businesses excellent connectivity, a skilled workforce, and a strong local economy. The city benefits from direct access to major transportation corridors, including Interstate 90 and State Routes 2 and 44, allowing for efficient regional and interstate travel.

Mentor boasts a well-diversified economic base supported by manufacturing, healthcare, retail, and professional services. The city is home to over 1,700 businesses, including several national and international companies, and continues to attract new investment due to its pro-business climate and modern infrastructure. Mentor's well-planned industrial parks and robust utilities network make it an ideal location for both established enterprises and expanding operations.

The area's demographics reflect a high quality of life, with a well-educated population and strong median household incomes that drive a stable consumer market. Retail activity is anchored by the successful Mentor retail corridor along Mentor Avenue, featuring major national tenants, regional shopping centers, and a growing mix of restaurants and specialty retailers.

Beyond its economic strengths, Mentor offers an exceptional community environment with highly rated schools, abundant parks, and access to Lake Erie's recreational amenities. The city's ongoing focus on business retention, infrastructure investment, and workforce development continues to reinforce its reputation as one of Northeast Ohio's most attractive markets for business and real estate investment.



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