

# MENTOR OFFICE PARK

8224 Mentor Ave., Mentor, OH 44060



**JEREMY STEIGER, SIOR**

216.559.9090

[jsteiger@lee-associates.com](mailto:jsteiger@lee-associates.com)

3601 Green Road, Suite 320, Beachwood, OH 44122 | 216.282.0100 | [www.lee-associates.com/cleveland/](http://www.lee-associates.com/cleveland/)

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**PROPERTY DESCRIPTION**

Two story brick building in a park-like setting with ample surface parking. Mix of professional offices and medical tenants. On Mentor Avenue immediately across from the public library, excellent access to public transportation and I90.

**OFFERING SUMMARY**

Lease Rate:	Call For Info
Available SF:	804 - 1,809 SF
Lot Size:	2.72 Acres
Building Size:	25,263 SF

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,145	44,064	111,130
Total Population	2,725	106,643	267,845
Average HH Income	\$60,390	\$73,415	\$70,164

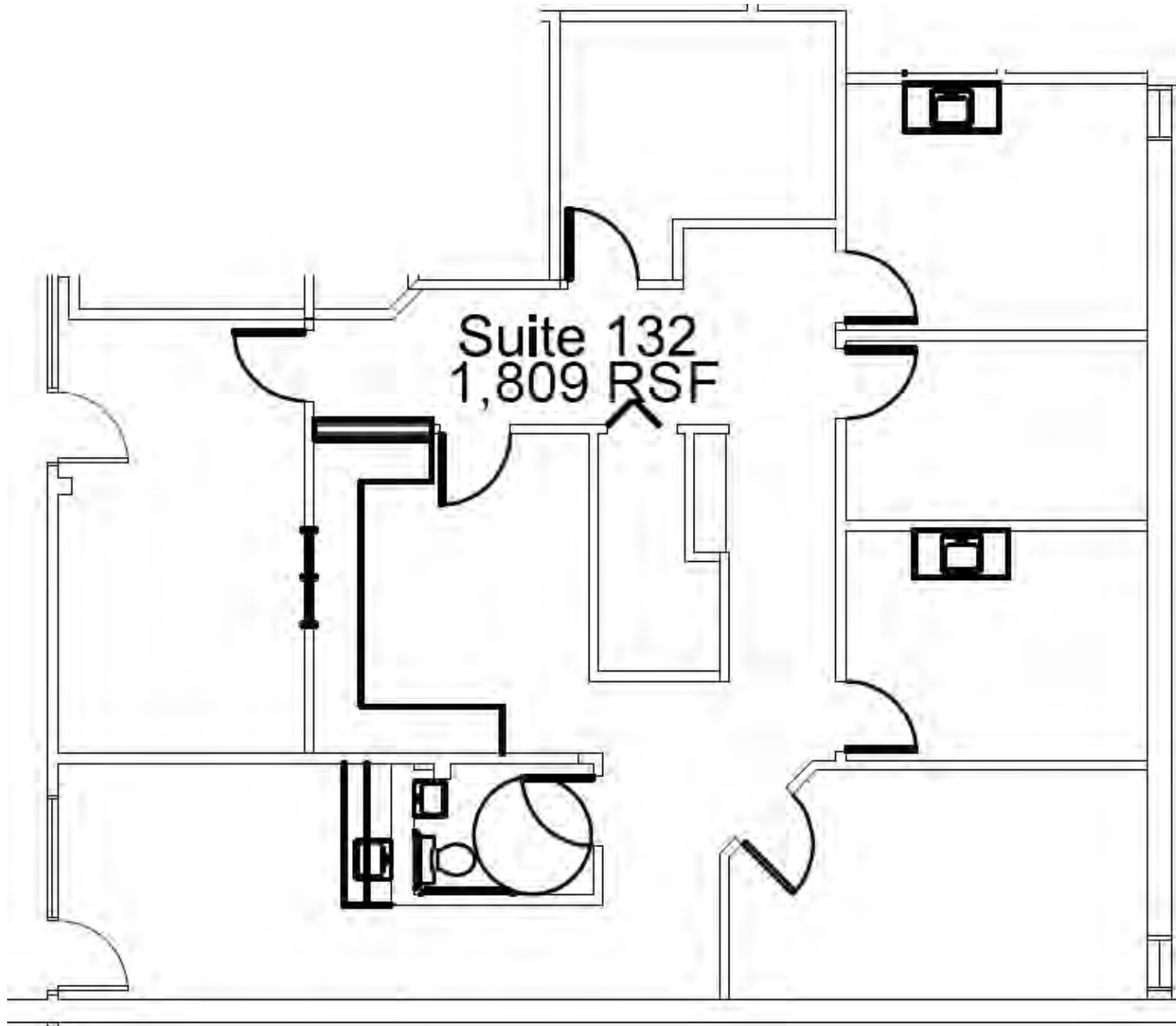
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# FLOOR PLANS SUITE 132 1,809 RSF

