

AVAILABLE FOR LEASE

CREEKSIDE COMMONS | 9559-9599 MENTOR AVE., MENTOR OH 44060



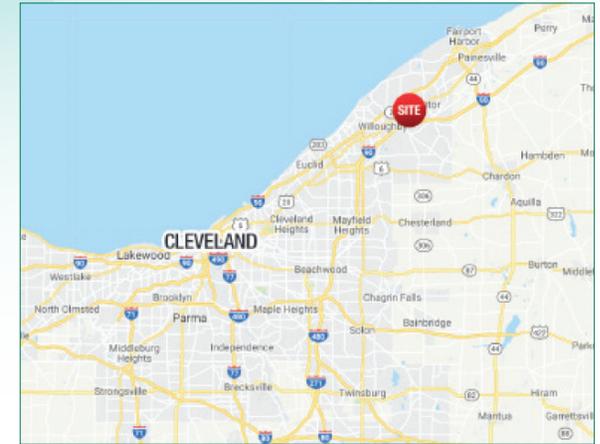
VIEW ON ANCHORCLE.COM

HIGHLIGHTS

- Available for Lease - 2,214 SF - 13,985 SF
- 13,985 SF Junior Anchor space
- Potential drive thru - Up to 4,495 SF available for ground lease
- An established core retail node in a growing market
- Attractive plaza with best of class anchor tenants
- A dominant community center located along Mentor's retail corridor, featuring Kohl's, HomeGoods, Five Below, Panera, Carter's, Blaze Pizza, and more
- Located next to Target and Ulta
- Drawing from an affluent population of nearly 46,000 residents with an average income of \$96,299 within a 3 mile radius

TRAFFIC COUNTS

Mentor Ave = 23,205 VPD



DEMOGRAPHICS

2020 ESTIMATES	1 mile	3 mile	5 mile
Population	7,054	45,087	102,939
Households	3,206	18,719	42,456
Average HH Income	\$97,847	\$96,299	\$93,186
Daytime Employees	6,528	28,792	59,499

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Anchor

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TRADE AERIAL



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LOW AERIAL



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SITE PLAN

Tenant Roster

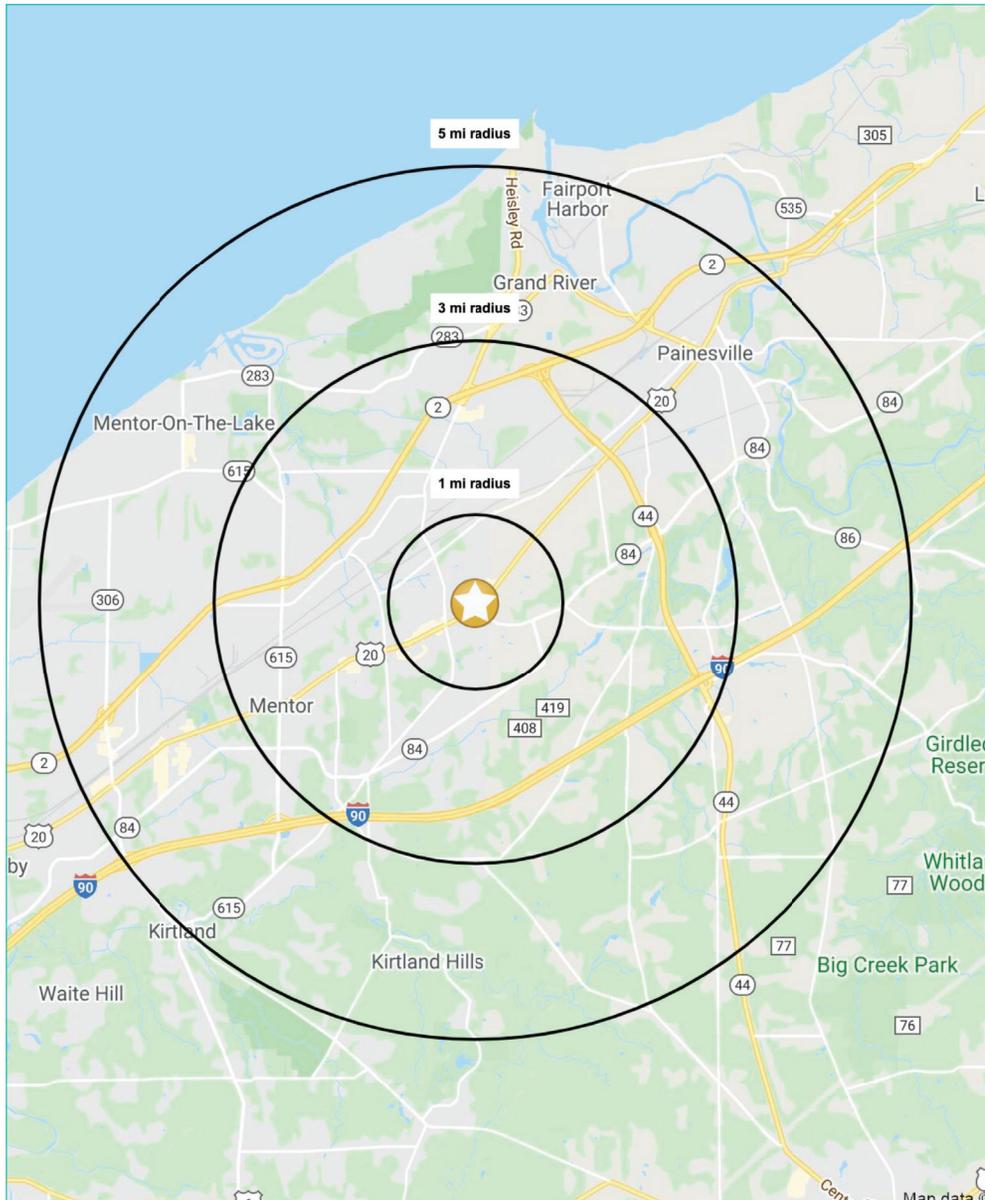
UNIT	TENANT	SF
1	Five Below	7,814
4	HomeGoods	22,996
5	The Great Escape	34,734
6	Available	2,590
7	Group of Mentor Dental	3,040
8	Sally Beauty Supply	1,600
9	Great Clips	1,280
11	Kohl's	93,935
13	Nail Lacquer	1,803
14	Panera Bread	4,668
15	GNC	1,600
16	Carter's	3,259
17	Available	2,214
18	Available	2,281
19	Longhorn Steakhouse	6,519
21	Lenscrafters - Coming Soon	3,259
23	Available	11,395



