

38882-38886 MENTOR AVENUE

Willoughby, Ohio 44094

Two Buildings on 4+ Acres with Income in Place / For Sale



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COMMENTS

- Two (2) buildings on site
 - > 26,775 SF medical building
Renovated in 2010
 - > **Produces \$25,000 in monthly NOI through February 2022**
 - > 5,340 SF retail building
Built in 1970
- 4.07 acres
- 467 feet of frontage on Mentor Avenue
- **\$300,000 in NOI through February 2022**

ASKING PRICE

\$2,995,000

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN HOUSEHOLD INCOME



DAYTIME POPULATION

	POPULATION	MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	3,967	\$70,724	5,467
3 Miles	39,955	\$67,791	35,918
5 Miles	113,146	\$66,427	62,863
10 Minute Drive	54,152	\$66,007	47,267



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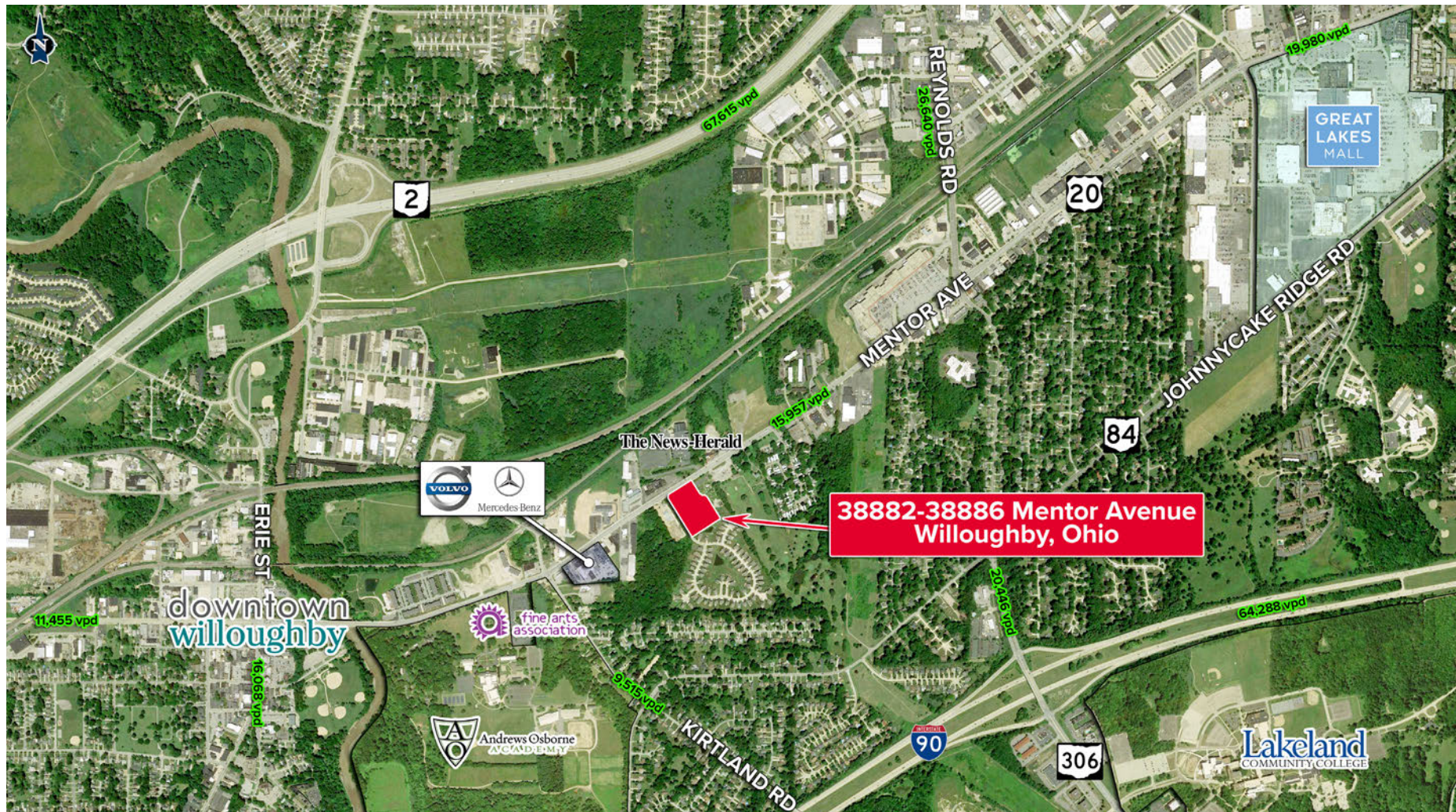
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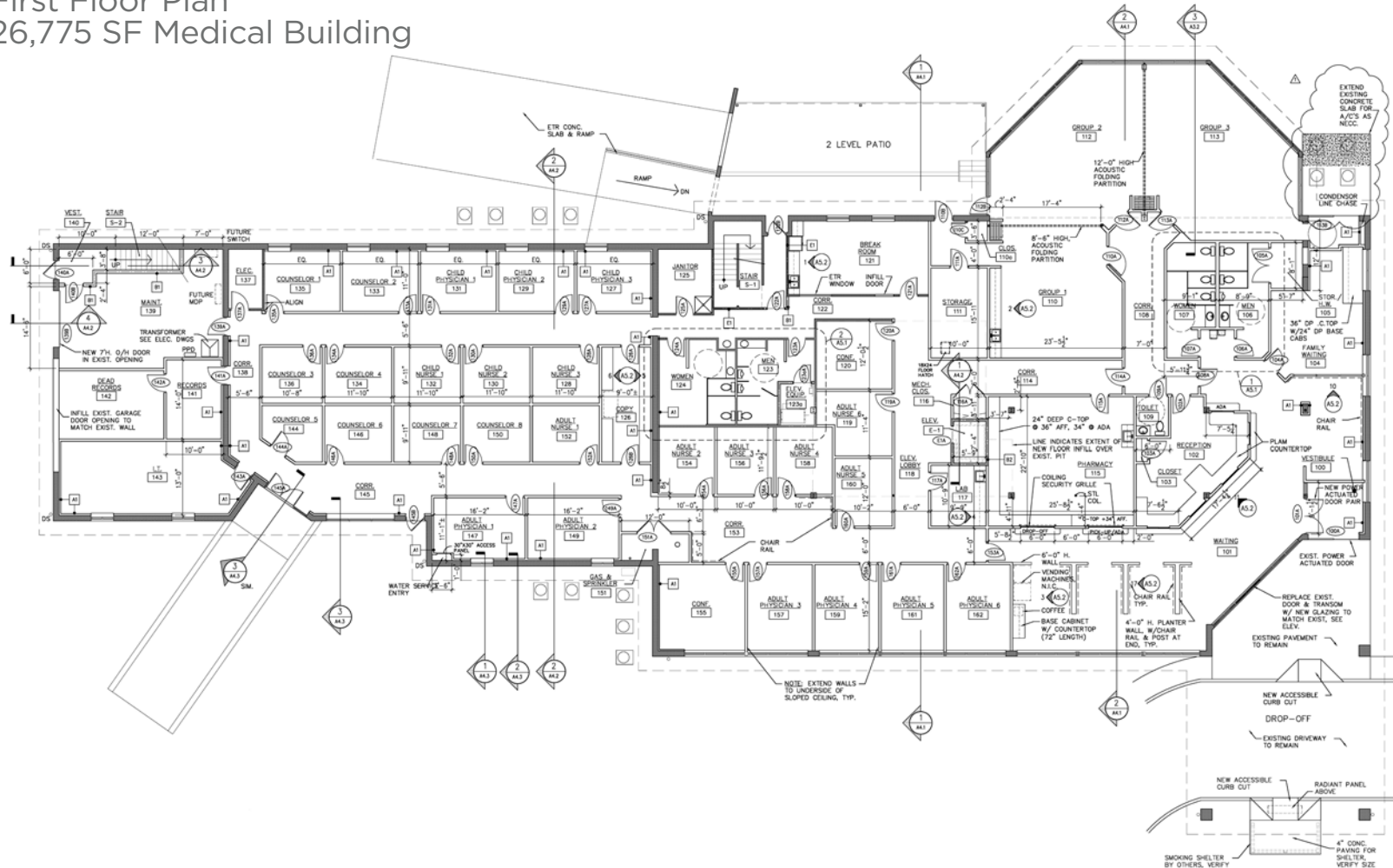


