

1,500 SF RETAIL ENDCAP SPACE AVAILABLE

8764 MENTOR AVENUE, MENTOR, OHIO 44060

FOR LEASE



JOIN THE NEW HUMAN BEAN!

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CBRE

THE OPPORTUNITY

- 1,500 SF Retail Endcap Space on Mentor Avenue!
- Join the brand new Human Bean as a co-tenant!
- Located on the highly trafficked Mentor Avenue with 20,177 VPD (Source: ODOT)
- Dense Population of 44,267 People within 3 miles
- Located in the heart of the Mentor trade area with nearby Tenants including Heinen's, McDonald's, Tax 5 Oil Change, Citizens Bank, Discount Tire, Aladdin's Eatery, Malley's Chocolates and Many More!



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QUICK STATS - 3 MILE RADIUS



DAYTIME
POPULATION

53,443



2024
POPULATION

44,267



2024
HOUSEHOLDS

19,056



2024
POPULATION
25 & OVER

33,370



2024
AVG. HOUSEHOLD
INCOME

\$121,223

AERIAL VIEW



NORTHEAST ON MENTOR AVE

Walmart * LOWE'S

5TH TRADER JOE'S TARGET

meijer

LONGO'S

MR. HERO

Aladdin's

DISCOUNT TIRE

Flagstar Bank

heinen's

Blue Fin

FEDERALES

Est. 1981
SECONDSOLE MENTOR

McDonald's

SITE

Mentor Ave - 20,177 VPD



CBRE

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 - 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
2024 Population - Current Year Estimate	6,087	44,267	106,777
2024 Daytime Population	9,083	53,443	106,223
2024 Households - Current Year Estimate	2,786	19,046	46,045
2024 Average Household Income	\$104,321	\$121,223	\$113,831
2029 Average Household Income Projection	\$121,151	\$139,872	\$131,349
2024 Median Household Income	\$85,515	\$95,872	\$87,300
2024 Per Capita Income	\$46,870	\$52,218	\$49,000
2024 Population 25 and Over	4,686	33,370	78,997

EXCLUSIVE CONTACTS:

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