

8310-8358 Tyler Boulevard - Tyler Center Plaza

Professional and Retail Suites For Lease

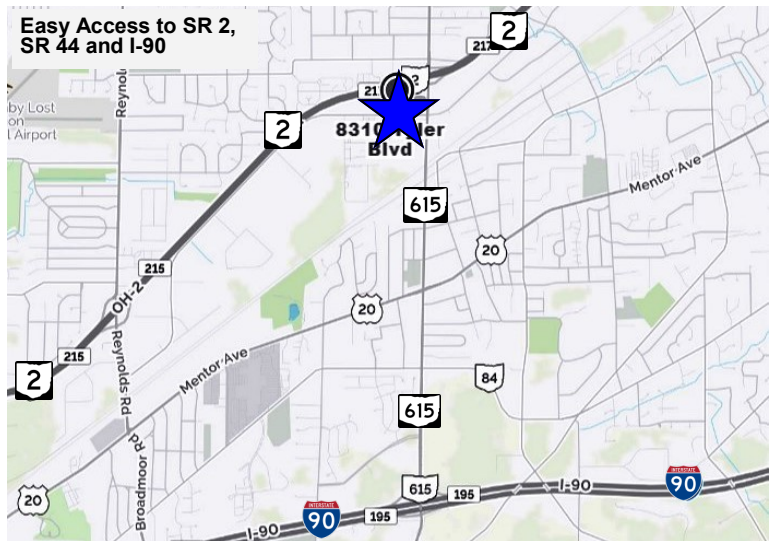
Mentor, Ohio 44060 (Lake County)



Building and Location Features:

- Outstanding Location
- 2 ADA Elevators
- Handicapped Accessible and Common Area ADA Restrooms in Hall
- Below Market Lease Rates
- Will "Build to Suit" Interior
- Ample Parking in Front and Rear of Building
- Present Tenants:
 - Stadium Grill, Asian Nails, Imperial Dragon, Thomas Employment, Subway and Several Office Tenants
- Traffic Signal on Tyler Blvd
- Across from The Giant Eagle Plaza with Taco Bell, Wendy's, Starbuck's, Raising Canes Chicken and Future Development
- Great Visibility on SR 2 Between SR 306 and SR 615

Continued....



Contact:
Neil Sawicki, SIOR, Broker
440-255-5552 x13 Office
440-339-8585 Cell
Neil@GlobalCommercialRE.com



GLOBAL

Real Estate Advisors Inc.
Broker
www.GlobalCommercialRE.com
440-255-5552

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Available Suites - Office

- **8338 Tyler Blvd - \$600.00 Monthly + Utilities**
200± SF Second Floor Suite
Two (2) Offices within Unit
Plenty of Window Space
- **8340 Tyler Blvd - \$1,200.00 Monthly + Utilities**
975± SF Second Floor Suite
Three (3) Offices within Unit
Large 19'x12' Conference Room with Windows
Space may be Combined with 8342 Tyler Blvd
- **8342 Tyler Blvd - \$1,200.00 Monthly + Utilities**
926± SF Second Floor Suite
Large 22' x 15' Unit
Will Build to Suite
Allowance for Build-Out to Qualified Tenant
Plenty of Window Space
Space may be Combined with 8340 Tyler Blvd
- **8344 Tyler Blvd - \$1,200.00 Monthly + Utilities**
913± SF Second Floor Suite
2 Large Rooms
Window Space
Space can be Combined with Suites 8342 Tyler Blvd

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Additional Information



New Ownership!



