

5.68 AC DEVELOPMENT SITE

8366 BELLFLOWER ROAD, MENTOR, OHIO 44060

CBRE

FOR SALE

OLLIE'S
Bargain
OUTLET

Gabe's

BIG LOTS!

Audi logo

Honda logo

O'Reilly AUTO PARTS

MENTOR
HIGH SCHOOL

12,837 VPD

SITE

CLASSIC AUTO GROUP

Chevrolet logo, Toyota logo, Ford logo, VW logo, Cadillac logo, Genesis logo, Hyundai logo, Mazda logo

giant eagle

getGo

Cane's

University Hospitals Urgent Care

Wendy's

29,188 VPD

TACO BELL

NISSAN

2

57,314 VPD

Center St

Bellflower Rd

EXCLUSIVE CONTACTS:

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THE OPPORTUNITY

- Highway Visible 5.68 AC Development Site Available For Sale
- Sale Price: \$995,000
- Highway visibility to I-90 with traffic counts of 57,134 VPD (Source: ODOT).
- Zoned: Community Service (B-1)
- Population of 102,830 and average household income of \$110,175 in a 5-mile radius.



Quick Stats - 3 Mile Radius



DAYTIME
POPULATION
59,145



POPULATION
54,163



HOUSEHOLDS
24,443



POPULATION
25 & OVER
41,293



AVG. HOUSEHOLD
INCOME
\$108,355

AERIAL VIEW



OLLIE'S
Bargain
OUTLET

Gabe's

BIG
LOTS!



O'Reilly AUTO PARTS

2
57,314
VPD

CLASSIC AUTO GROUP

Chevrolet Toyota Ford VW
Cadillac GENESIS HYUNDAI Mazda

giant eagle **getGo** CASE + PROPLY

Cane's University Hospitals Urgent Care
Wendy's

SITE

12,837 VPD

MENTOR
HIGH SCHOOL

Center St

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Bellflower Rd

CBRE

RETAIL TRADE MAP

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 - 1043
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#)



SITE

DEMOGRAPHICS

	1 Mile	3 Miles	5 miles
2024 Population - Current Year Estimate	4,897	54,163	102,830
2024 Daytime Population	11,357	59,145	98,685
2024 Households - Current Year Estimate	2,282	24,443	45,476
2024 Average Household Income	\$93,611	\$108,355	\$110,175
2029 Average Household Income Projection	\$102,906	\$120,445	\$122,592
2024 Median Household Income	\$77,816	\$82,389	\$82,894
2024 Population Over 25	3,786	41,293	76,781

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