

# FOR SALE

# 9430-9440 Mentor Avenue

Mentor, Ohio 44060



# Executive Summary

9430-9440 Mentor Avenue presents an attractive opportunity to acquire a highly visible retail/restaurant asset along one of Mentor's most active commercial corridors. Positioned on Mentor Avenue near Heisley Road, the property benefits from exceptional exposure, established consumer traffic, and proximity to a deep concentration of national, regional, and local retailers. The asset is a retail/restaurant property with a reported 6,500 square feet of gross leasable area, originally built in 1990 and refurbished in 2013, 2025 and 2026, with a new 2,775-square-foot tenant lease signed to put the property at 100% leased. The property features monument/pylon signage, ample front and rear parking, 14-foot clear ceiling height, and practical frontage suited for food, service, medical, specialty retail, or owner-user applications.

The property's location is a core driver of value. Mentor Avenue carries approximately 26,096 vehicles per day, while nearby Heisley Road contributes an additional 14,596 vehicles per day, providing strong daily visibility for tenants and long-term residual appeal for ownership. The surrounding retail map places the asset near major traffic generators including Trader Joe's, Walmart, Meijer, PetSmart, Lowe's, Target, Kohl's, HomeGoods, Ulta Beauty, Starbucks, Walgreens, and other destination retailers and restaurants, reinforcing the site's position within a proven retail area.

The investment is further supported by Mentor's strong suburban fundamentals. Using 2025 Census Estimates within a five-mile radius, there are approximately 106,911 residents, 45,753 households, \$117,175 average household income, 3,995 businesses, and 49,049 employees, creating a substantial customer and daytime employment base for retail and restaurant users. At the city level, Mentor reports more than 1,700 companies, over 59,000 employees, more than 325 retailers, and 170 restaurants, underscoring its role as a major shopping, dining, and employment destination in Lake County.



Occupancy  
**100%**

Total Retail Spaces  
**3**

Building Class  
**B**

Mentor Avenue VPD  
**26,096**

Building SF  
**6,525**

Year Built  
**1990**



# HIGHLIGHTS

- The building contains several national brand tenants
- The term lengths vary from 5 years to 8 years
- Renewal options in place for Tropical Smoothie and Urgent Vet
- Long term tenancy by Great Harvest Bread Co.
- 14' Clear Ceiling Height
- 87' of Building Frontage
- Monument Signage
- Plenty of Parking

## SITE DESCRIPTION

Address	9430-9440 Mentor Avenue
Lot Size	1.00 Acre
Parcel #	16-A-027-0-00-016-0
Building SF	6,525
Floors	1
Buildings	1
Year Built	1990
Years Renovated	2013-2026
Occupancy	100%
Zoning Designation	B-2

# TENANTS



## **GREAT HARVEST BREAD CO.®**

<https://www.greatharvest.com>

Great Harvest Bread Company is a Montana-based bakery-café franchise known for fresh, made-from-scratch breads, baked goods, sandwiches, and café items. Founded in 1976, it combines a national franchise model with locally owned bakeries focused on whole grains, simple ingredients, and community-centered service. We are a bread company first, and above all, we do bread right. That means we use simple, honest ingredients and the best baking methods rather than the fastest or cheapest way. It takes longer, but we've found there are no shortcuts to making exceptional bread, and that's what we are here to do.

**tropical** **CAFE**  
SMOOTHIE  
eat better. 🌿 feel better.®

## **TROPICAL CAFE SMOOTHIE®**

<https://www.tropicalsmoothiecafe.com>

Tropical Smoothie Cafe is a fast-casual restaurant franchise focused on fresh, made-to-order smoothies, smoothie bowls, wraps, flatbreads, 'dillas, sandwiches, and other health-oriented café items. The brand positions itself around "tropical" energy, quality ingredients, customization, online ordering, catering, rewards, and a fun, better-for-you dining experience. Founded in Florida and now headquartered in Atlanta, Tropical Smoothie Cafe has grown into a large U.S. franchise system with more than 1,700 locations reported as of March 2026, reflecting strong demand for convenient smoothies and lighter fast-casual food options.