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DEMOGRAPHICS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 41.6833/-81.2966

Mentor Ave		1 mi radius	3 mi radius	5 mi radius
Mentor, OH 44060				
POPULATION	2020 Estimated Population	7,054	45,087	102,939
	2025 Projected Population	6,957	44,653	103,029
	2010 Census Population	7,311	44,966	103,271
	2000 Census Population	7,618	43,270	102,510
	Projected Annual Growth 2020 to 2025	-0.3%	-0.2%	-
	Historical Annual Growth 2000 to 2020	-0.4%	0.2%	-
HOUSEHOLDS	2020 Median Age	50.8	45.2	43.0
	2020 Estimated Households	3,206	18,719	42,456
	2025 Projected Households	3,215	18,867	43,281
	2010 Census Households	3,206	18,083	41,040
	2000 Census Households	2,992	16,318	38,950
	Projected Annual Growth 2020 to 2025	-	0.2%	0.4%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	0.4%	0.7%	0.5%
	2020 Estimated White	92.3%	90.6%	87.4%
	2020 Estimated Black or African American	2.5%	3.9%	5.2%
	2020 Estimated Asian or Pacific Islander	2.1%	1.9%	1.6%
	2020 Estimated American Indian or Native Alaskan	-	-	0.1%
	2020 Estimated Other Races	3.1%	3.6%	5.7%
INCOME	2020 Estimated Hispanic	3.5%	4.4%	7.3%
	2020 Estimated Average Household Income	\$97,847	\$96,299	\$93,186
	2020 Estimated Median Household Income	\$79,272	\$81,088	\$74,839
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$44,604	\$40,055	\$38,571
	2020 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.7%	2.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	4.0%	3.6%	5.4%
	2020 Estimated High School Graduate	28.2%	26.9%	29.4%
	2020 Estimated Some College	23.6%	21.3%	20.8%
	2020 Estimated Associates Degree Only	8.2%	10.2%	10.7%
BUSINESS	2020 Estimated Bachelors Degree Only	20.3%	22.4%	19.7%
	2020 Estimated Graduate Degree	14.3%	13.9%	11.6%
	2020 Estimated Total Businesses	547	2,156	4,454
	2020 Estimated Total Employees	6,528	28,792	59,499
	2020 Estimated Employee Population per Business	11.9	13.4	13.4
	2020 Estimated Residential Population per Business	12.9	20.9	23.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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