

4.26 AC HIGHWAY VISIBLE DEVELOPMENT SITE

8341 TYLER BLVD, MENTOR, OHIO 44060

CBRE

FOR SALE



giant eagle

getGO CAFE & BAKERY

Wendy's

Cane's CHICKEN FINGERES

TACO BELL

Starbucks

SUBWAY ASIAN NAILS
Tommy Boys

Access Easement

Access to Tyler Blvd

SITE
4.26 AC

EXCLUSIVE CONTACT:

Kevin Moss
Senior Vice President
216 363 6453
kevin.moss@cbre.com

THE OPPORTUNITY

- For Sale: 4.26 AC Highway Visible Development site next to the new City Market Development (Giant Eagle, GetGo, Starbucks, Wendys, Raising Canes, UH Urgent Care, Taco Bell)
- Price: \$1,400,000
- Zoned B2 - General Business
- Over 460' frontage along Route 2
- The site is uniquely positioned off the highway in the heart of the Tyler Blvd daytime and car dealership corridor
- The site is positioned ½ mile from Mentor High School (2,656 enrollment), which is one of the largest high schools in the state
- Mentor is the states 6th largest retail trade area, and boasts 1,700 businesses with 3.3 million square feet of retail development and 3,200 acres zoned for manufacturing, with a 4.2% industrial vacancy rate. With 300 manufacturers in Mentor, the city ranks as the seventh-largest



Quick Stats - 5 Mile Radius



DAYTIME
POPULATION
99,381



POPULATION
103,544



HOUSEHOLDS
45,878



POPULATION
25 & OVER
77,525



AVG. HOUSEHOLD
INCOME
\$110,542

AERIAL VIEW



HYUNDAI

MAZDA

NISSAN

University Hospitals
Urgent Care

SUBWAY ASIAN NAILS
Tommy Boys

Cane's

Center St

TACO BELL

STARBUCKS

29,188 VPD

Tyler Blvd - 11,859 VPD

Access Easement

Wendy's

giant eagle

Access to Tyler Blvd

SITE
4.26 AC

±485'

±376'

±246'

±177'

±464'

RETAIL TRADE MAP

MENTOR - GREAT LAKES MALL RETAIL TRADE AREA

TRADE AREA INFO

Mentor Ave & Center St
(3 Miles)

- Population: 43,952
- Daytime Population: 45,564
- Total Households: 18,350
- Median HH Income: \$72,499
- Average HH Income: \$90,699
- Total Businesses: 2,148
- Total Employees: 34,865

HOTELS

11 Hotels/943 Rooms
(Source, CoStar)

1. Super 8 - 63
2. Holiday Inn - 132
3. Best Western - 50
4. Residence Inn - 96
5. Hampton Inn - 90
6. Wingate - 83
7. Comfort Inn - 55
8. Holiday Inn Express - 84

Not on map:
Mentor Home Inn - 70
Days Inn - 112
Red Roof Inn - 108

Planned:
Home2 Suites - N/A

MAJOR EMPLOYERS

1. STERIS - 1,043
2. TriPoint Medical Center - 825
3. Lincoln Electric - 540
4. NHVS International Inc. - 325
5. Avery Dennison - 300

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Licensed Real Estate Broker.

Updated: March 22, 2024 (MOS#)



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	4,912	53,079	103,544
2025 Daytime Population	10,647	57,659	99,381
2025 Households - Current Year Estimate	2,246	23,975	45,878
2025 Average Household Income	\$99,802	\$108,197	\$110,542
2030 Average Household Income Projection	\$110,067	\$120,575	\$122,955
2025 Median Household Income	\$80,657	\$81,432	\$83,184
2025 Population Over 25	3,772	40,407	77,525

EXCLUSIVE CONTACT:

Kevin Moss

Senior Vice President

216 363 6453

kevin.moss@cbre.com

CBRE, Inc.

950 Main Ave, Suite 800

Cleveland, Ohio 44113

www.cbre.us

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.

CBRE