

# MENTOR COMMONS

9170 MENTOR AVENUE, MENTOR, OHIO 44060

FOR LEASE  
5,748 SF ADJACENT TO TJX



**JOIN MEIJER, FUTURE TJX,  
FITWORKS, PETSMART  
AND MORE!**

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**CBRE**

# THE OPPORTUNITY

- 5,748 SF adjacent to the future TJX at Mentor Commons
- Shadow anchored by Meijer and co-tenants with future TJX, Fitworks, PetSmart, Affordable Dentures, American Family Care and more!
- The market has a 5 mile radius of 107,307 people and average household income of \$96,494
- Mentor is one of the largest retail markets in Ohio. Neighboring retailers include Walmart , Target, Kohls, HomeGoods, Ulta, PopShelf, TJ Maxx, Ross Dress For Less & more!
- Neighboring restaurants include Chipotle, Panda Express, Five Guys, Applebees, Bob Evans, Boston Market, Chick Fil A, Longhorn and many more!



## Quick Stats - 5 Mile Radius



DAYTIME  
POPULATION  
**108,738**



POPULATION  
**106,115**



HOUSEHOLDS  
**45,374**

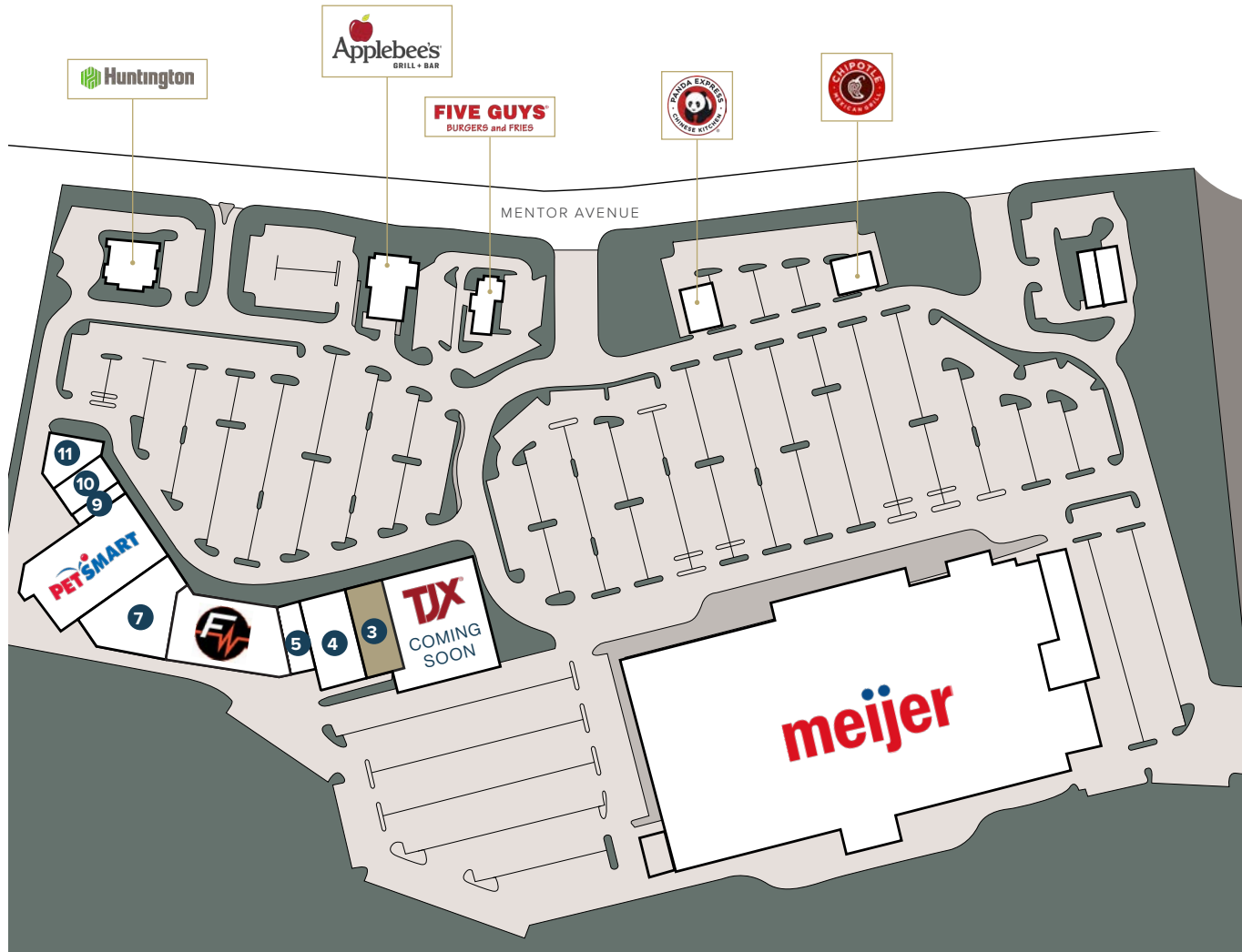


POPULATION  
25 & OVER  
**78,065**



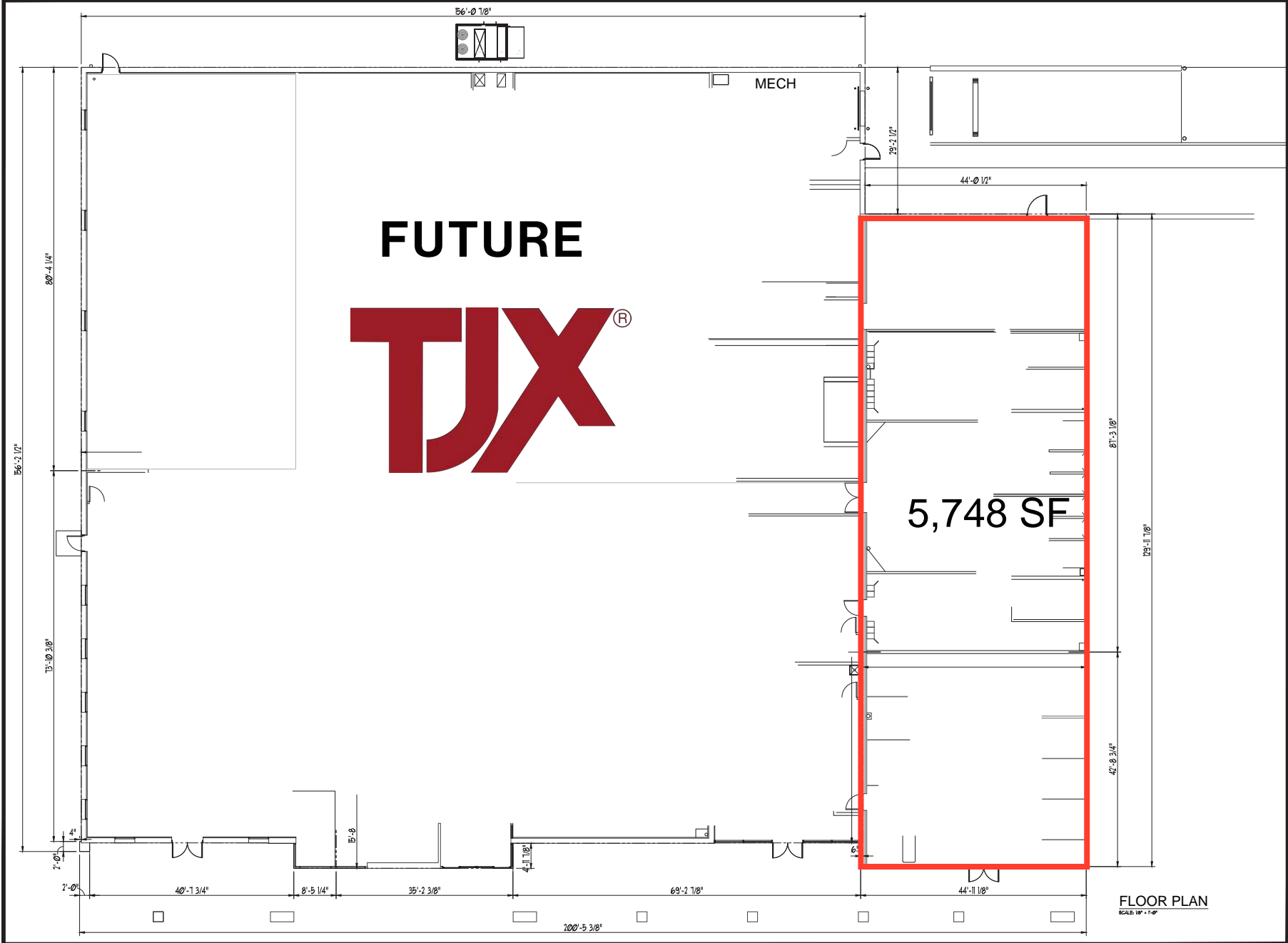
AVG. HOUSEHOLD  
INCOME  
**\$112,566**

# SITE PLAN



Unit	Tenant	Sq. Ft.
1	Meijer	191,008
2	TJX (Coming Soon)	24,292
3	AVAILABLE	5,748
4	Salon Boutique	9,100
5	America's Best	3,550
6	Fitworks	12,941
