

# FOR LEASE



**4,100 SF OFFICE SPACE FOR LEASE**  
7660 TYLER BLVD, MENTOR, OH 44060

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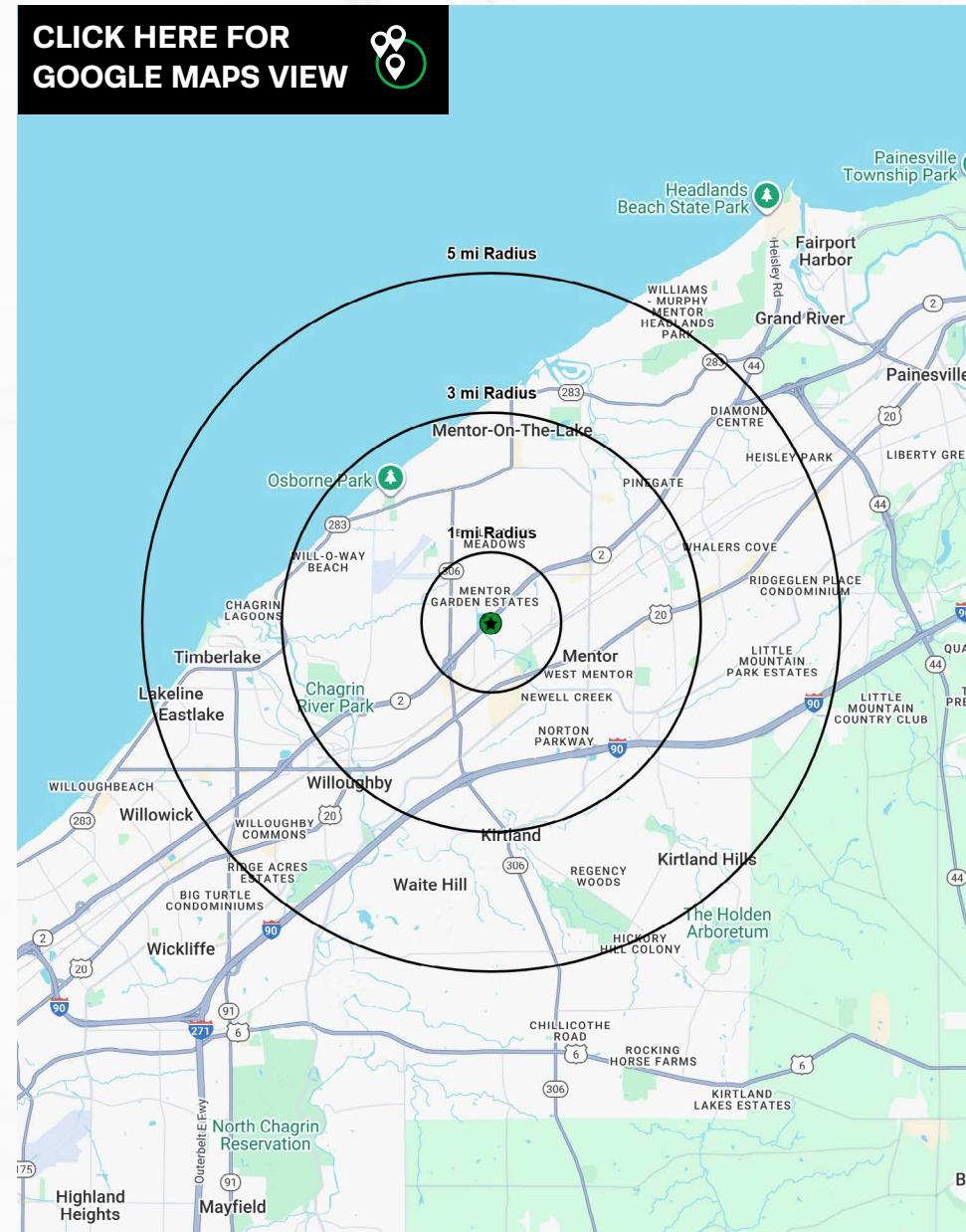
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## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- 4,100 SF total first floor office space with private entrance (roughly 2,000 SF demised spaces with mirrored restrooms/kitchens)
- Spacious offices and meeting rooms
- Outdoor patio on pond
- Ample parking located off entrance
- Located in the heart of Mentor near major retailers and residential subdivisions
- Close proximity to I-90 interchange with 54,575 vehicles per day, and route 2 with 62,788 vehicles per day
- Traffic counts of over 9,000 vpd on Tyler Blvd
- For Lease: \$4,100/month (\$12 psf)

CLICK HERE FOR  
GOOGLE MAPS VIEW



### DEMOGRAPHICS

1-MILE 3-MILE 5-MILE

POPULATION	5,654	54,923	103,609
HOUSEHOLDS	2,395	24,839	46,481
AVERAGE HH INCOME	\$132,791	\$110,175	\$114,379
MEDIAN HH INCOME	\$94,063	\$82,872	\$85,447
DAYTIME POPULATION	12,070	48,870	88,205

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PHOTOS





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MICRO AERIAL



# 4,100 SF OFFICE SPACE FOR LEASE

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MACRO AERIAL

