



MEDICAL/GENERAL OFFICE PROPERTY AVAILABLE FOR SALE

8445 Munson Rd. | Mentor, OH 44060

32,840 SF medical/general office building currently configured for early childhood education
Interior consists of a mix of classrooms, offices, open areas, and support spaces



HIGHLIGHTS

- 32,840 SF medical/general office building currently configured for early childhood education
- Interior consists of a mix of classrooms, offices, open areas, and support spaces
- Over 100 on-site parking spaces, providing smooth ingress/egress suitable for staff, visitors, and bus/van circulation
- Situated along Munson Road in the heart of the municipal district, offering unmatched security and proximity to city services
- Ample outdoor space offering potential for play areas, outdoor learning zones, or additional site improvements
- Property can be configured for a single-tenant operator or multi-tenant adaptive reuse
- Convenient located approximately 1-mile North of Route 2 and 4-miles North of I-90
- Situated in Mentor, Ohio, one of Lake County's strongest commercial corridors with excellent demographics and accessibility

PROPERTY DETAILS

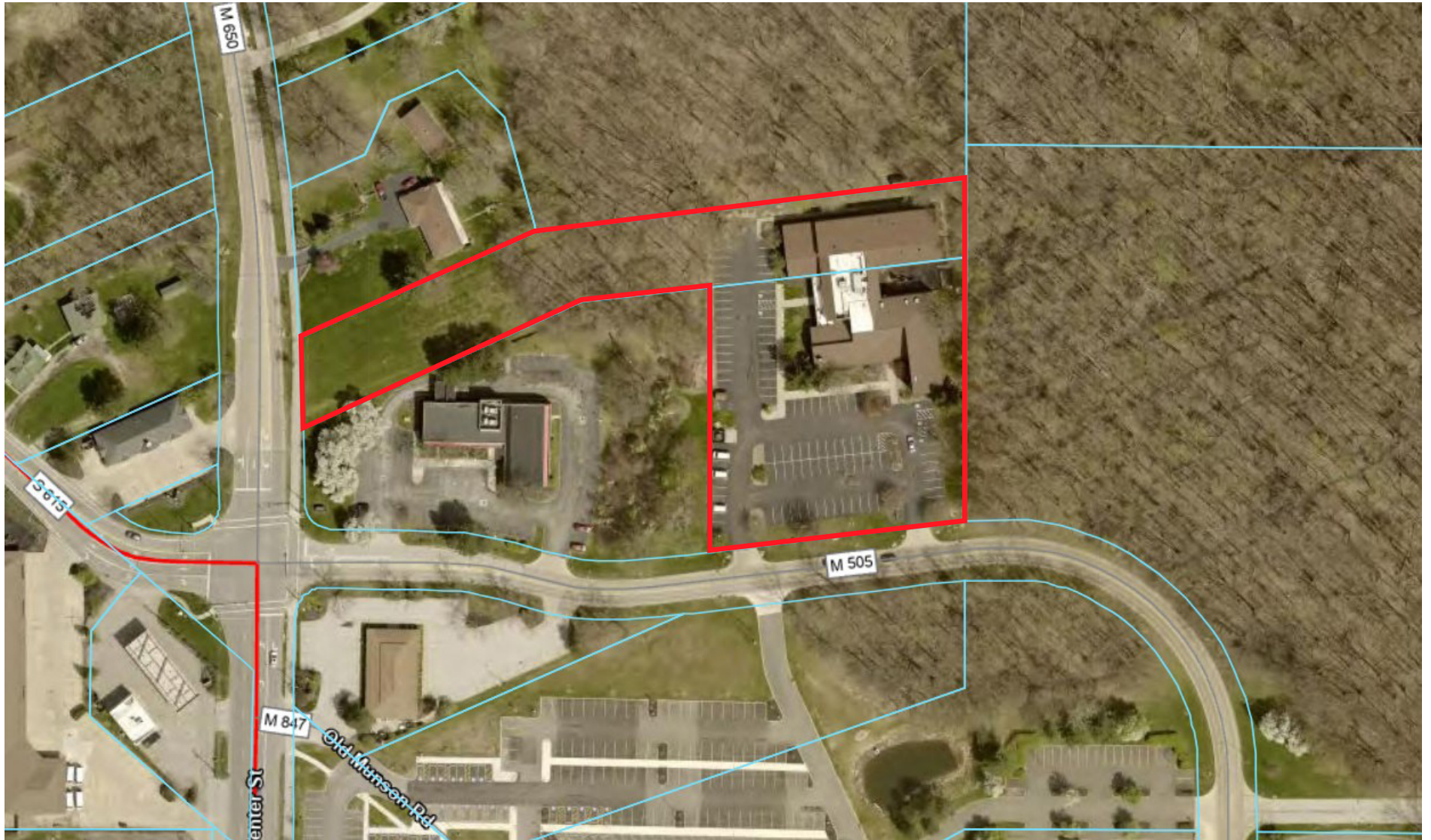
Address	8445 Munson Rd, Mentor, OH 44060
List Price	\$2,955,600
Price/SF	\$90.00
Building SF	32,840 SF
Acreage	2.53
Zoning	B-1 (Community Service) R-4 (Single Family Residential (22,000 SF))
Parcel #	16-C-085-A-00-029-0 & 16-C-085-A-00-031-0
Year Built	1979
# of Parking Spaces	~100



