

# 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 Chick-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

## SPACE SIZE

3	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



COLDWELL BANKER  
COMMERCIAL  
EMMCO REALTY GROUP

# LEASE SHOWROOM AVAILABLE AT MENTOR TOWNE CENTRE

2257 Mentor Avenue, Painesville Township, OH 44060



**Sherrie Mendenhall**

Commercial Sales & Leasing Specialist  
216 224 9650  
sherrie@emmcorealtygroup.com

**Jeffrey Soclof, CCIM**

President and Broker  
216 857 2075  
jeffrey@emmcorealtygroup.com



**COLDWELL BANKER  
COMMERCIAL**  
EMMCO REALTY GROUP

# LEASE SHOWROOM AVAILABLE AT MENTOR TOWNE CENTRE

2257 Mentor Avenue, Painesville Township, OH 44060



**Sherrie Mendenhall**

Commercial Sales & Leasing Specialist  
216 224 9650  
[sherrie@emmcorealtygroup.com](mailto:sherrie@emmcorealtygroup.com)

**Jeffrey Soclof, CCIM**

President and Broker  
216 857 2075  
[jeffrey@emmcorealtygroup.com](mailto:jeffrey@emmcorealtygroup.com)



**COLDWELL BANKER COMMERCIAL**  
EMMCO REALTY GROUP

# LEASE SHOWROOM AVAILABLE AT MENTOR TOWNE CENTRE

2257 Mentor Avenue, Painesville Township, OH 44060

## 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

**Sherrie Mendenhall**  
Commercial Sales & Leasing Specialist  
216 224 9650  
[sherrie@emmcorealtygroup.com](mailto:sherrie@emmcorealtygroup.com)

**Jeffrey Soclof, CCIM**  
President and Broker  
216 857 2075  
[jeffrey@emmcorealtygroup.com](mailto:jeffrey@emmcorealtygroup.com)



**COLDWELL BANKER COMMERCIAL**  
EMMCO REALTY GROUP