

LEASE SHOWROOM AVAILABLE AT MENTOR TOWNE CENTRE

2257 Mentor Avenue, Painesville Township, OH 44060



PROPERTY DESCRIPTION

Mentor Towne Centre is conveniently located in a dense, developed retail destination. It offers competitive lease rates in a highly visible and easily accessible location. This busy shopping center is positioned across from a top 15% performing Target in the state of Ohio; Placer AI finds this Target and adjacent Chik-Fil-A attract 2 million visits annually.

PROPERTY HIGHLIGHTS

- Wide open showroom available: 2,500 SF - White Box Condition
- Tenant Improvement Package Available for Qualified Tenants
- National Tenants include: Harbor Freight Tools, Lumber Liquidators, Massage Envy, Hertz, Crumbl Cookies, and Moe's SW Grill
- Great Location for Home Furnishings, Home Accessories, Remodeling and Repair, Sporting Goods
- Full-service traffic signal at entrance to Towne Centre and Target with other points of ingress and egress.

SPACES

3

SPACE SIZE

1,425 SF

5

2,500 SF

8

1,500 - 4,000 SF

9

2,500 - 4,000 SF

DEMOGRAPHICS

3 MILES

5 MILES

10 MILES

Total Households

18,829

44,454

92,011

Total Population

42,965

102,742

207,117

Average HH Income

\$85,217

\$82,002

\$80,267

Total Businesses

388

4,011

7,894

Total Employees

4,303

58,227

211,689

Sherrie Mendenhall

Commercial Sales & Leasing Specialist

216 224 9650

sherrie@emmcorealtygroup.com

Jeffrey Soclof, CCIM

President and Broker

216 857 2075

jeffrey@emmcorealtygroup.com



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COMMERCIAL**
EMMCO REALTY GROUP

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AVAILABLE SPACES

	SUITE	TENANT	SIZE (SF)
■	1	Harbor Freight Tool	25,020 SF
■	2	The Beauty and the Beard Salon & Spa	2,193 SF
■	3	Available	1,425 SF
■	4	Window Nation	1,664 SF
■	5	Available	2,500 SF
■	6	Lumber Liquidators	7,200 SF
■	7	Ember's Custom Fireplace	3,500 SF
■	8	Available	1,500 - 4,000 SF
■	9	Available	2,500 - 4,000 SF
■	10	Hertz Rent a Car	2,500 SF
■	11	Moe's Southwest Grill	3,054 SF
■	12	Massage Envy	3,011 SF
■	13	Dave's Cosmic Sub's	1,465 SF
■	14	Crumbl Cookies	1,495 SF

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