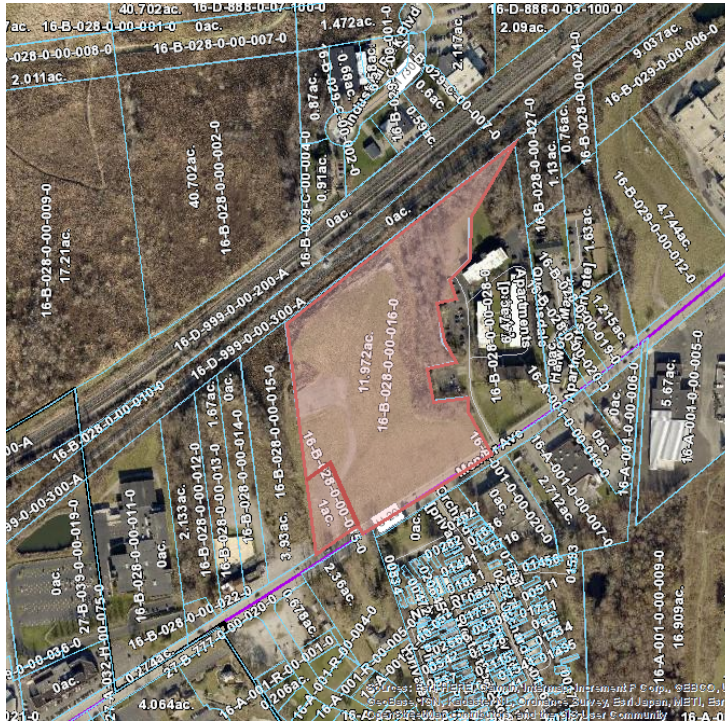


LAND FOR SALE

7165 Mentor Avenue, Mentor, OH 44060



OFFERING SUMMARY

SALE PRICE:	\$950,000
LOT SIZE:	12.972 Acres
ZONING:	B-2
MARKET:	Cleveland
SUBMARKET:	Mentor

PROPERTY OVERVIEW

Rare opportunity for 13 acres of prime commercial land on Mentor Avenue in Mentor, Ohio. \$73,000 per acre. Approximately 4.2 acres of B-2, 8 acres of light manufacturing and 1.7 acres of multifamily.

PROPERTY HIGHLIGHTS

- All utilities present at RT 20.
- Mentor, Ohio ranks 6th Largest in Retail Sales Volume in Ohio.
- Mentor, Ohio Ranks 7th in Ohio Eateries and is 1st Per Capita.
- Mentor, Ohio Ranks 7th largest in Manufacturing in Ohio.

KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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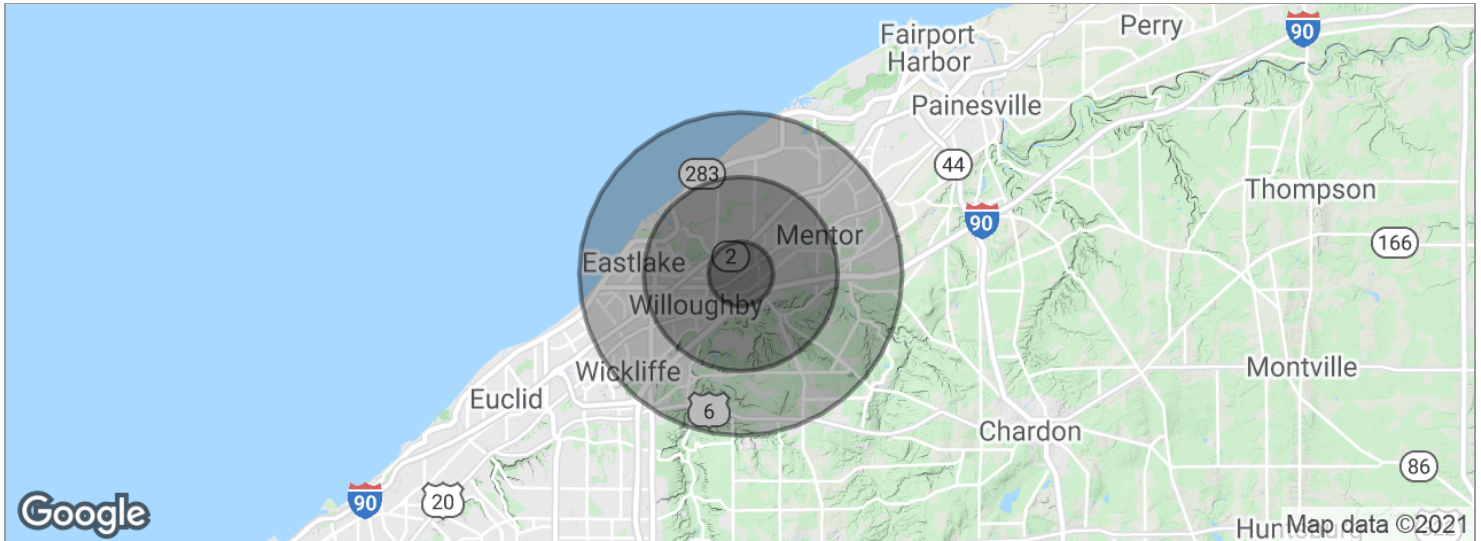
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,597	44,869	113,465
Median age	42.8	42.7	43.2
Median age (male)	39.5	41.2	41.8
Median age (Female)	45.8	44.7	45.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,510	19,084	48,607
# of persons per HH	2.4	2.4	2.3
Average HH income	\$68,376	\$68,013	\$66,787
Average house value	\$189,768	\$195,090	\$195,778

* Demographic data derived from 2010 US Census

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