

**5,376 SF AVAILABLE
FOR LEASE**



WAREHOUSE W/OFFICE SPACE FOR LEASE
8635 East Ave, Mentor, OH 44060

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5,376 SF BUILDING AVAILABLE FOR LEASE

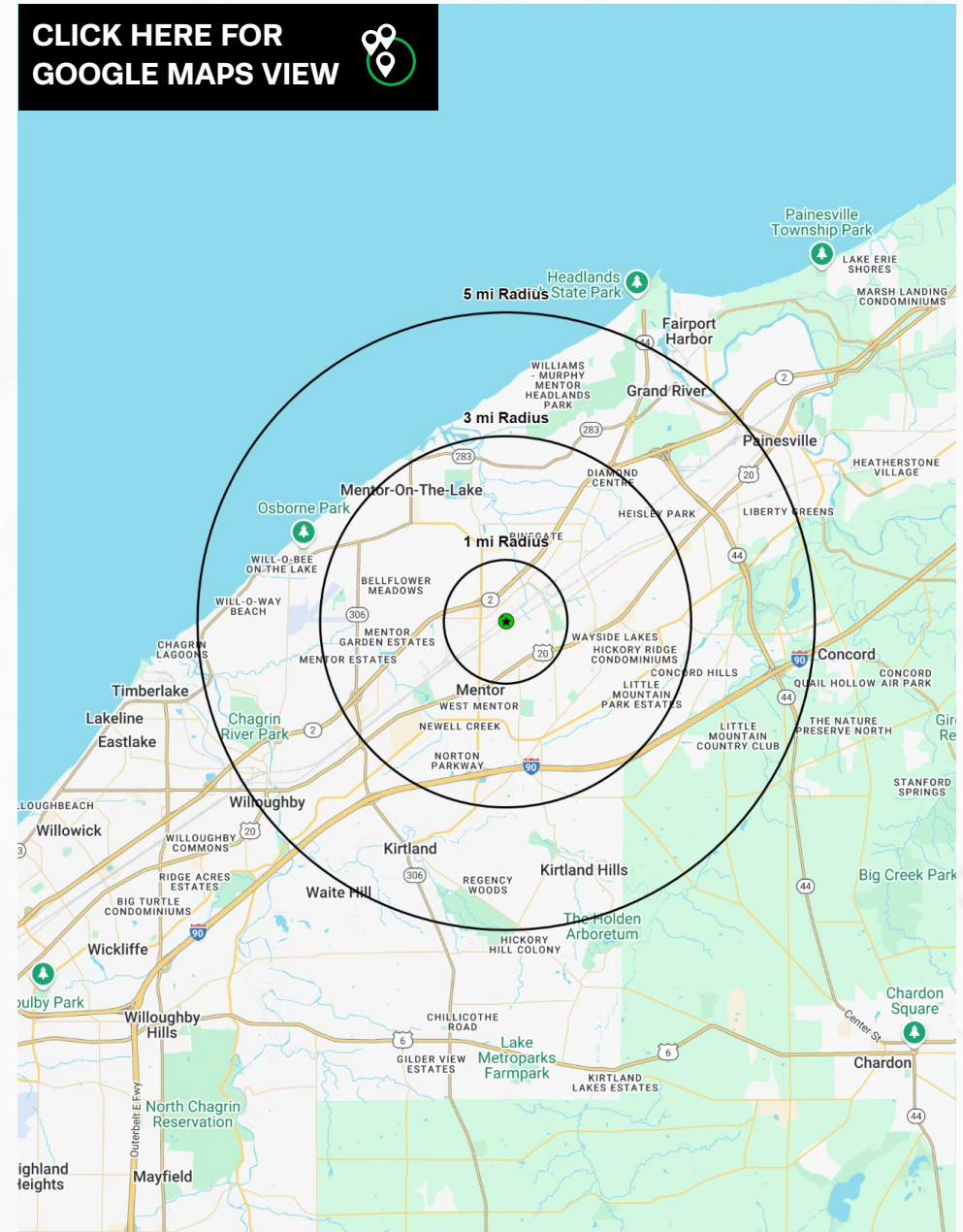
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PROPERTY OVERVIEW

PROPERTY SUMMARY

- Free standing building
- **1,296 SF Office space 4,080 SF Warehouse**
- 3 Drive in doors
- 480-3 phase power with 400 amps
- Easy access to Lakeland Freeway (OH-2) with 60,147 vpd

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DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	4,405	52,233	104,553
HOUSEHOLDS	2,126	23,148	45,571
AVERAGE HH INCOME	\$95,502	\$110,412	\$110,349
MEDIAN HH INCOME	\$76,395	\$88,699	\$87,590
DAYTIME POPULATION	9,367	46,234	83,869

