

Discount Drug Mart Center



8500 Mentor Ave.
Mentor, OH

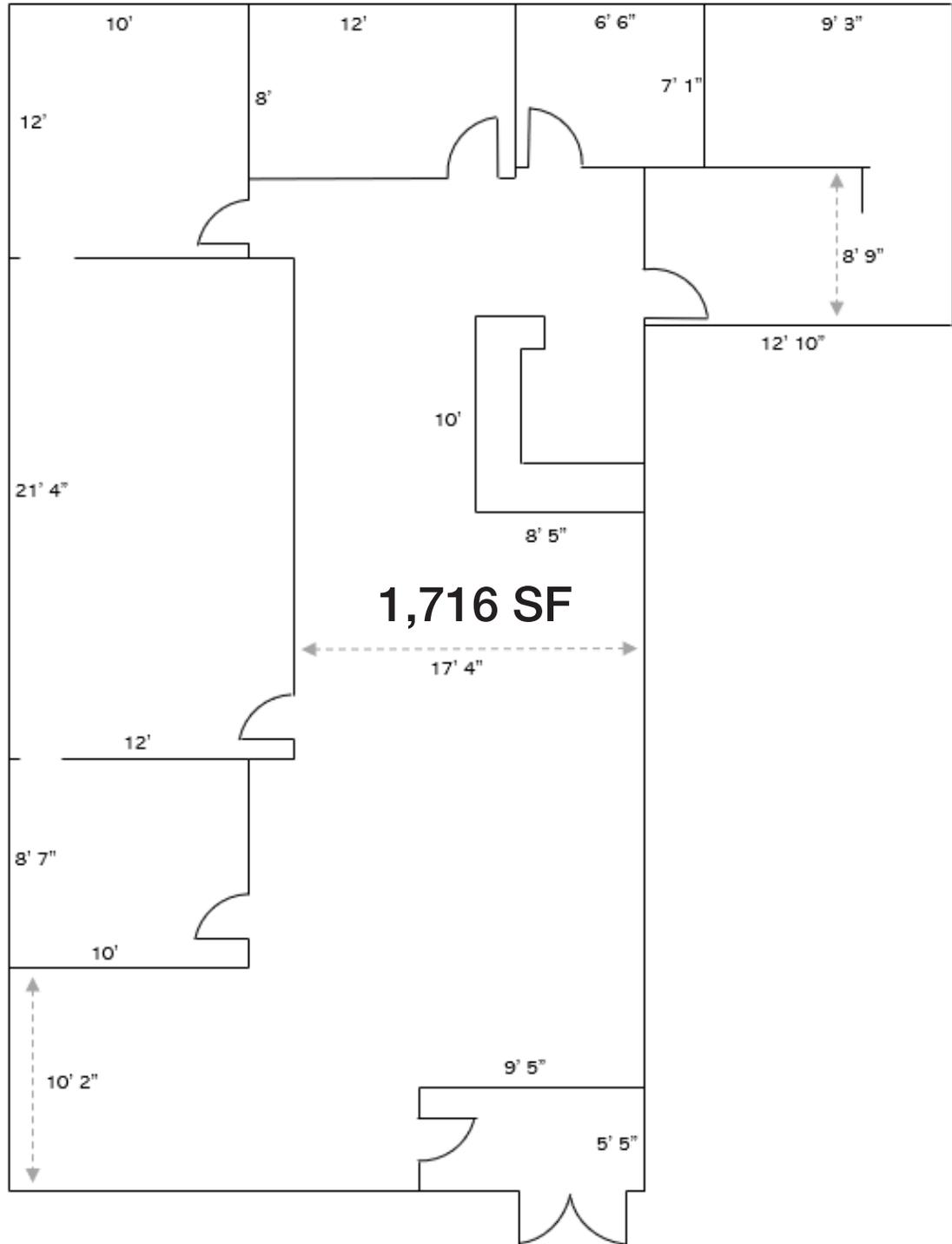
Property Features

- 1,716 sq ft Available Space
- Join Busy Discount Drug Mart Center centrally located 1.3 miles from I-90 & SR 2
- Signalized ingress and egress
- 20,582 VPD at Mentor Ave. & Center Street
- National Tenants Meijer, PetSmart, Michaels, Best-Buy, McDonalds, Starbucks, & more
- Approximately 1.7 miles from the Great Lakes Mall