7	Fuji Buffet & Grill	12,152
8	PetSmart	20,010
9	Smokers Drip	1,280
10	Affordable Dentures	3,200
11	American Family Care	4,150

# LOD - 5,748 SF



# INTERIOR PICTURES



# EXTERIOR PICTURES



# AERIAL VIEW

**TJX**  
COMING SOON

**5,748 SF  
AVAILABLE**

**PETSMART**

**FITWORKS**  
DO WHAT WORKS

**SALON**  
BOUTIQUE

**afc** URGENT CARE  
american family care

**meijer**



honeygrow



**BRUEGGER'S  
BAGELS**  
artisan bread bakery

**KIA**

**Huntington**

**Applebee's**  
GRILL + BAR

**FIVE GUYS**  
BURGERS and FRIES

Mentor Ave - 20,177 VPD

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# 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 - 1,043
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#)



# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2024 Population - Current Year Estimate</b>	6,093	42,438	106,115
<b>2024 Daytime Population</b>	7,920	50,809	108,738
<b>2024 Households - Current Year Estimate</b>	2,692	18,012	45,374
<b>2024 Average Household Income</b>	\$111,908	\$119,996	\$112,566
<b>2029 Average Household Income Projection</b>	\$130,166	\$138,289	\$129,849
<b>2024 Median Household Income</b>	\$89,276	\$97,464	\$85,698
<b>2024 Population Over 25</b>	4,645	31,811	78,065

## CONTACT US

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