

MENTOR LAND FOR SALE

Spinach/Yellowbrick Rd, Mentor, OH 44060



OVERVIEW

Two separate pieces of land available in Mentor:

0.92 acres on Yellowbrick Rd \$180,000.00 Zoned B-2 General Business

1.37 acres on Yellowbrick/Spinach Rd \$267,000.00 Zoned B-2 General Business

HIGHLIGHTS

- Flat Land
- Utilities Available at all Sites
- Finished Buildings Located Around Sites
- Located in a Mixed Used Commercial Park
- Close to Highway Access



Sale Price:

\$180,000

\$267,000



Lot Size:

0.92 Acres

1.37 Acres



Zoning:

B-2 General Business

B-2 General Business

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Jeff Davis

O: 330.940.9360

C: 330.351.5202

jdavis@hoffleigh.com

Joe Zumpano

O: 330.940.9360

C: 330.990.0847

jzumpano@hoffleigh.com



MENTOR LAND FOR SALE

Spinach/Yellowbrick Rd, Mentor, OH 44060



OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Jeff Davis

O: 330.940.9360

C: 330.351.5202

jdavis@hoffleigh.com

Joe Zumpano

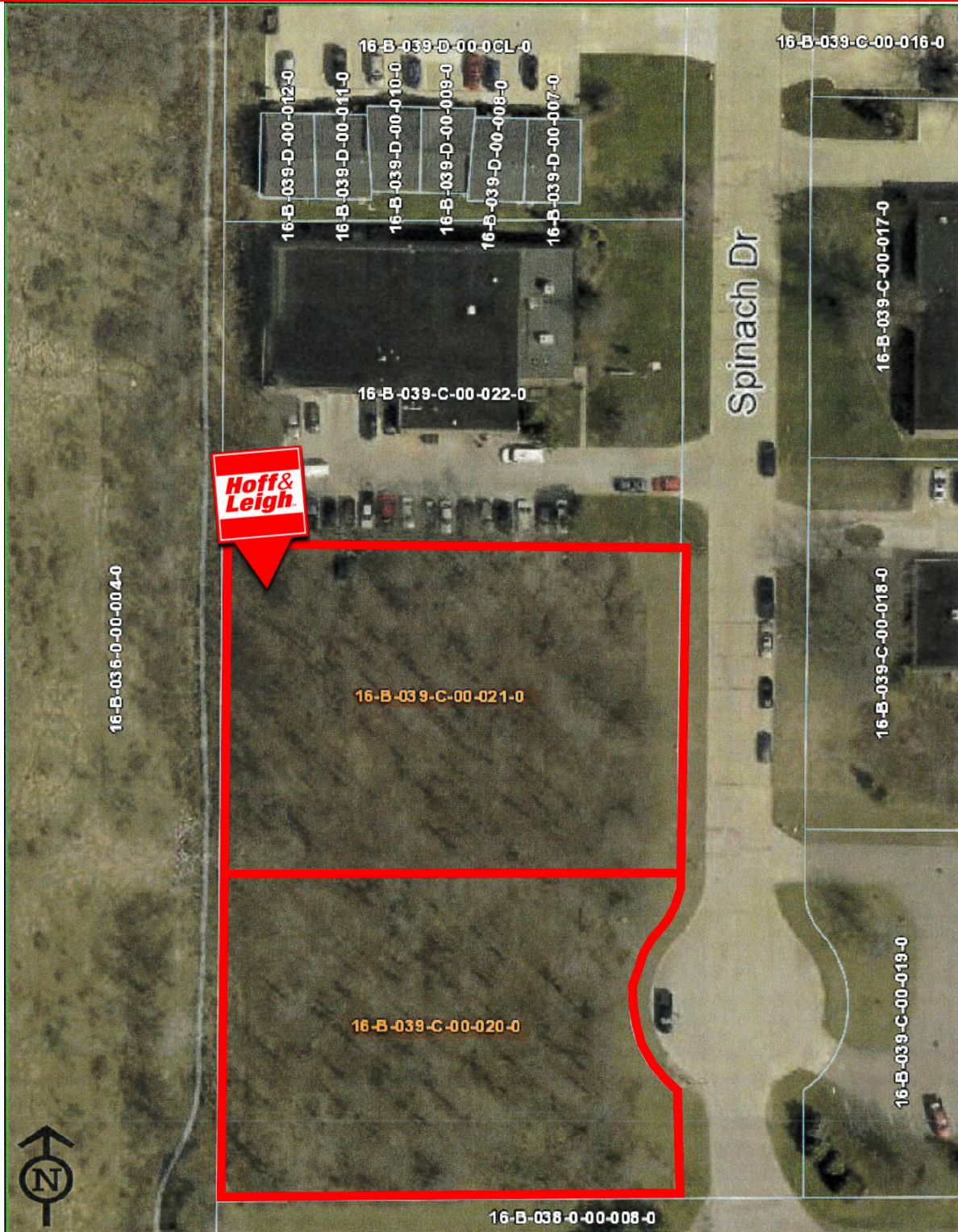
O: 330.940.9360

C: 330.990.0847

jzumpano@hoffleigh.com

MENTOR LAND FOR SALE

Spinach/Yellowbrick Rd, Mentor, OH 44060



OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Jeff Davis

O: 330.940.9360

C: 330.351.5202

jdavis@hoffleigh.com

Joe Zumpano

O: 330.940.9360

C: 330.990.0847

jzumpano@hoffleigh.com



MENTOR LAND FOR SALE

Spinach/Yellowbrick Rd, Mentor, OH 44060

Corner of Center St and Tyler Blvd (5 Mile Radius)

