



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR LEASE

8900 MENTOR AVENUE

Mentor, OH 44060

FEATURES

- Prime Mentor Location!
- Great for retail/service.
- 1,200 - 10,000 SF available.
- Built out restaurant space available!
- Multiple points of ingress and egress including a signaled intersection.
- High Traffic Counts: Over 21,000 VPD.

AREA

Over 100,000 people within 3 miles with an average household income exceeding \$78,900. Convenient to I-90 and SR 2 via SR 44 and SR 615, and serving Mentor, Concord, Painesville and the surrounding areas. Retailers in the Immediate Area: Target, Lowe's, Kohl's, Dick's Sporting Goods, Gordman's, and ULTA. Restaurants in the immediate Area: Panera Bread, Chick Fil A, Dunkin Donuts



OFFICE

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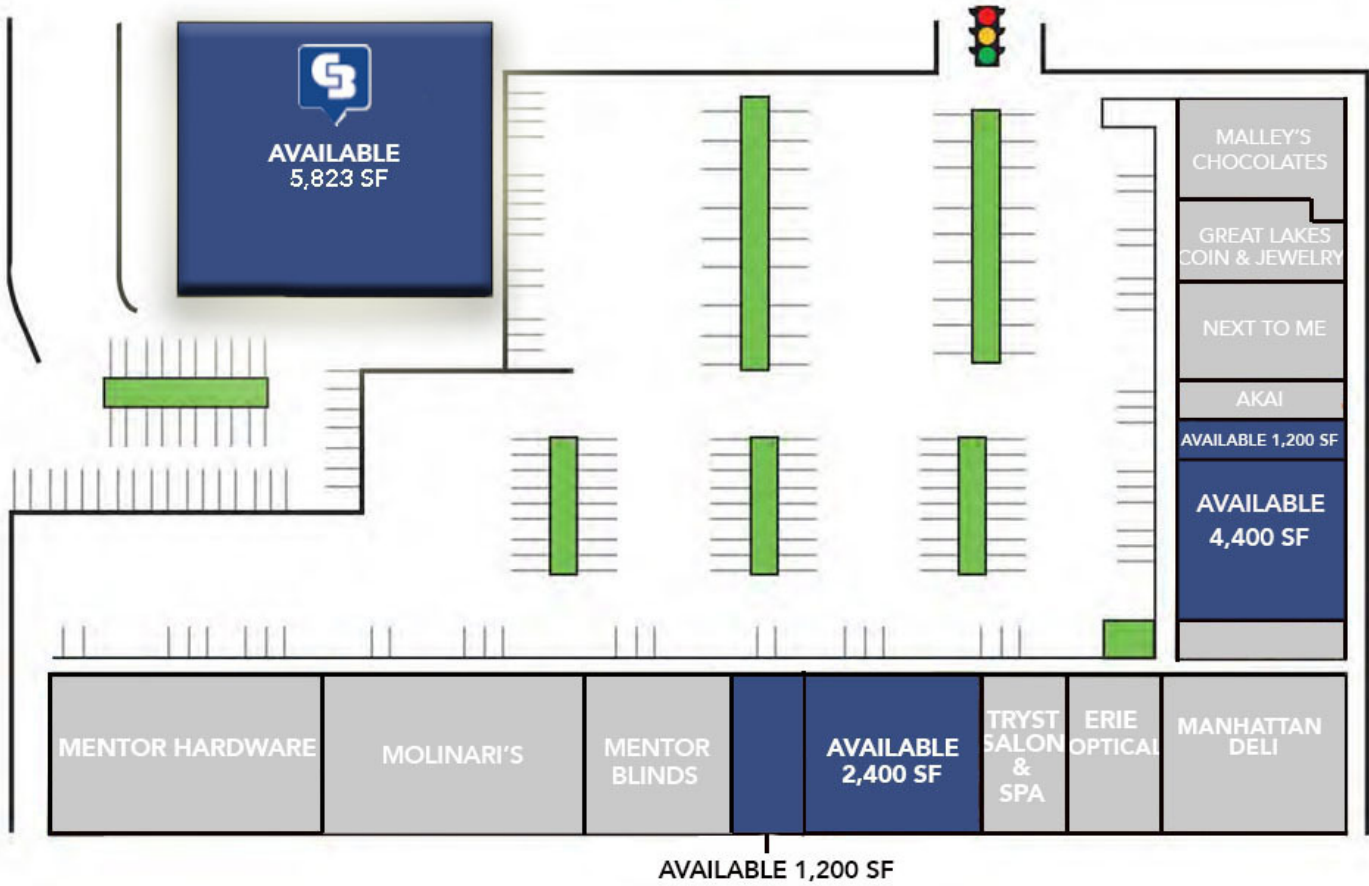