(Not to Scale)



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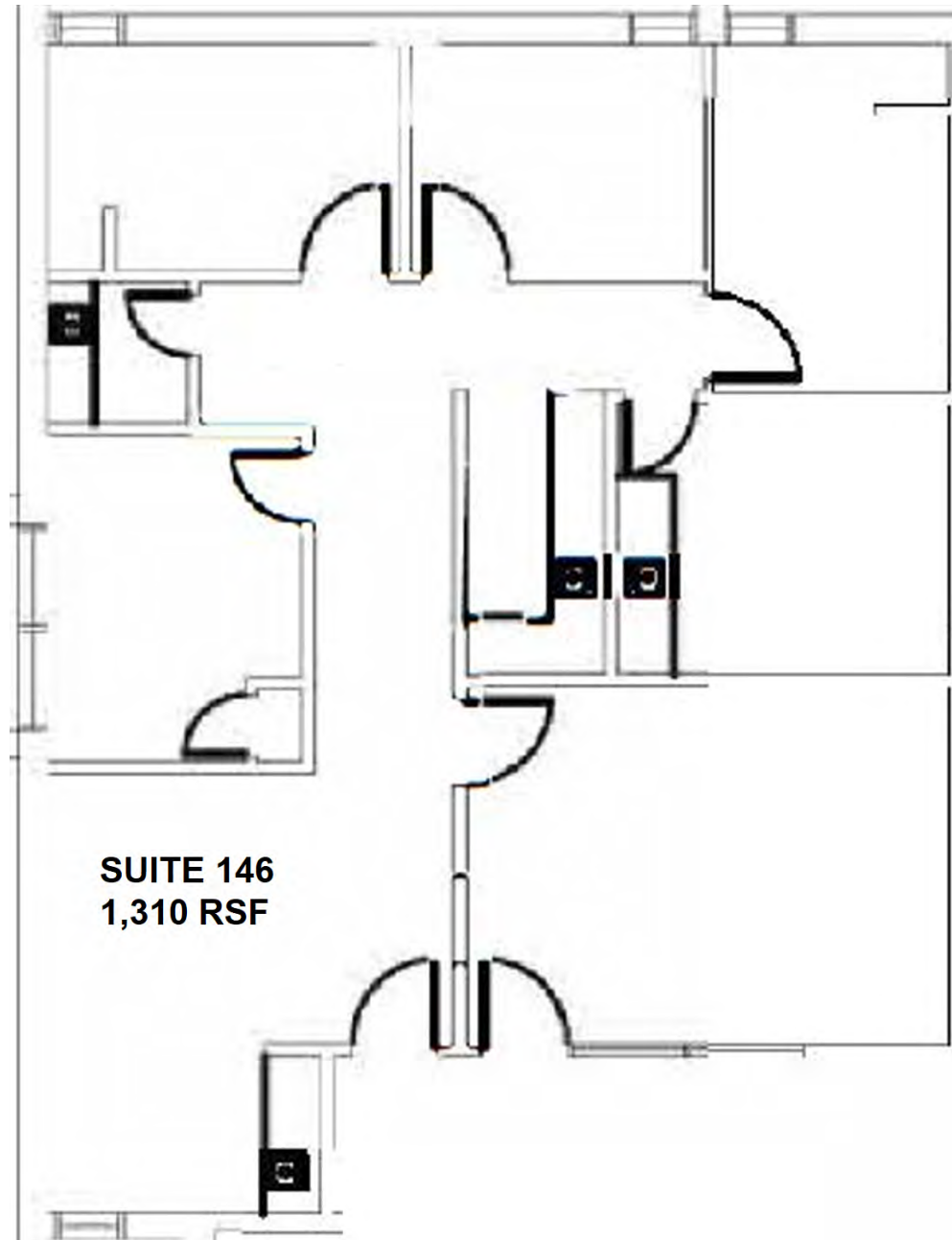
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# FLOOR PLANS SUITE 146 1,310 RSF

