

FREESTANDING 16,704 SF RETAIL / RESTAURANT / EVENT CENTER

9620 OLD JOHNNYCAKE RIDGE ROAD, MENTOR, OHIO 44060

FOR SALE | FOR LEASE



EXCLUSIVE CONTACTS

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CBRE

AERIAL VIEW



THE OPPORTUNITY

- Unique 16,704 SF retail, restaurant and event center on 1.38 Acres in Mentor, OH!
- For Sale: \$3,400,000
 - Also Available for lease and potential for existing Tenant to remain in the retail portion.
- Strong Traffic Counts of 12,220 VPD (Source: ODOT TIMS)
- Rare opportunity to purchase a turn-key event center, restaurant and retail operation.
- Mentor is one of the largest retail markets in Ohio. Market retailers include Walmart, Target, Kohls, HomeGoods, Ulta, PopShelf, TJ Maxx, Ross Dress For Less & more!
- Mentor has a dense population with 103,654 people within a 5-mile radius.



QUICK STATS - 3 MILE RADIUS



DAYTIME
POPULATION

52,825



2025
POPULATION

44,894



2025
HOUSEHOLDS

19,281



2025
POPULATION
25 & OVER

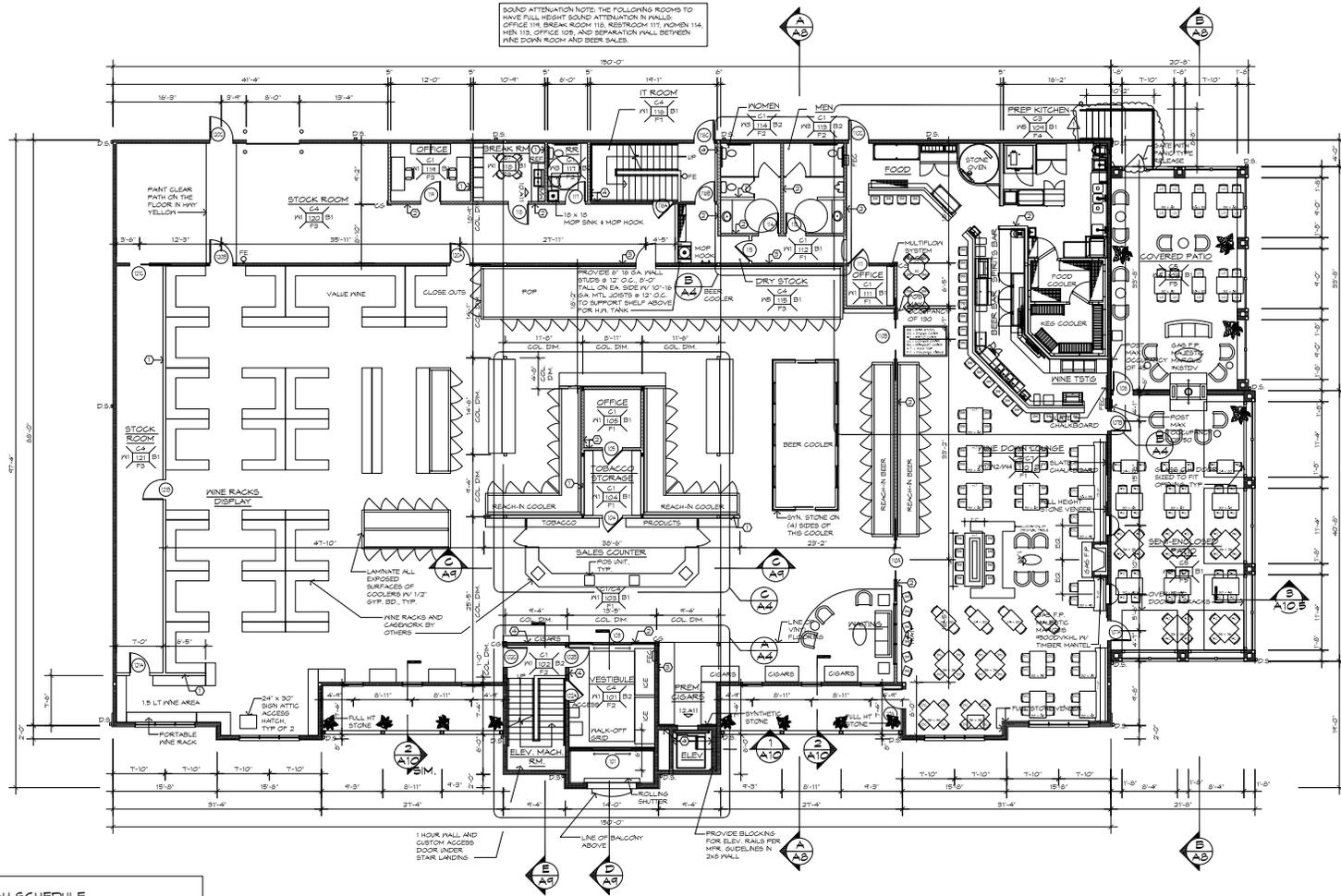
33,330



2025
AVG. HOUSEHOLD
INCOME

\$118,579

FLOOR PLAN



ROOM FINISH SCHEDULE	
Ceilings:	Base:
C1 - SUSP. ACOUSTICAL TILE CEILING SYSTEM	B1 - RESILIENT
C2 - NOT USED	B2 - CERAMIC COVE TYPE
C3 - FLEXIBLE SUSP. CEILING SYSTEM	B3 - HARD FLOOR
C4 - GYPSUM BOARD	
C5 - T&G FLOOR PANEL	
C6 - STUCCO	
C7 - EXPOSED	
Walls:	Floors:
W1 - PAINTED GYP BOARD	F1 - COLORIZED CONCRETE
W2 - SYNTHETIC STONE	F2 - CERAMIC TILE
W3 - CERAMIC TILE MANSOOT	F3 - BEALED CONCRETE
W4 - PAINTED GYP BO ABOVE	F4 - COLORIZED CONCRETE IV