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MENTOR AVE./ SR 20



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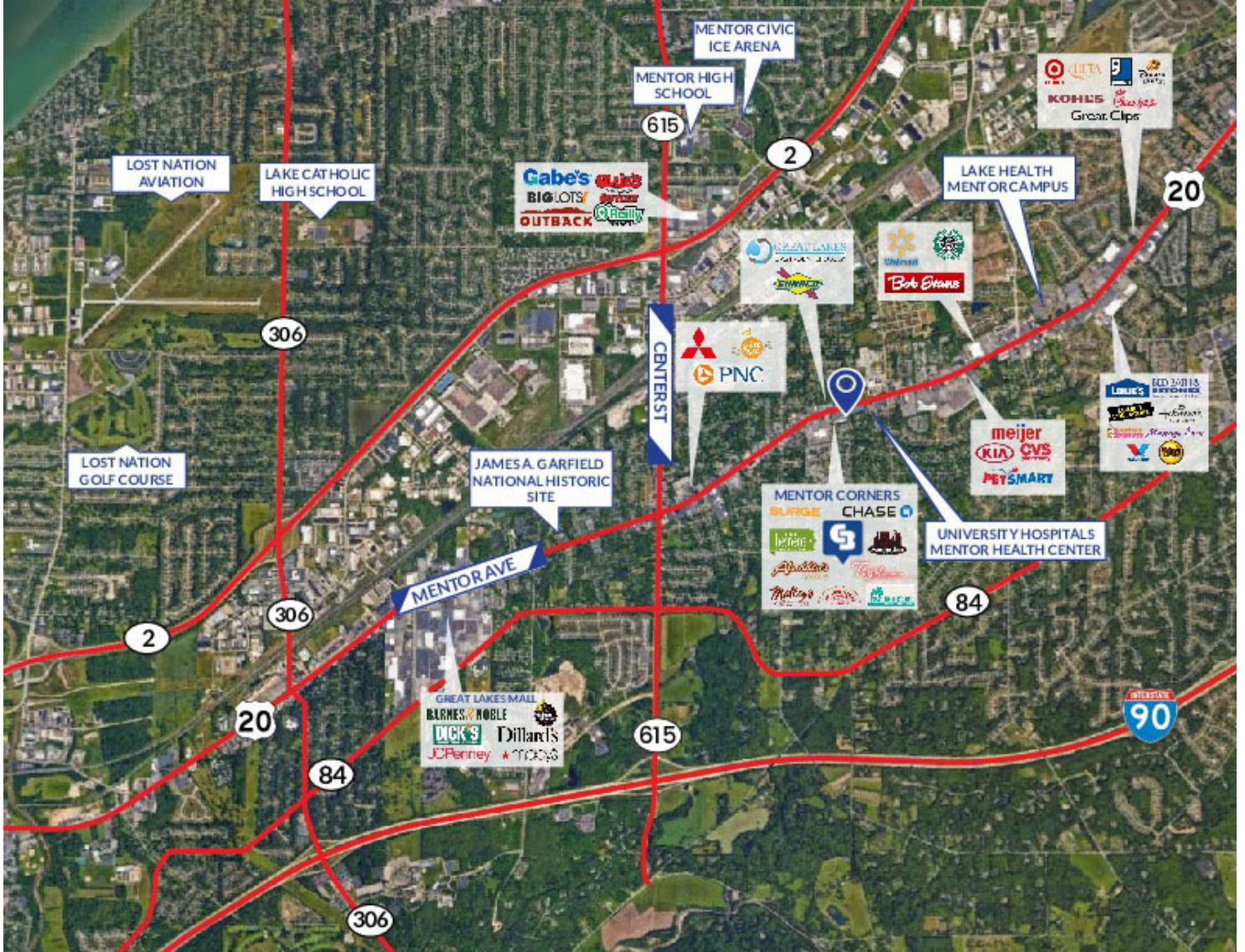
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RETAIL MAP

8900 Mentor Ave., Mentor, OH 44060

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