(Not to Scale)



**SUITE 146**  
**1,310 RSF**

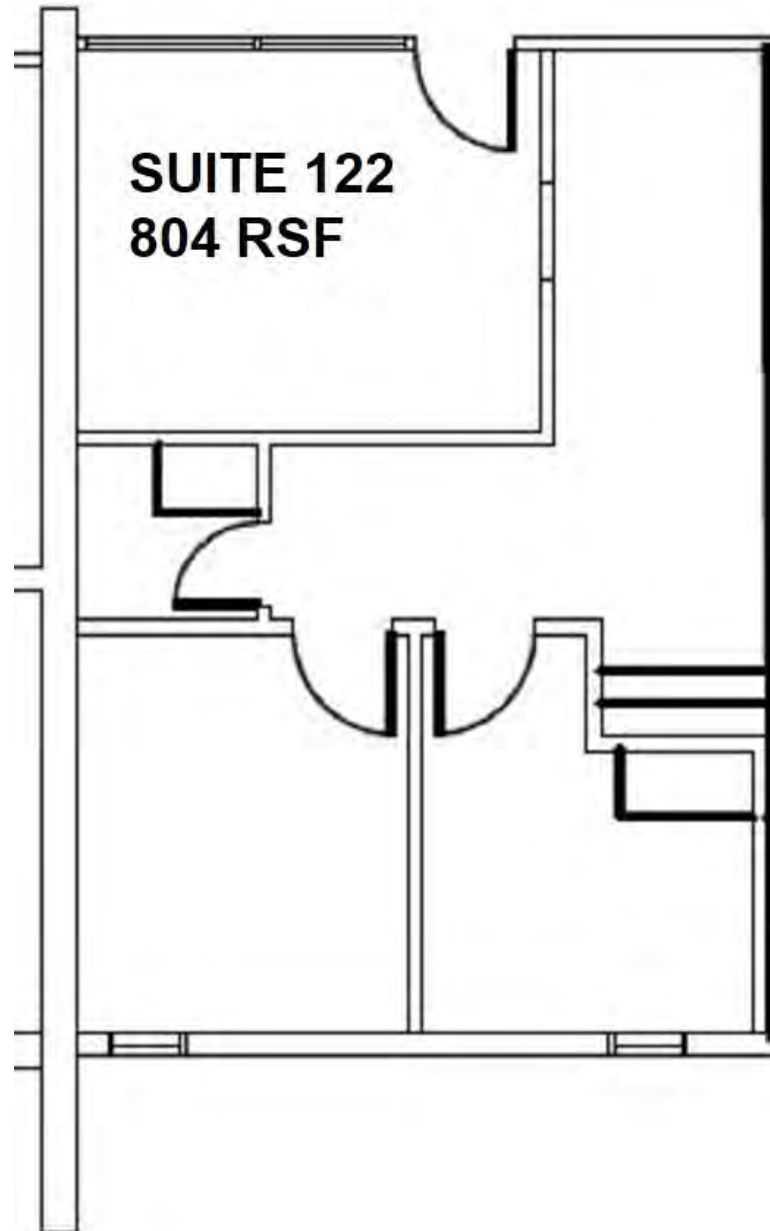
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FLOOR PLANS SUITE 122 804 RSF

(Not to Scale)



