

FOR LEASE/FOR SALE

1,788 SF FREESTANDING RETAIL AVAILABLE ALONG MENTOR AVE  
(17K+ VPD)



FORMER SUBWAY AVAILABLE  
1,788 SF WITH DRIVE-THRU

7652 MENTOR AVE, MENTOR, OHIO 44060

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CBRE



# PROPERTY INFORMATION

- 1,788 SF freestanding building available for lease or for sale along Mentor Avenue
  - For Sale: \$689,000
- All current FF&E can be utilized by the next tenant
- Located next to the super regional Great Lakes Mall, featuring retailers such as Round1, Dicks Sporting Goods, The Brew Kettle, Outback, Olive Garden, and many more!
- Mentor is one of the largest retail markets in Ohio. Neighboring retailers include Walmart , Target, Kohls, HomeGoods, Ulta, PopShelf, TJ Maxx, Ross Dress For Less & more!
- The property features 26 parking spaces and a functional Drive-Thru
- Avg. Household Income of \$113,086 within a 3-mile radius
- Traffic counts of 17,336 VPD in front of site (Source: ODOT TIMS)



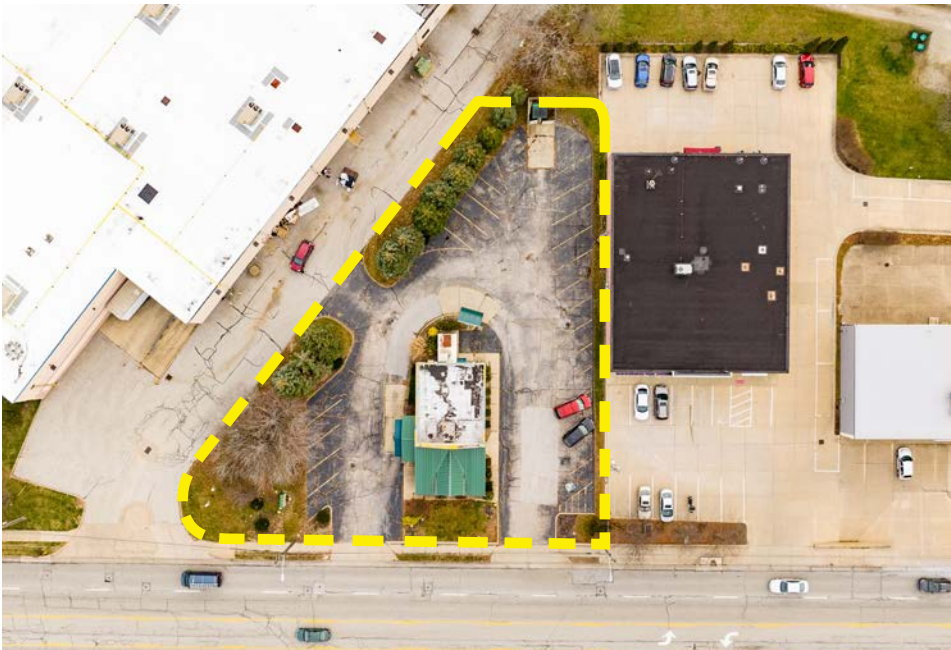


# PROPERTY PHOTOS





# AERIAL VIEW





# 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. NIVS International Inc. - 325
5. Avery Dennison - 300

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# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	4,650	45,561	108,565
2029 Projected Population	4,742	45,877	108,707
2024 Daytime Population	8,499	50,470	111,472
2024 Households	2,229	20,373	48,927
2024 Average Household Income	\$91,421	\$113,086	\$106,447
2029 Projected Household Income	\$106,177	\$130,422	\$123,120
2024 Median Household Income	\$63,643	\$84,164	\$80,220
Population 25 and Over	3,567	34,202	82,182

**FOR MORE  
INFORMATION  
PLEASE CONTACT**

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