

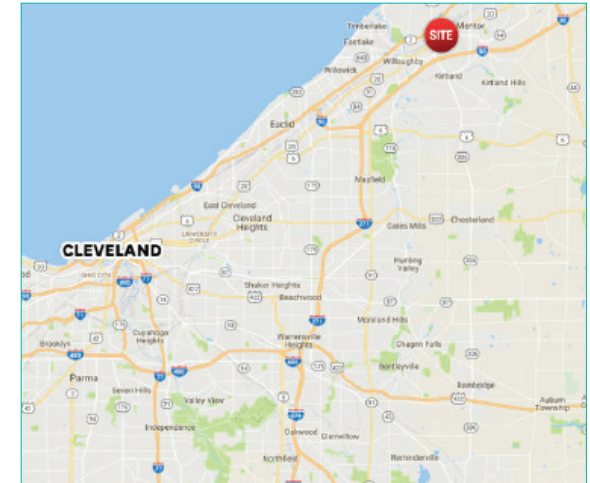
Former Gander Outdoors

9620 Diamond Centre Dr., Mentor OH 44060

MSA: CLEVELAND-ELYRIA MSA

LATITUDE: 41.714580 LONGITUDE: -81.292940

- **PROPERTY AVAILABLE**
- 32,040 SF Former Gander Outdoors on 3 acres
- Mentor is a growth and target expansion market for retailers, with new national tenants: Menards, Meijer, LA Fitness, and more.



LOCATION

9620 Diamond Centre Dr. | Mentor, OH 44060

HIGHLIGHTS

- Former 32,040 SF Gander Outdoors situated on 3 Acres
- Located on Diamond Centre Drive in the Diamond Centre development in Mentor, Ohio. Diamond Centre is a 70-acre, mixed-use, commercial development
- Retailers include: Sam's Club, The Home Depot, Atlas Cinemas, Menards, retail shops, restaurants, hotels, Cobblestone Court Luxury Apartments (530+ units), and an assisted-living facility
- Mentor is the 6th largest retail sales trade area in the State of Ohio, only behind Columbus, Cincinnati, Toledo, Cleveland, and Akron
- Asking \$11.00 psf NNN (RET \$2.30 psf)
- Zoning B2 General Business

TRAFFIC COUNTS

Heisley Rd = 19,750 VPD

DEMOGRAPHICS

2019 Estimates	1 mile	3 mile	5 mile
Population	4,269	50,200	97,500
Households	1,597	20,614	40,495
Average HH Income	\$92,233	\$80,968	\$89,138
Daytime Employees	5,197	31,644	50,129