  
**UrgentVet**

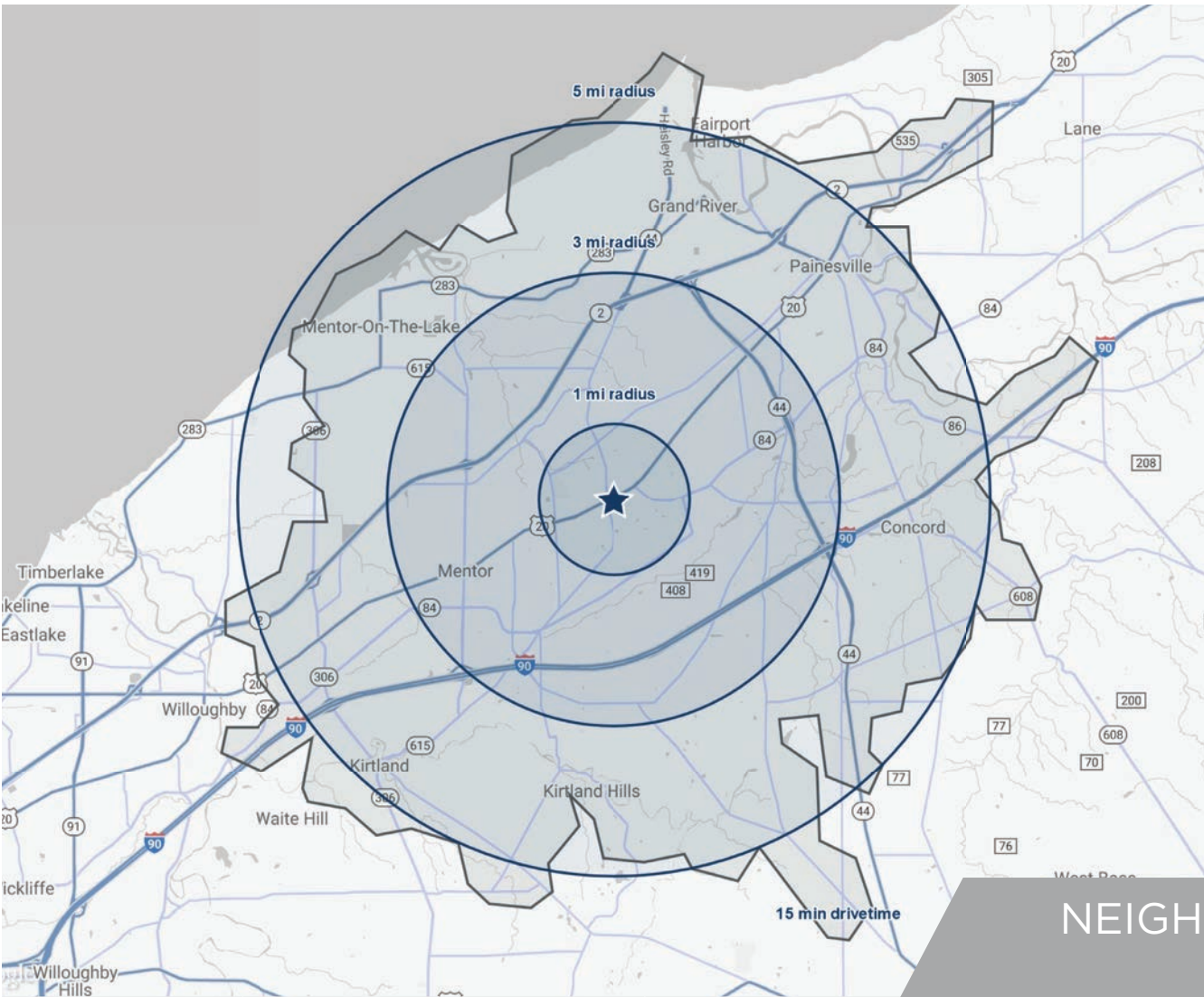
## **URGENT VET**

<https://www.urgentvet.com>

UrgentVet is a veterinary urgent care provider for dogs and cats with non-life-threatening illnesses and minor injuries. Founded in 2015, the company bridges the gap between primary veterinarians and emergency animal hospitals by offering convenient walk-in and online check-in care, including evenings, weekends, and holidays, with a focus on affordability, comfort, and follow-up coordination with each pet's regular veterinarian.







## NEIGHBORHOOD DEMOGRAPHICS 2025 CENSUS ESTIMATES

	 POPULATION	 HOUSEHOLDS	 MEDIAN HH INCOME	 AVERAGE HH INCOME	 TOTAL EMPLOYEES	 TOTAL BUSINESSES
1 Mile	6,236	2,853	\$90,243	\$110,647	2,976	334
3 Miles	45,332	19,423	\$97,634	\$131,955	21,268	1,896
5 Miles	106,911	45,753	\$88,063	\$117,175	49,049	3,995
15 Minute Drive	100,872	43,130	\$88,384	\$117,943	50,301	4,061

# AMENITIES MAP





**106,911**  
Population  
(2025 | 5 Mile)

**44.0**  
Median Age  
(2025 | 5 Mile)

**45,753**  
Households  
(2025 | 5 Mile)

**\$117,175**  
Household Income  
(2025 | 5 Mile)

**3,995**  
Total Businesses  
(2025 | 5 Mile)

**49,049**  
Total Employees  
(2025 | 5 Mile)

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Mentor, Ohio 44060

**CONTACT FOR FULL  
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