RETAILER AERIAL



PARCEL MAP



DEMOGRAPHICS

Population

1 Mile	6,307
3 Mile	49,491
5 Mile	103,660

Median Age

1 Mile	49.60
3 Mile	46.30
5 Mile	44.80

Average HH Income

1 Mile	\$102,322
3 Mile	\$98,646
5 Mile	\$97,197

Employment

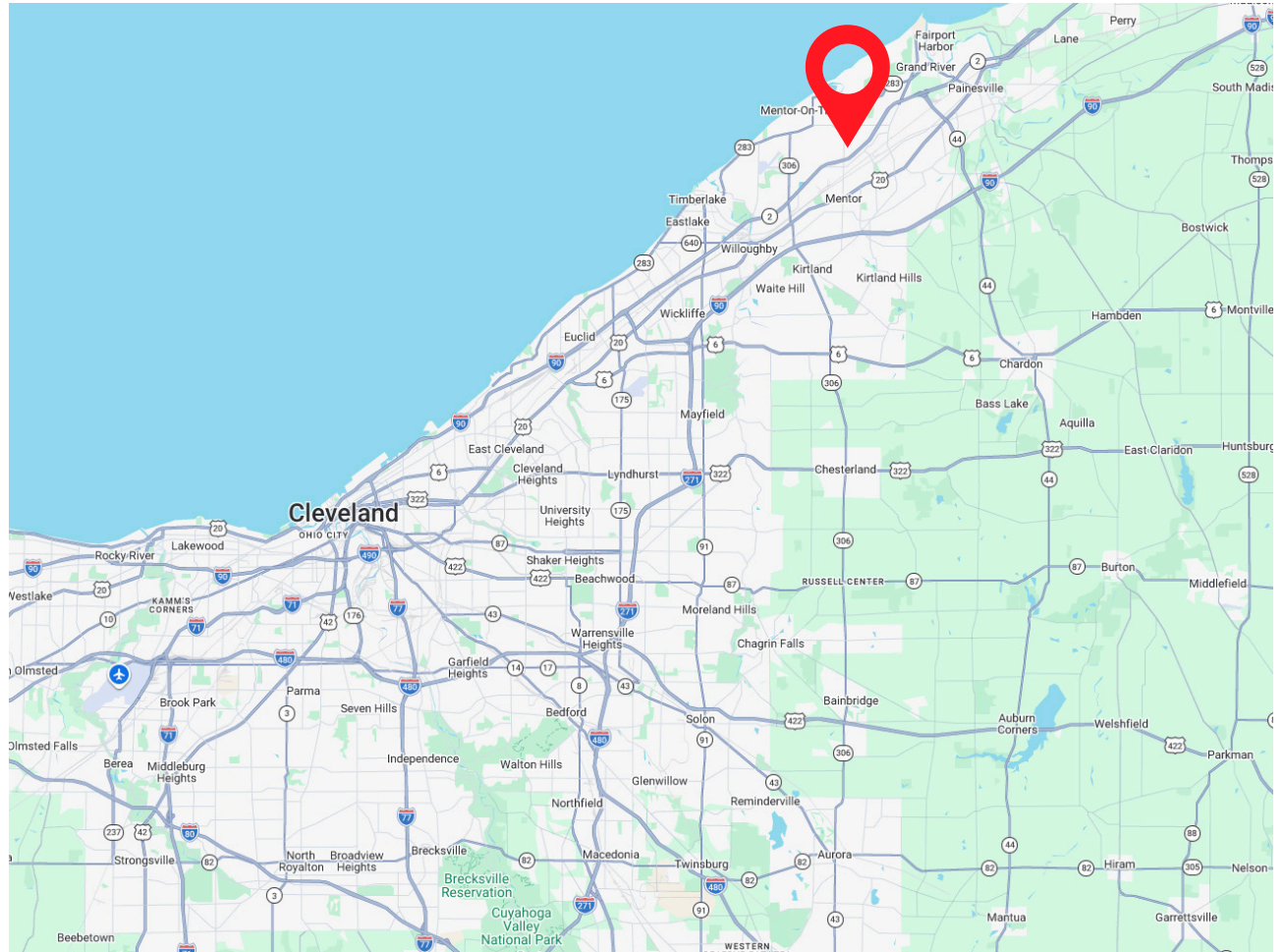
1 Mile	3,311
3 Mile	26,534
5 Mile	55,193