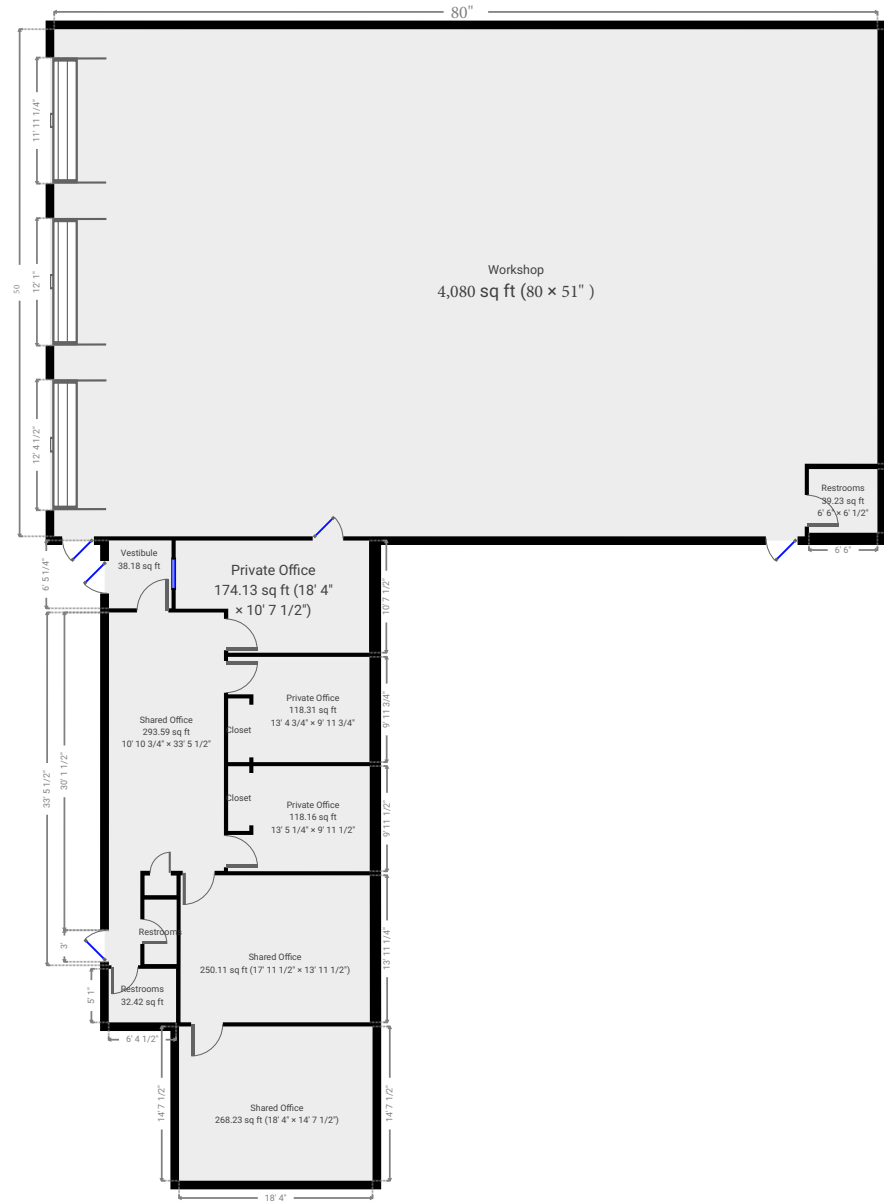
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SITE PLAN

▼ Ground Floor

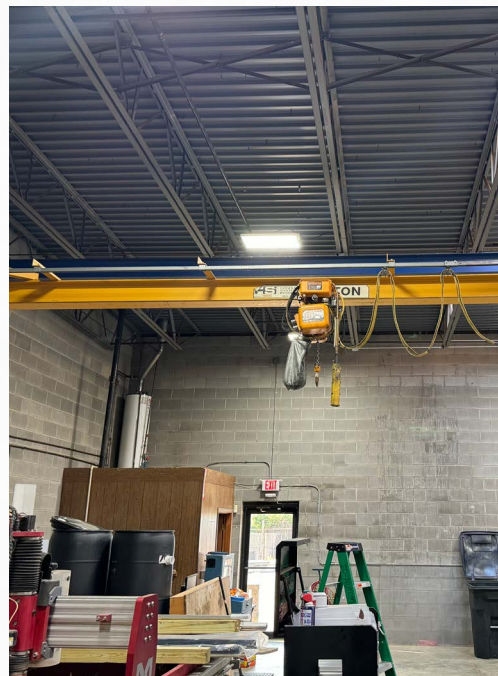
TOTAL AREA: 5,661 sq ft •



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PICTURES



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MICRO AERIAL



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MACRO AERIAL