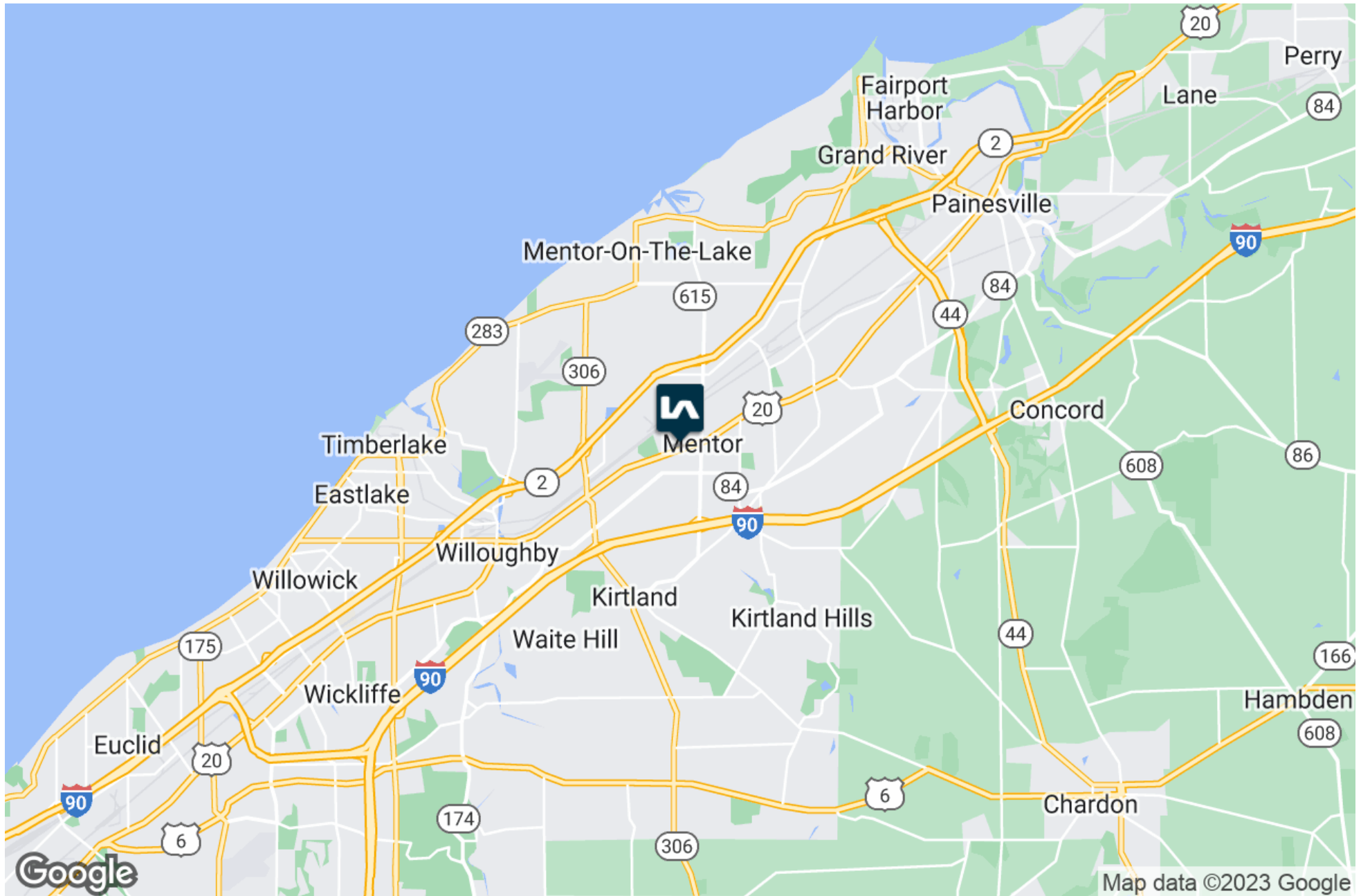
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# LOCATION MAP

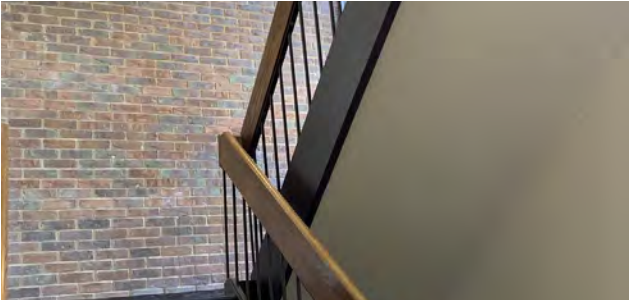
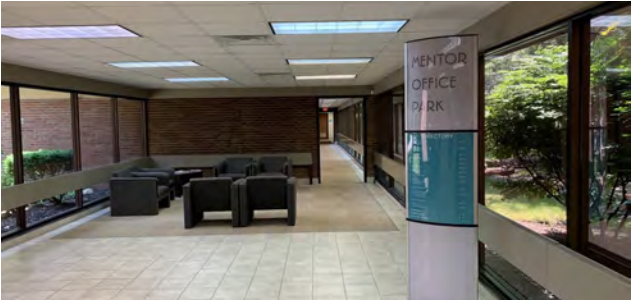


