

LEASE

1,750 SF - 3,500 SF AVAILABLE FOR RENT

7591 Tyler Boulevard Mentor, OH 44060



PROPERTY HIGHLIGHTS

- Two contiguous inline spaces available, each 1,750 SF or 3,500 SF total.
- UNIT 2 Available: Immediately
UNIT 3 Available: Feb. 1, 2026
- Each unit has large, grade-level manual overhead door, standard door entry, and dimensions of 29' width x 60' depth.
- 11' + clear height / 13' + to deck
- Property Under New Management
- Tenant responsible for utilities
- 5 minute drive time to I-90 Interchange
- Over 1,700 companies with more than 59,000 employees, including major corporations, manufacturers, retailers, specialty shops and small businesses, call Mentor their home.

OFFERING SUMMARY

Lease Rate:	\$1,250.00/mo. (MG) Each Unit
Available SF:	1,750 - 3,500 SF
Zoning:	M-1 Light Manufacturing

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,182	44,809	120,306
Total Population	5,203	100,421	272,928
Average HH Income	\$115,416	\$107,055	\$101,772
Total Businesses	494	4,771	9,488
Total Employees	11,817	63,389	134,283

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