CONTACT

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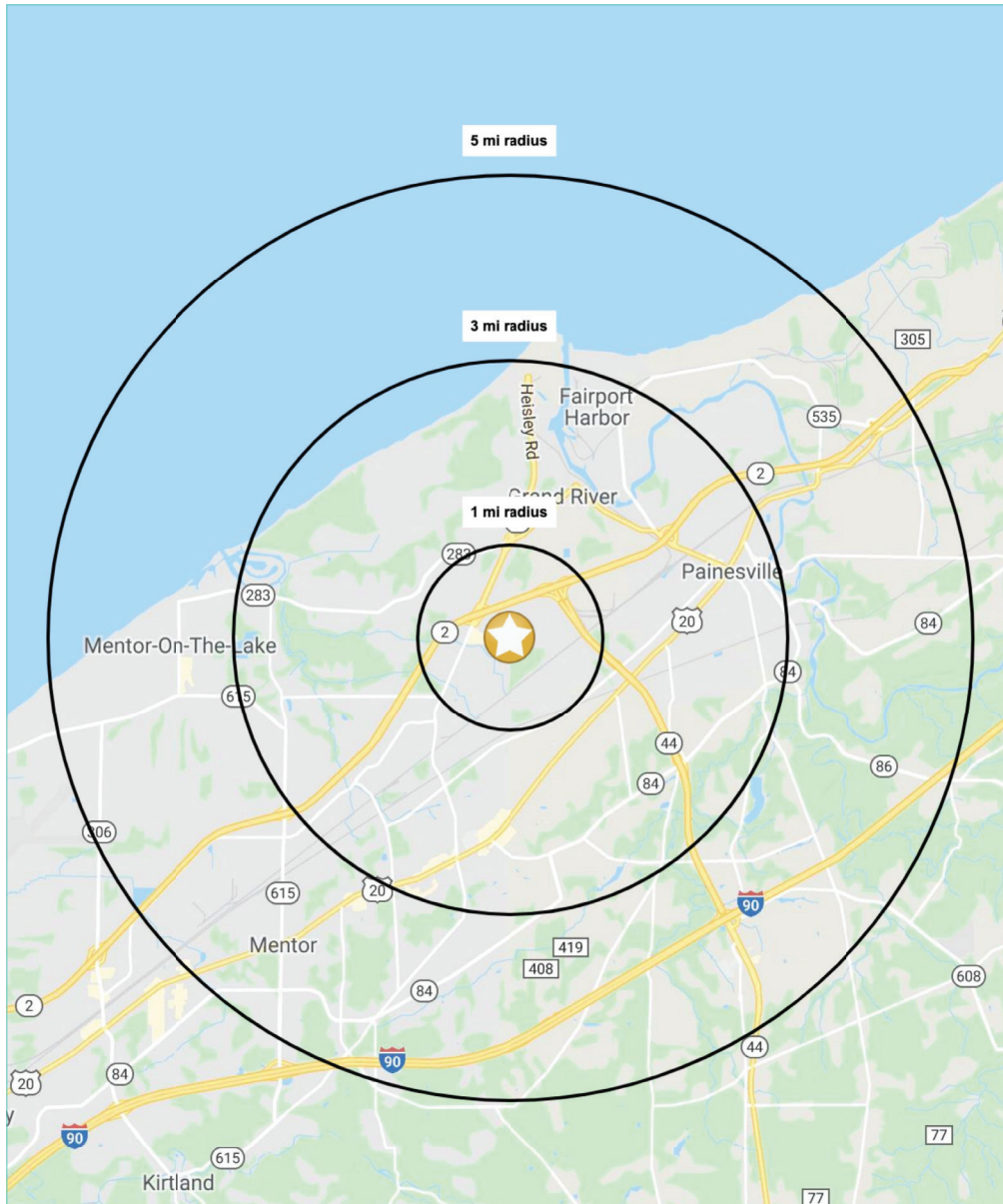


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Anchor



SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 41.7142/-81.2923

9620 Diamond Centre Dr

Mentor, OH 44060

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	4,269	50,200	97,500
	2024 Projected Population	4,279	50,897	98,290
	2010 Census Population	3,311	50,201	97,877
	2000 Census Population	1,528	48,506	96,693
	Projected Annual Growth 2019 to 2024	-	0.3%	0.2%
	Historical Annual Growth 2000 to 2019	9.4%	0.2%	-
HOUSEHOLDS	2019 Median Age	35.8	39.5	41.8
	2019 Estimated Households	1,597	20,614	40,495
	2024 Projected Households	1,621	21,101	41,233
	2010 Census Households	1,234	19,676	38,636
	2000 Census Households	549	18,451	36,538
	Projected Annual Growth 2019 to 2024	0.3%	0.5%	0.4%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2019	10.0%	0.6%	0.6%
	2019 Estimated White	89.1%	81.1%	86.9%
	2019 Estimated Black or African American	5.0%	8.0%	5.3%
	2019 Estimated Asian or Pacific Islander	2.6%	1.4%	1.7%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.1%
	2019 Estimated Other Races	3.1%	9.2%	6.1%
INCOME	2019 Estimated Hispanic	4.3%	11.8%	7.8%
	2019 Estimated Average Household Income	\$92,233	\$80,968	\$89,138
	2019 Estimated Median Household Income	\$85,939	\$69,333	\$74,966
EDUCATION (AGE 25+)	2019 Estimated Per Capita Income	\$34,513	\$33,457	\$37,152
	2019 Estimated Elementary (Grade Level 0 to 8)	0.4%	2.7%	2.1%
	2019 Estimated Some High School (Grade Level 9 to 11)	1.7%	6.4%	5.6%
	2019 Estimated High School Graduate	25.2%	31.7%	30.0%
	2019 Estimated Some College	21.6%	21.6%	21.2%
	2019 Estimated Associates Degree Only	7.4%	9.3%	10.2%
BUSINESS	2019 Estimated Bachelors Degree Only	25.0%	17.4%	19.3%
	2019 Estimated Graduate Degree	18.6%	11.0%	11.6%
	2019 Estimated Total Businesses	355	2,470	3,931
	2019 Estimated Total Employees	5,197	31,644	50,129
	2019 Estimated Employee Population per Business	14.6	12.8	12.8
	2019 Estimated Residential Population per Business	12.0	20.3	24.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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