- Major area employers are Steris Corp, Avery Dennison Lincoln Electric and Parker Hannifin
- Mentor is recognized as a significant trade area in Ohio, due to its strategic location in Lake County and proximity to Cleveland. It includes over 325 retailers and 170 eateries.



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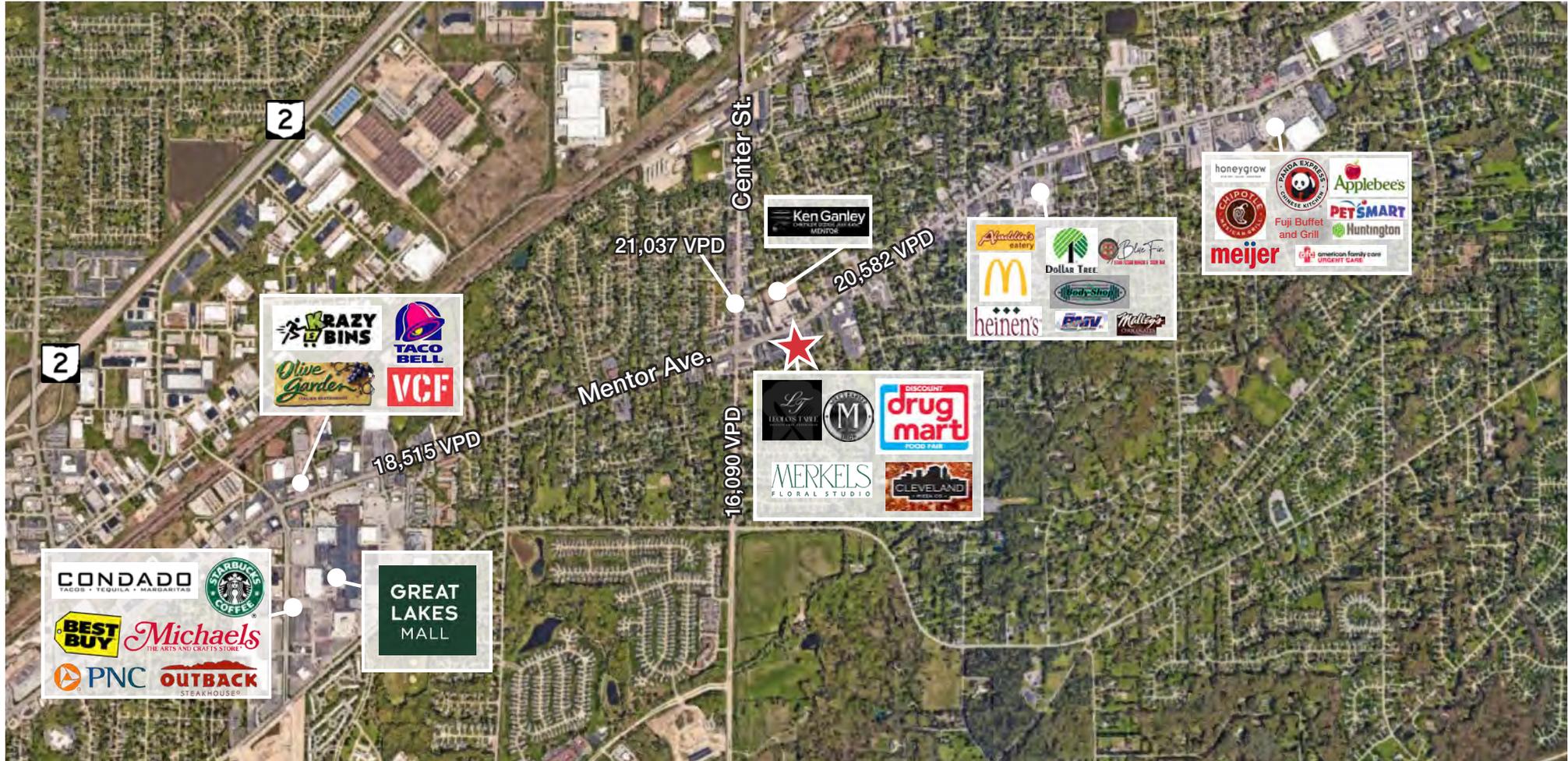
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Executive Summary

