

**7,500 SF FOR SALE**



# SURGICAL CENTER/MEDICAL OFFICES FOR SALE

9002 Mentor Ave, Mentor, OH 44060

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## PROPERTY OVERVIEW

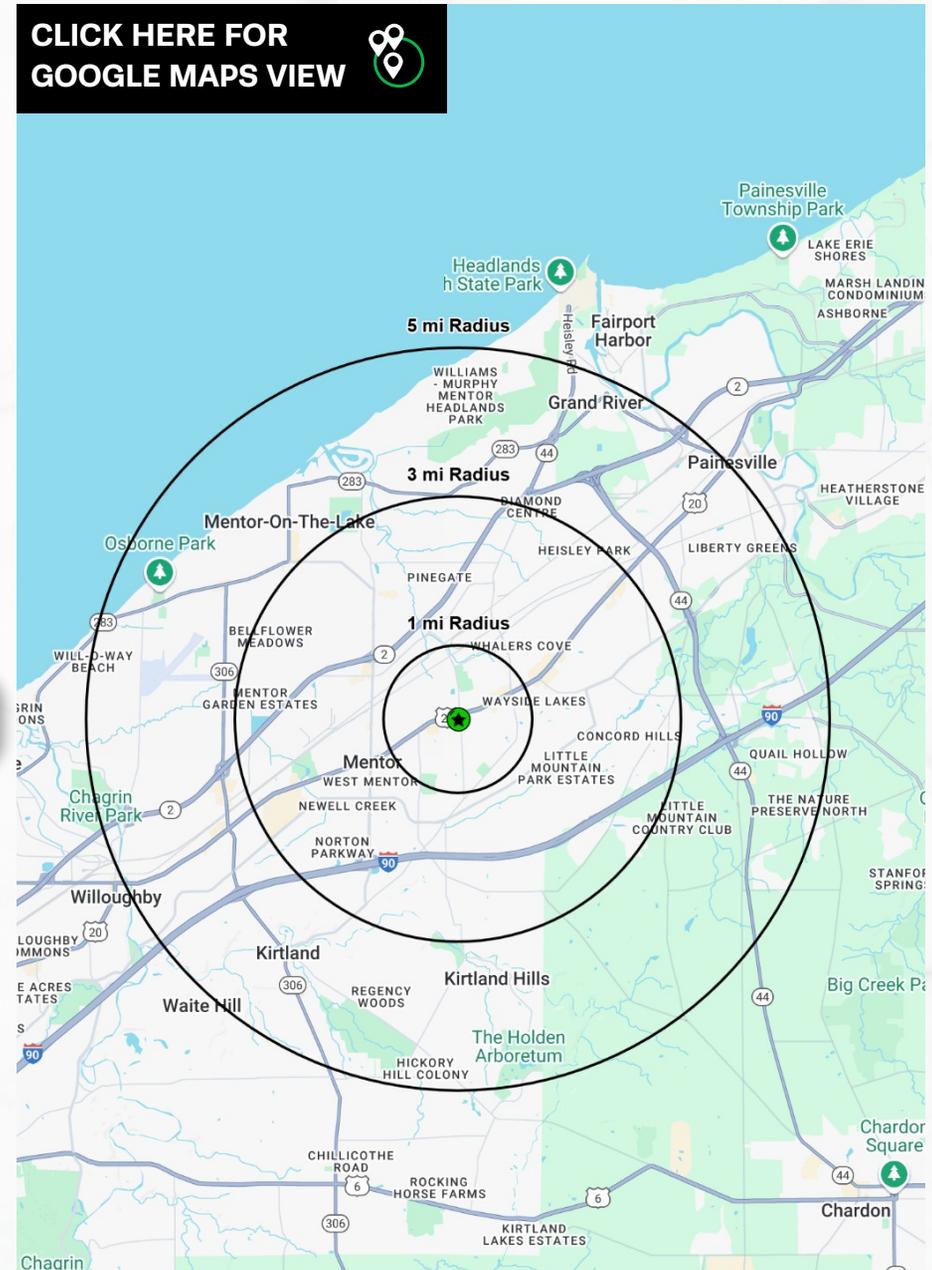
### PROPERTY SUMMARY

- Surgical Center and Medical Offices
- Facility has CHC Accreditation
- Multiple Exam Rooms and Offices
- Surgical Room with Recovery Area
- One Garage Space
- 125 KW Backup Generator
- B-2 General Business Zoning
- Near OH-615 (Center St) with 20,458 vpd
- Located off of Mentor Ave with 23,012 vpd



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	5,884	44,789	106,465
HOUSEHOLDS	2,625	19,450	46,196
AVERAGE HH INCOME	\$115,810	\$122,622	\$117,329
MEDIAN HH INCOME	\$87,662	\$93,510	\$88,271
DAYTIME POPULATION	5,898	39,625	80,164

[CLICK HERE FOR GOOGLE MAPS VIEW](#)



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MICRO AERIAL



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