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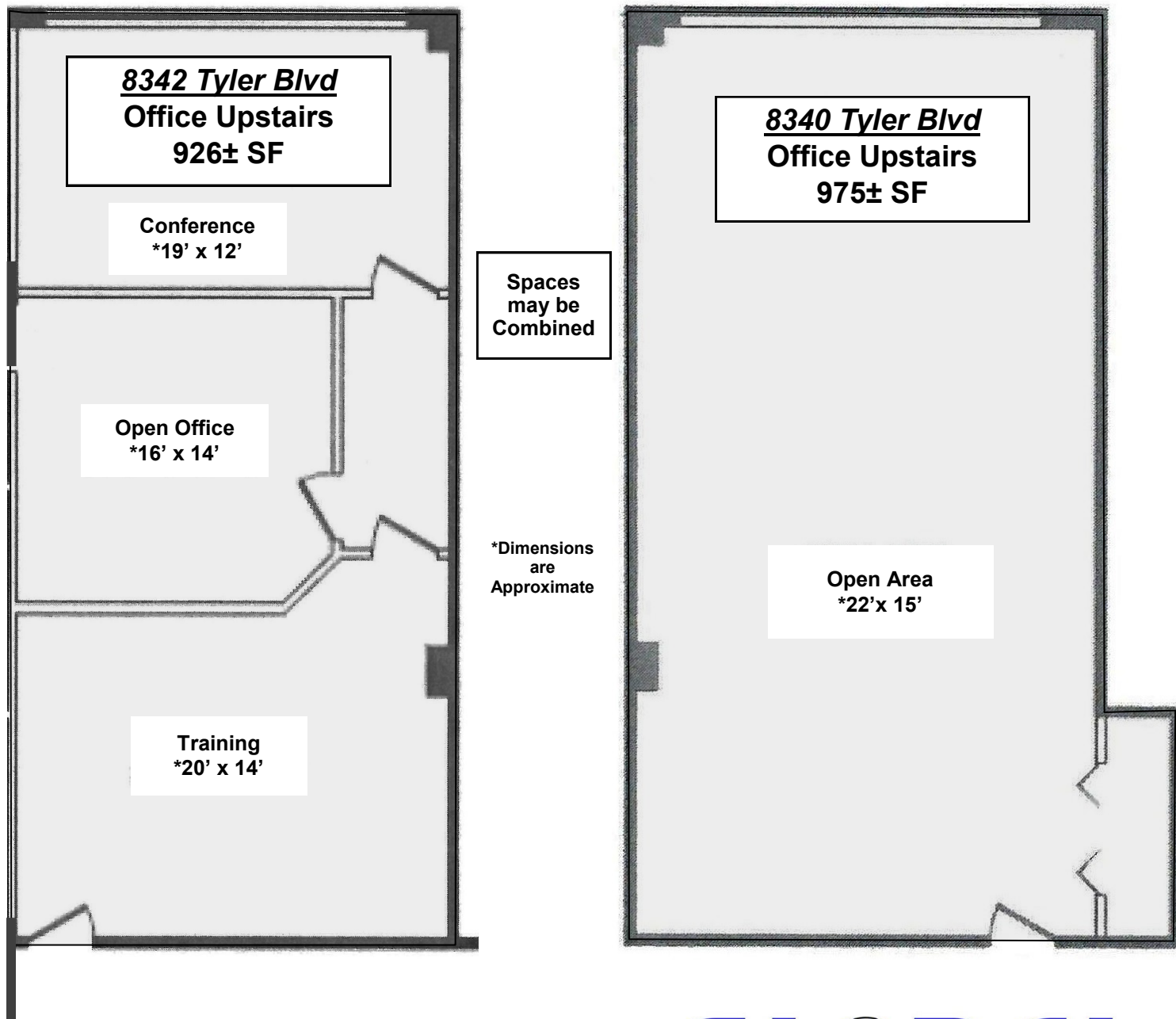
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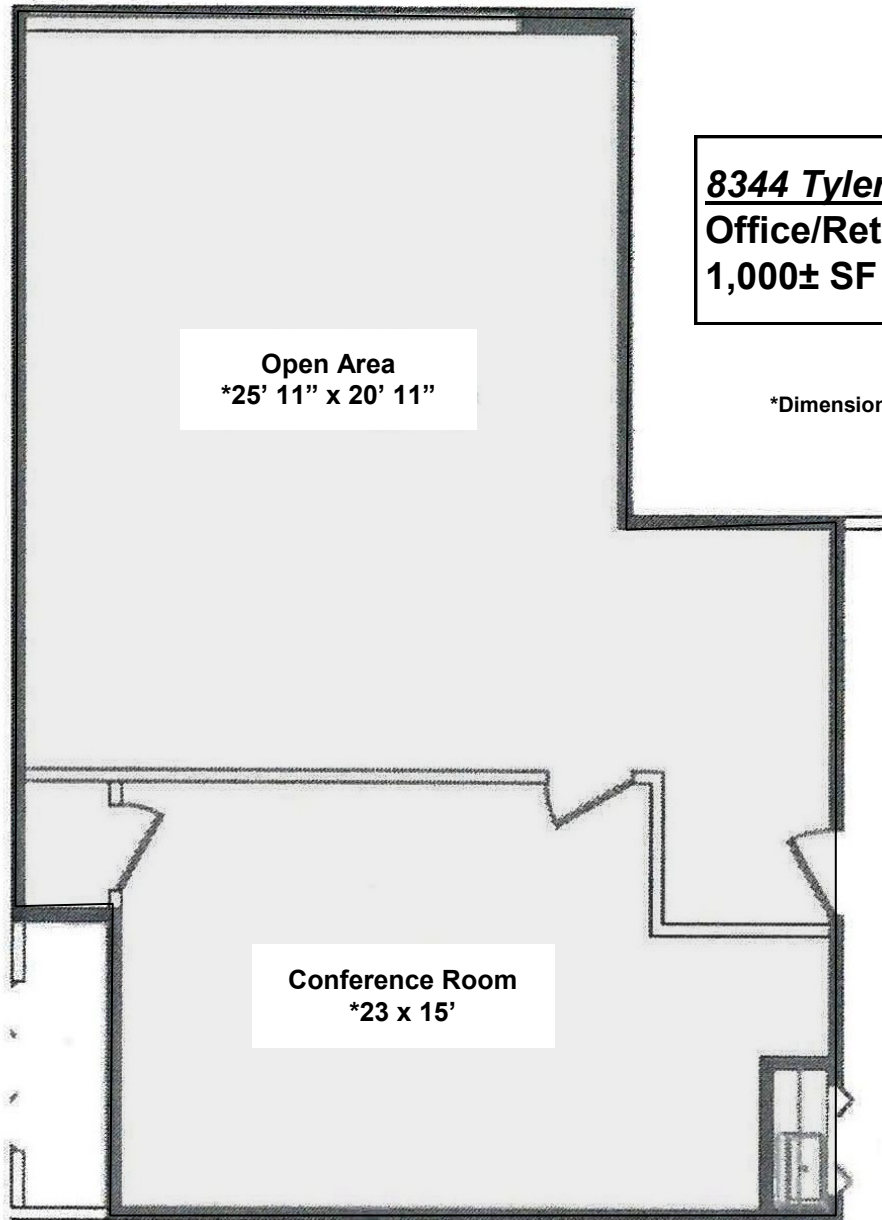
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8344 Tyler Blvd
Office/Retail - Street Level
1,000± SF