8500 Mentor Ave, Mentor, Ohio, 44060

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	4,746	40,596	100,608
2020 Population	5,359	41,353	102,988
2025 Population	5,420	41,160	102,655
2030 Population	5,422	41,122	102,520
2010-2020 Annual Rate	1.22%	0.18%	0.23%
2020-2025 Annual Rate	0.22%	-0.09%	-0.06%
2025-2030 Annual Rate	0.01%	-0.02%	-0.03%

Age	1 mile	3 miles	5 miles
2025 Median Age	48.3	48.4	46.0
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	89.8%	90.5%	87.8%
Black Alone	1.7%	2.0%	3.8%
American Indian Alone	0.1%	0.1%	0.2%
Asian Alone	2.4%	2.0%	1.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.9%	0.8%	1.4%
Two or More Races	5.0%	4.6%	5.1%
Hispanic Origin	3.0%	2.5%	3.4%
Diversity Index	23.6	21.7	27.5

Households	1 mile	3 miles	5 miles
2010 Total Households	2,184	16,788	41,347
2020 Total Households	2,517	17,830	44,339
2025 Total Households	2,601	18,301	45,593
2030 Total Households	2,649	18,621	46,376
2010-2020 Annual Rate	1.43%	0.60%	0.70%
2020-2025 Annual Rate	0.63%	0.50%	0.53%
2025-2030 Annual Rate	0.37%	0.35%	0.34%
2025 Average Household Size	2.01	2.22	2.23
Wealth Index	100	119	108

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Executive Summary | 8500 Mentor Ave, Mentor, Ohio, 44060 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	19.6%	18.8%	19.6%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$85,512	\$91,717	\$85,125
2030 Median Household Income	\$101,673	\$105,215	\$97,648
2025-2030 Annual Rate	3.52%	2.78%	2.78%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$107,180	\$118,284	\$113,054
2030 Average Household Income	\$117,252	\$131,742	\$125,779

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$48,390	\$52,381	\$50,235
2030 Per Capita Income	\$53,882	\$59,412	\$56,924
2025-2030 Annual Rate	2.17%	2.55%	2.53%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	42.1	43.2	43.5

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	61.4	60.1	56.9

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	109	113	109
2010 Total Housing Units	2,359	17,702	43,994
2010 Owner Occupied Hus (%)	75.7%	84.5%	78.9%
2010 Renter Occupied Hus (%)	24.3%	15.5%	21.1%
2010 Vacant Housing Units (%)	7.4%	5.2%	6.0%
2020 Housing Units	2,662	18,472	46,365
2020 Owner Occupied HUs (%)	77.0%	84.1%	77.5%
2020 Renter Occupied HUs (%)	23.0%	15.9%	22.5%
Vacant Housing Units	5.6%	3.8%	4.4%
2025 Housing Units	2,753	18,892	47,467
Owner Occupied Housing Units	78.2%	85.0%	78.5%
Renter Occupied Housing Units	21.8%	15.0%	21.6%
Vacant Housing Units	5.5%	3.1%	4.0%
2030 Total Housing Units	2,800	19,197	48,228
2030 Owner Occupied Housing Units	2,101	15,955	36,800
2030 Renter Occupied Housing Units	548	2,666	9,576
2030 Vacant Housing Units	151	576	1,852

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