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# ADDITIONAL PHOTOS



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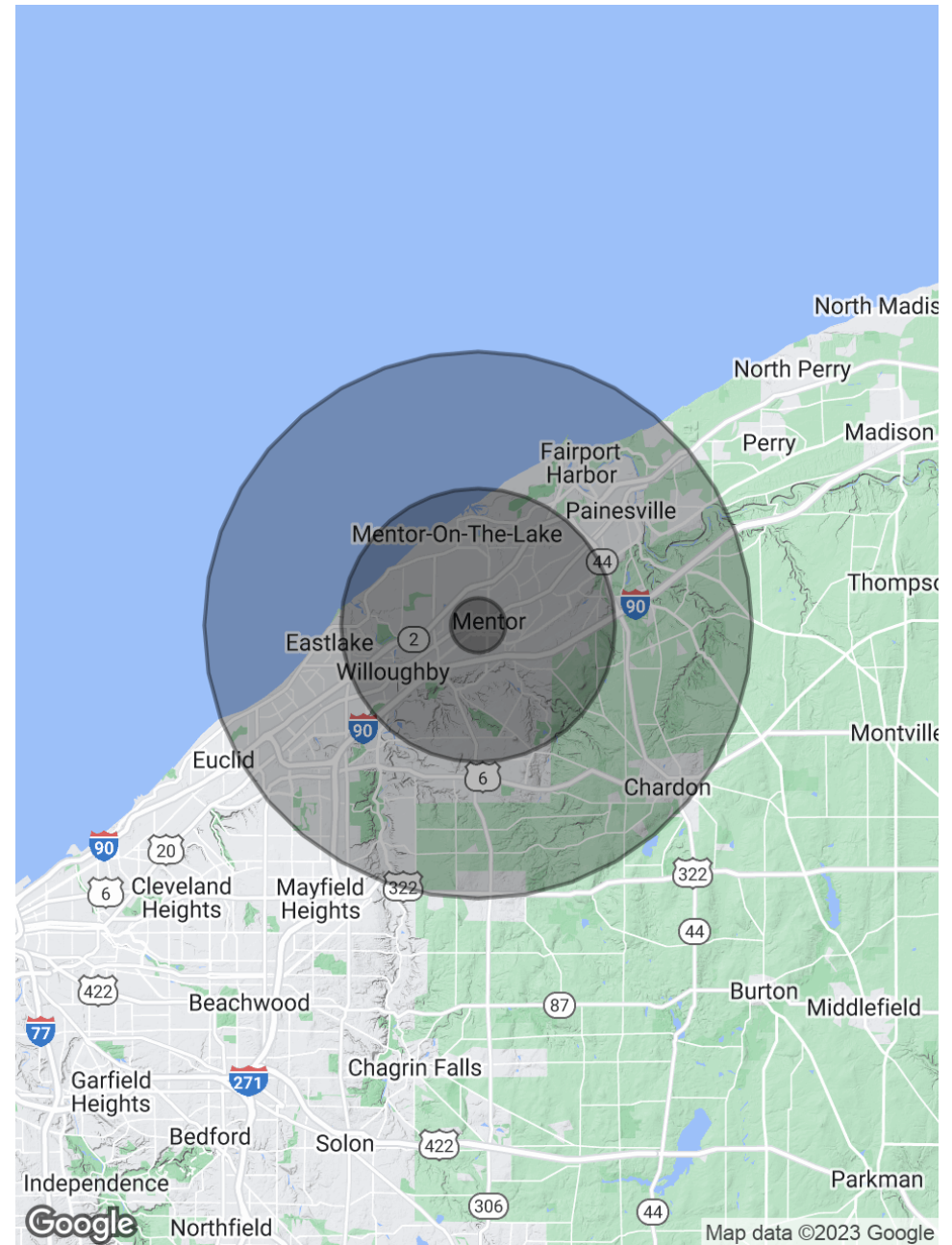


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,725	106,643	267,845
Average Age	44.3	43.4	42.5
Average Age (Male)	43.5	42.2	41.5
Average Age (Female)	45.0	44.7	43.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,145	44,064	111,130
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$60,390	\$73,415	\$70,164
Average House Value	\$176,652	\$202,738	\$212,125

\* Demographic data derived from 2020 ACS - US Census



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For additional information, contact:

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