DEMOGRAPHICS



103,925
Population



44.8
Median Age



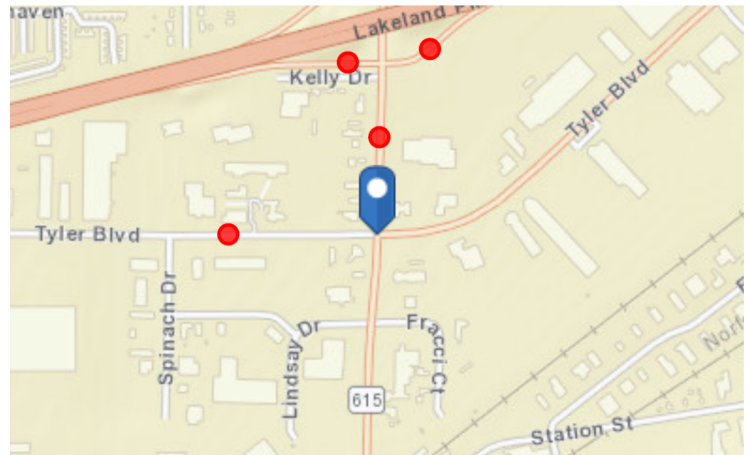
2.4
Average
Household Size



\$65,540
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Tyler Blvd	31,229	0.0
Kelly Dr	30,028	0.1
Spinach Dr	13,500	0.2
Center St	8,965	0.2
	8,406	0.2



OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Jeff Davis

O: 330.940.9360

C: 330.351.5202

jdavis@hoffleigh.com

Joe Zumpano

O: 330.940.9360

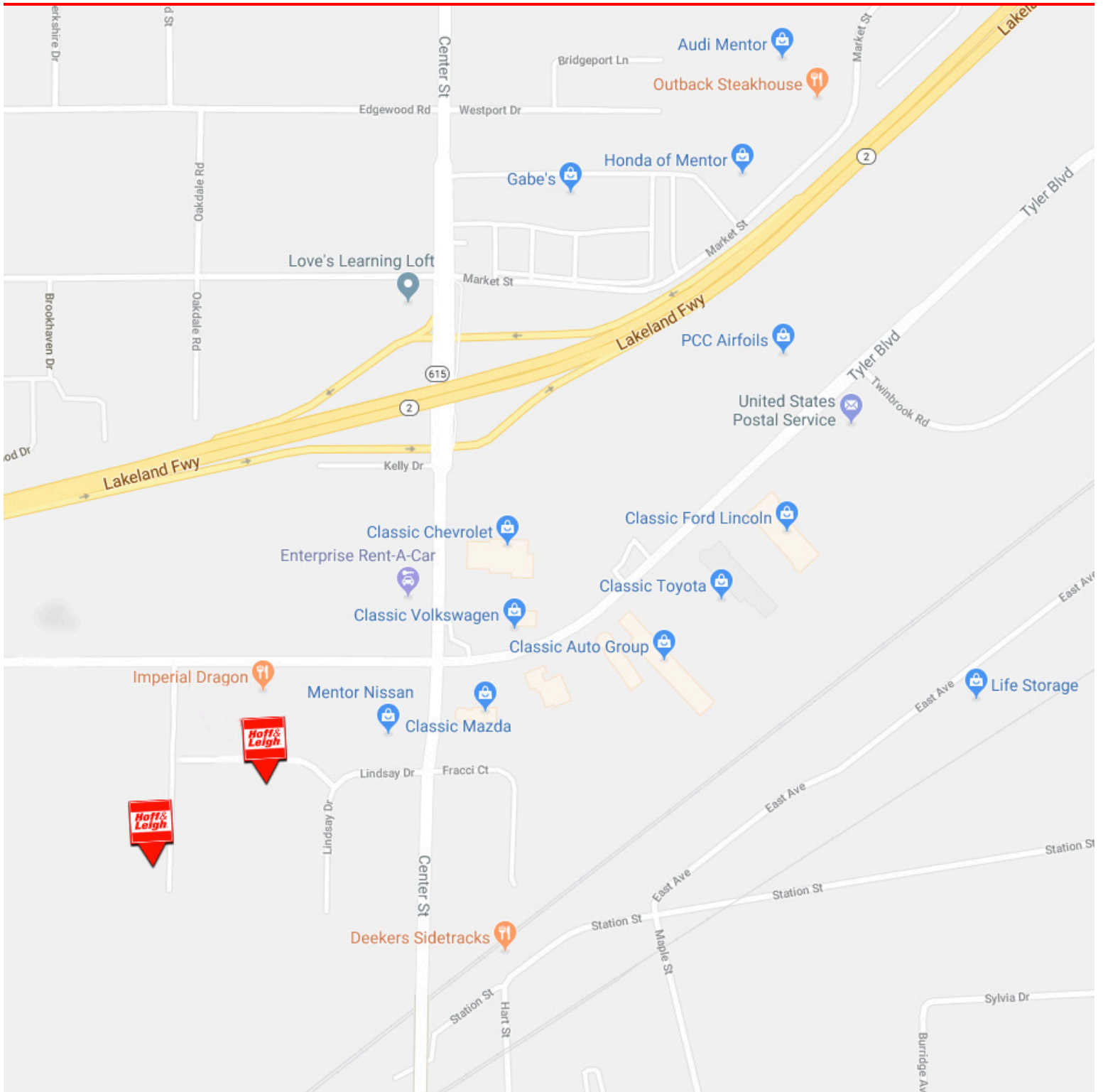
C: 330.990.0847

jzumpano@hoffleigh.com



MENTOR LAND FOR SALE

Spinach/Yellowbrick Rd, Mentor, OH 44060



OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Jeff Davis

O: 330.940.9360

C: 330.351.5202

jdavis@hoffleigh.com

Joe Zumpano

O: 330.940.9360

C: 330.990.0847

jzumpano@hoffleigh.com