

# LEASE

## UNIT 5 APPROXIMATELY 2,500 SF FOR RENT

7591 Tyler Boulevard Mentor, OH 44060



### PROPERTY HIGHLIGHTS

- One ENDCAP AVAILABLE: 2,480 SF in the heart of Mentor's Industrial Zone
- AVAILABLE January 1, 2026
- Visibility from State Route 2
- 11' + clear height / 13' + to deck
- Property Under New Management
- Tenant responsible for utilities
- 5 minute drive time to I-90 Interchange
- Over 1,700 companies with more than 59,000 employees, including major corporations, manufacturers, retailers, specialty shops and small businesses, call Mentor their home.

### OFFERING SUMMARY

Lease Rate:	\$1,785.00/month (MG)
Available SF:	1,750 - 2,480 SF
Zoning:	M-1 Light Manufacturing

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,182	44,809	120,306
Total Population	5,203	100,421	272,928
Average HH Income	\$115,416	\$107,055	\$101,772
Total Businesses	494	4,771	9,488
Total Employees	11,817	63,389	134,283

**Jeffrey Soclof, CCIM**  
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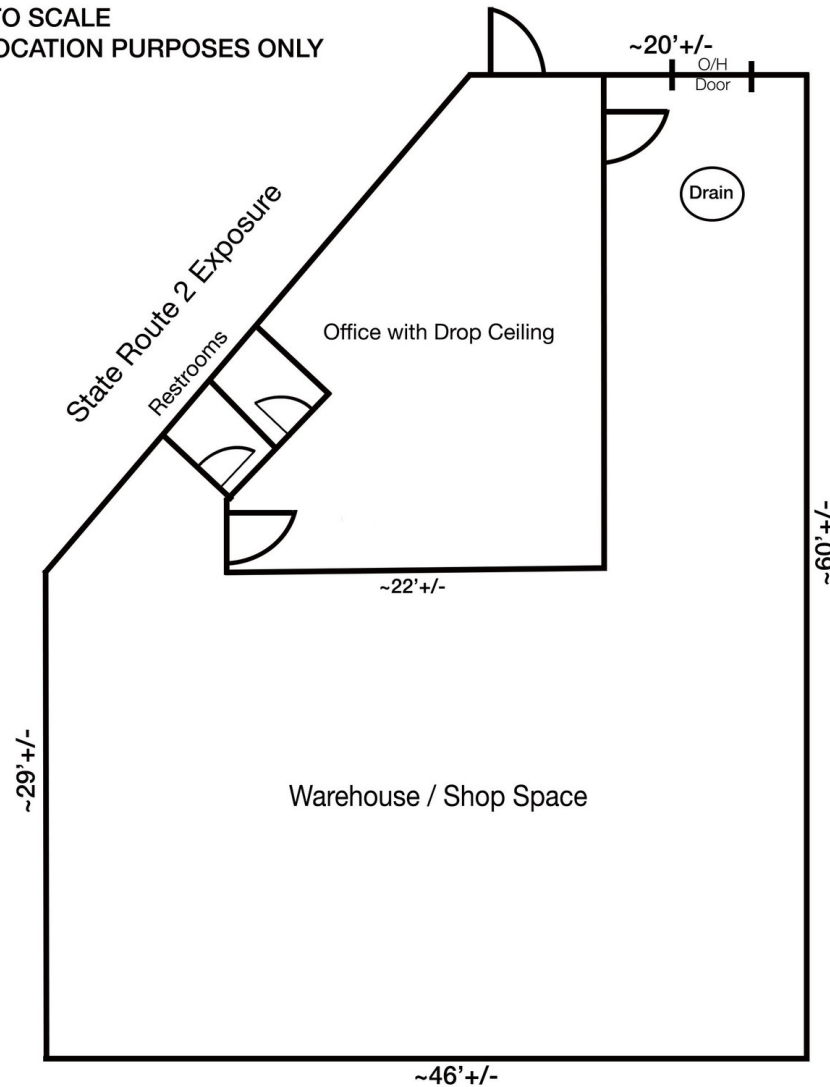
**COLDWELL BANKER  
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EMMCO REALTY GROUP

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## INDUSTRIAL WAREHOUSE SPACE

7591 Tyler Boulevard Mentor, OH 44060

7591 Tyler Blvd, Mentor, OH  
Unit 5  
\*NOT TO SCALE  
FOR LOCATION PURPOSES ONLY



Drawn: 12/1/2025

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