W5 - STUCCO	F5 - NON-SLIP FINISH
W6 - PINK PANEL	F6 - EXTERIOR COLORIZED CONCRETE
	F7 - HARDWOOD
	F8 - VCT

ENTRY LEVEL FLOOR PLAN 1/8"	
WALL KEY	
	NON WALLS
	NON WOOD / BEARING WALLS
	WALLS WITH FULL HEIGHT SOUND ATTENUATION
	○ SURFACE MOUNTED FIRE EXTINGUISHER (FE)
	□ SEMI RECESSED FIRE EXTINGUISHER CABINET (FEC)
	○ CORNER GUARD (CG)

NOTE: ALL INTERIOR WALLS ARE A NOMINAL 8" DIMENSION (5/8" GYP. BOARD ON EACH SIDE OF 3/8" METAL STUD) UNLESS OTHERWISE NOTED.
ALL EXTERIOR WALLS ARE A NOMINAL 8" DIMENSION (3/8" FLOOR STUD IV 1/2 SHEATHING) UNLESS NOTED OTHERWISE.

INTERIOR PHOTOS - RESTAURANT



INTERIOR PHOTOS - RETAIL



INTERIOR PHOTOS - CATERING & LOFT



EXTERIOR PHOTOS



AERIAL VIEW

meijer

Walmart

TRADER JOE'S



the great escape
five BELW
HomeGoods

SCRAMBLERS
usbank
Zappitelli's

LONGHORN STEAKHOUSE

SITE

MENTOR AVE - 18,236 VPD

DUNKIN'

LOWE'S

OLD JOHNNYCAKE RIDGE RD - 12,220 VPD



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RETAIL TRADE AREA



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#)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	7,597	44,894	103,654
2025 Daytime Population	8,596	52,825	104,471
2025 Households - Current Year Estimate	3,536	19,281	44,469
2025 Average Household Income	\$108,103	\$118,579	\$111,822
2030 Average Household Income Projection	\$119,611	\$131,119	\$123,931
2025 Median Household Income	\$89,430	\$97,100	\$83,397
2025 Per Capita Income	\$49,628	\$50,849	\$48,120
2025 Population Over 25	5,923	33,330	76,167

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