*Dimensions are Approximate

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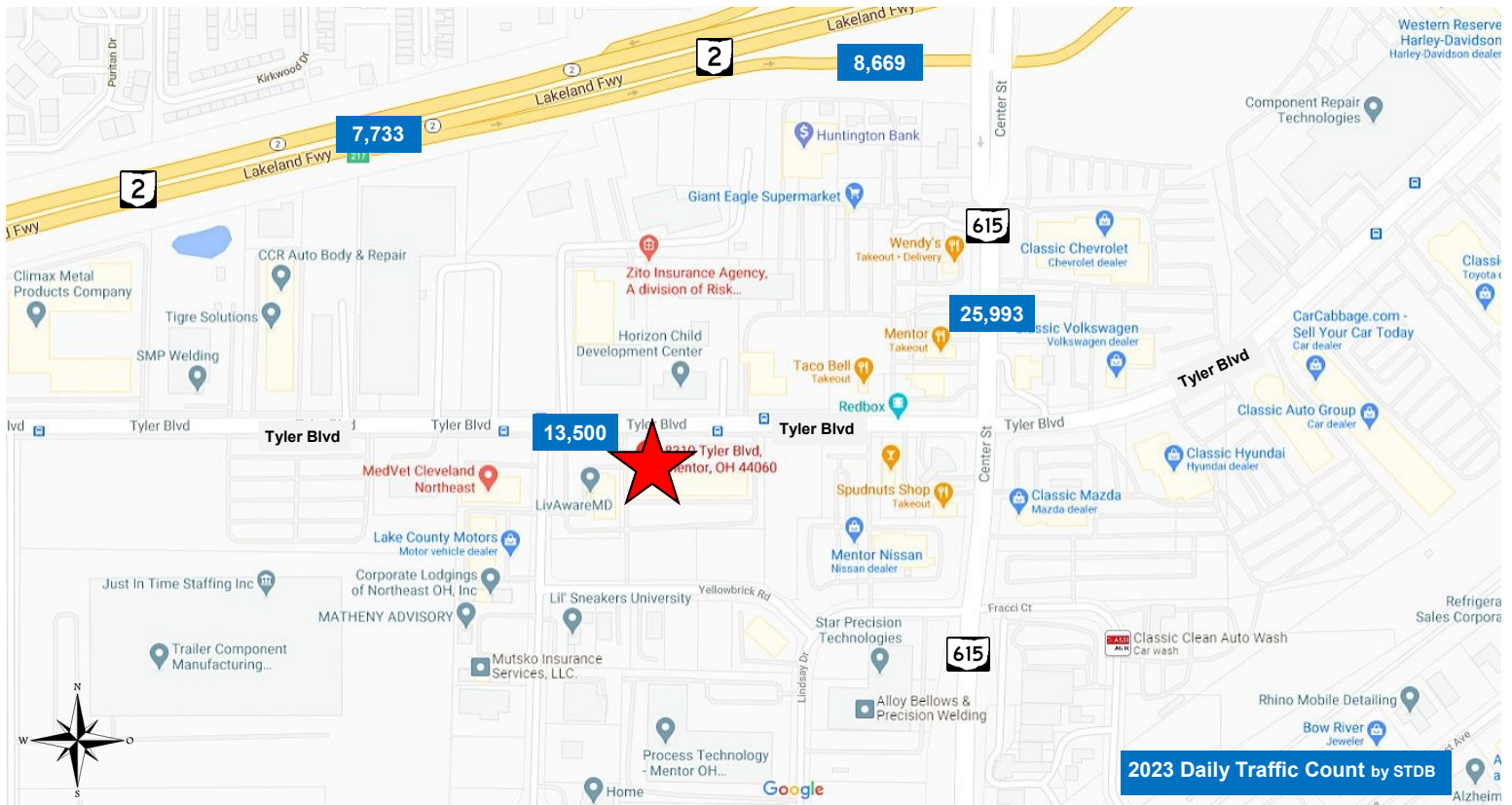
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2025 Projected Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	6,104	54,755	105,297
Total Households	2,600	23,241	44,122
Average Household Income	\$95,589	\$99,003	\$99,184
Total Housing Units	2,746	24,794	47,273

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