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Two Buildings on 4+ Acres with Income in Place / For Sale

First Floor Plan
 26,775 SF Medical Building

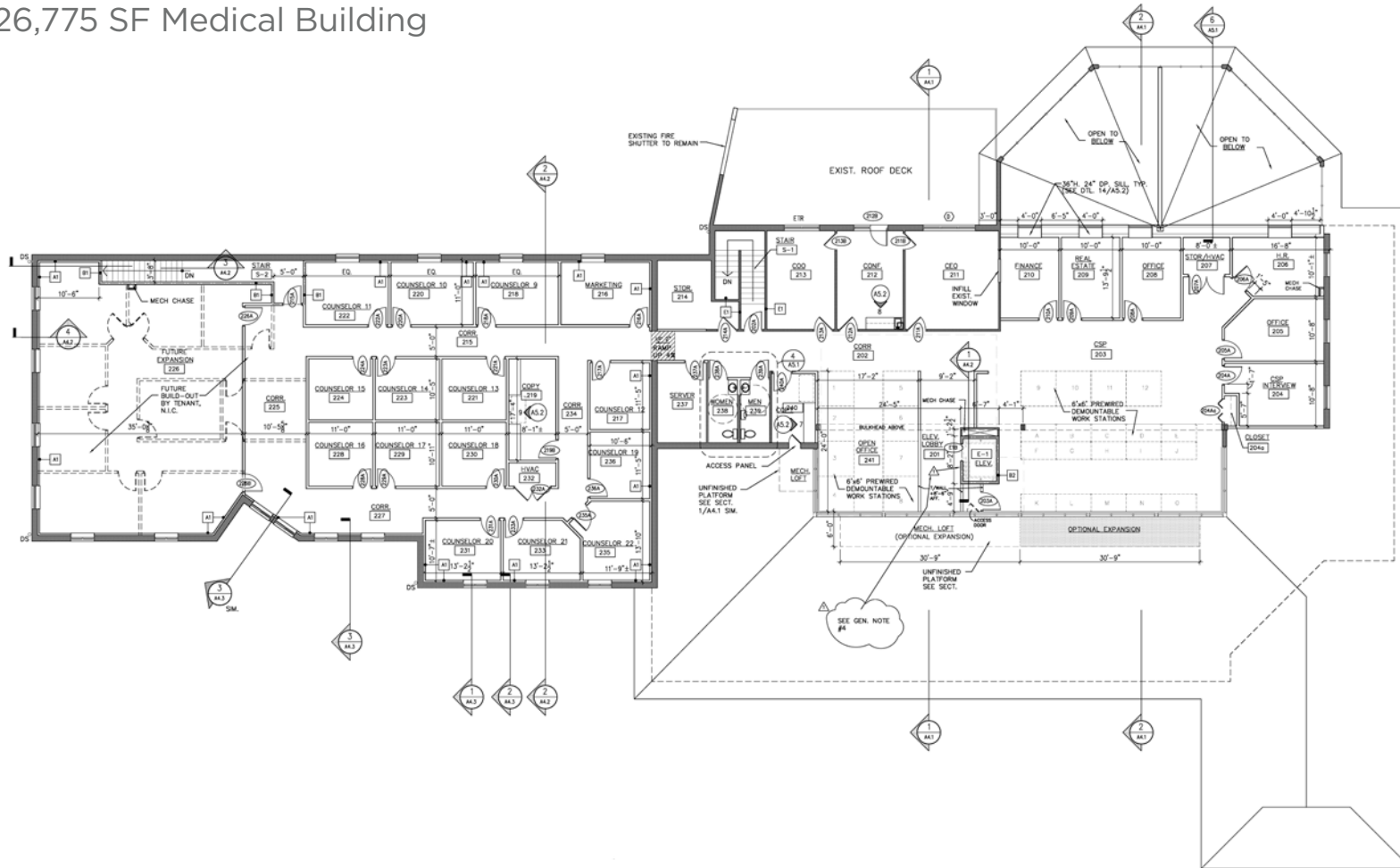


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Two Buildings on 4+ Acres with Income in Place / For Sale