Median Home Value

1 Mile	\$219,396
3 Mile	\$191,962
5 Mile	\$192,171

Median Year Built

1 Mile	1969
3 Mile	1974
5 Mile	1974



EXTERIOR PHOTOS

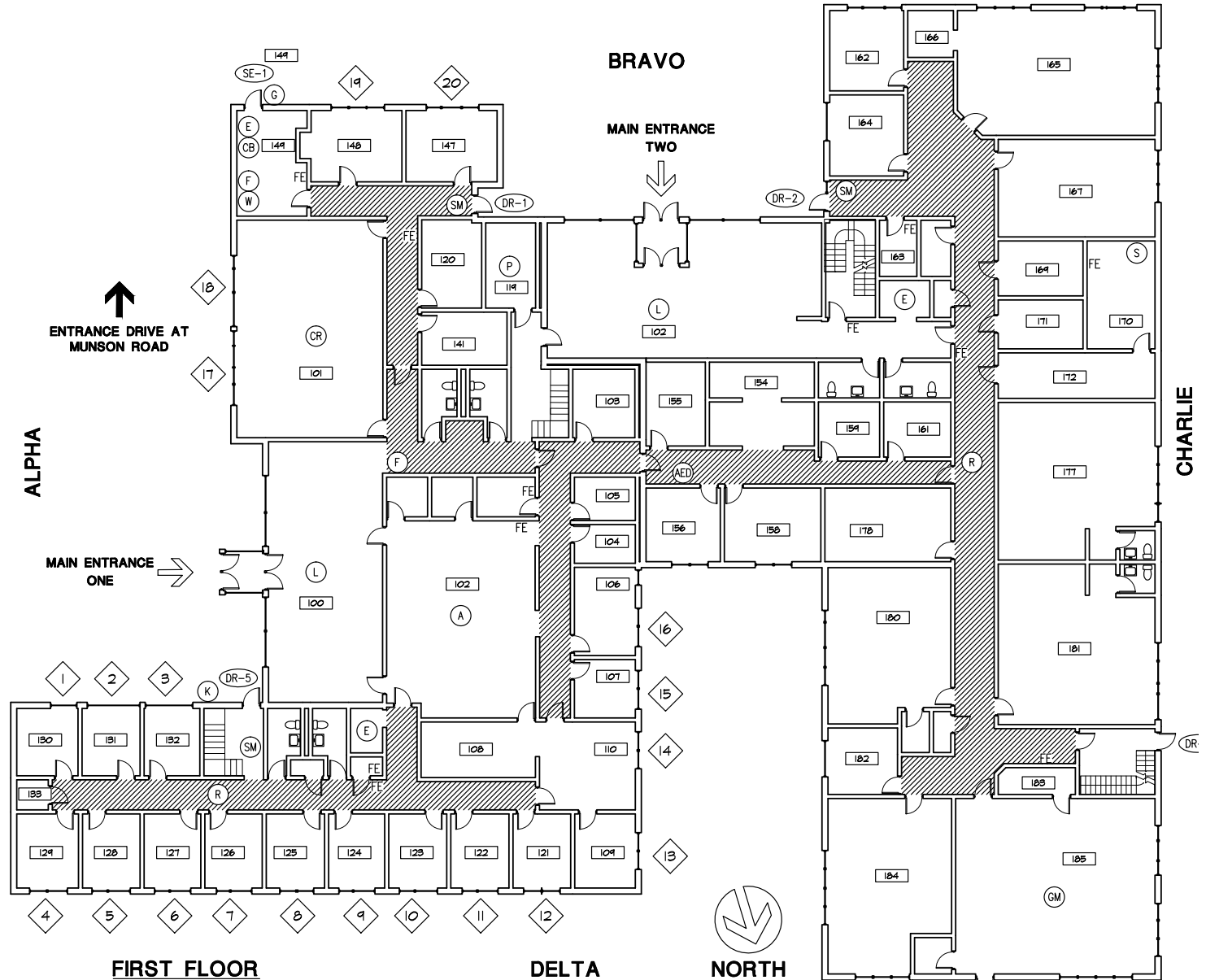


INTERIOR PHOTOS



FLOOR PLAN

LEGEND	
CRITICAL	(AED) LOCATION OF AED
	(E) ELECTRICAL SHUTOFF
	(F) FIRE ALARM PANEL
	(G) GAS SHUTOFF
	(K) KNOX BOX
	(S) SPRINKLER SHUTOFF
	(W) WATER SHUTOFF
NON-CRITICAL	(A) ADMINISTRATIVE SUITE
	(L) AREA OF REFUGE
	△ CAMERA
	▨ CORRIDOR
	(E) ELEVATOR
	(DR-1) EXTERIOR DOOR
	FE FIRE EXTINGUISHER
	(P) LOCATION OF BLUE PRINTS
	(RA) ROOF ACCESS POINT
	100 ROOM NUMBER
	(SM) SECURITY MONITORING AND ACCESS CONTROL
	(SE-1) SERVICE ENTRANCE
	◇ OPERABLE WINDOW
COMMON AREAS	(ART) ART ROOM
	(CR) COMMUNITY ROOM
	(L) LOBBY
	(LF) LOFT
	(GM) GYM
CROSSROADS	
8445 MUNSON ROAD MENTOR, OHIO 44060	
BUILDING TELEPHONE NUMBER (440)-255-1700	
EMERGENCY TELEPHONE NUMBER (440)-488-7808	



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MARKET OVERVIEW



Mentor is a business-friendly city home to more than 1,700 companies and over 59,000 employees, supported by robust manufacturing, retail, biomedical, aerospace, and polymer industry clusters. The city benefits from exceptionally strong market fundamentals, including a low 2.6% office vacancy rate and consistently low unemployment around 3.0%, signaling a healthy, stable environment for commercial investment. Ongoing development activity—from retail and residential upgrades in the Old Village corridor to major recreation projects such as the Mentor Lagoons Observation Tower—demonstrates continuous reinvestment and long-term growth momentum throughout the community.

Mentor's community profile adds to its appeal, with a population of roughly 47,000 and a median household income of \$89,202, well above regional averages. High educational attainment, strong retail sales exceeding \$1.88 billion, and convenient access to local and regional amenities contribute to a dynamic, opportunity-rich environment for employers and residents alike. The combination of a skilled workforce, diverse industry base, and active commercial corridors positions Mentor as one of Northeast Ohio's most competitive suburban markets for office, medical, retail, and industrial users.

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