Second Floor Plan
 26,775 SF Medical Building



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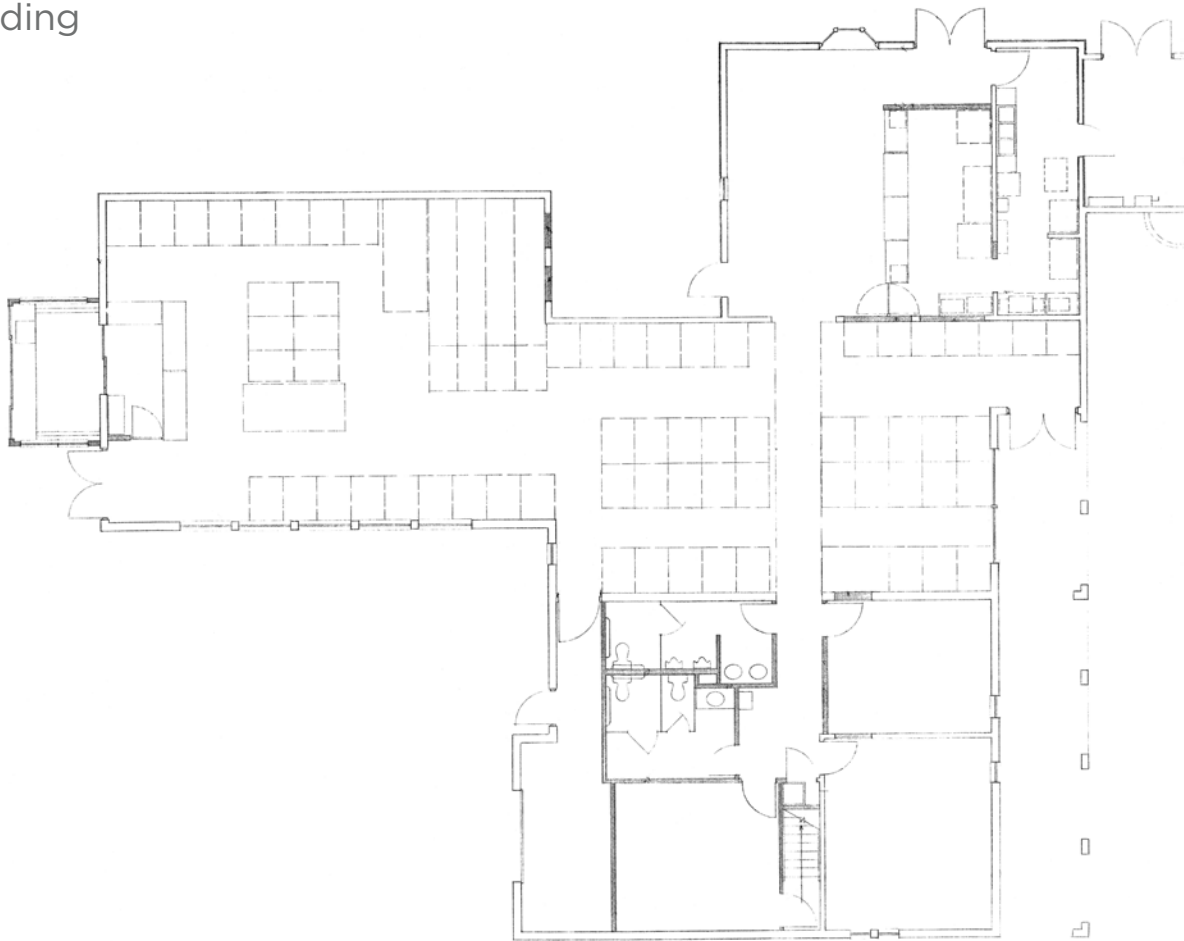


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Two Buildings on 4+ Acres with Income in Place / For Sale

5,340 SF Floor Plan
Retail Building



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