

RETAIL FOR SALE

YANO'S AUTOMOTIVE AND MULTI-TENANT STRIP CENTER

7730 Lakeshore Boulevard, Mentor, OH 44060



OFFERING SUMMARY

SALE PRICE:	\$340,000
AVAILABLE SF:	
LOT SIZE:	0.69 Acres
BUILDING SIZE:	5,060 SF
RENOVATED:	2000
ZONING:	B-2
MARKET:	Cleveland
PRICE / SF:	\$67.19

PROPERTY OVERVIEW

Sale includes two buildings (Yano's Automotive Center) consisting 2,863 SF building and a 3-unit retail building consisting of 2,200 SF building. Total acreage is approximately 0.7 acres. Sale is priced as a package deal but will separate sale into two sales. Miscellaneous automotive equipment including lifts, a chain hoist, OH doors, an air compressor, and other tools. Property is being sold "As-Is", Where-is. No environmental reports or surveys exist for the property. Additional commercially-zoned property "may" be available for sale to the south.

PROPERTY HIGHLIGHTS

- Large frontage along Lakeshore Boulevard
- Two buildings on separate parcels
- Adjacent to many national retailers in the area
- Redevelopment opportunity
- All utilities present

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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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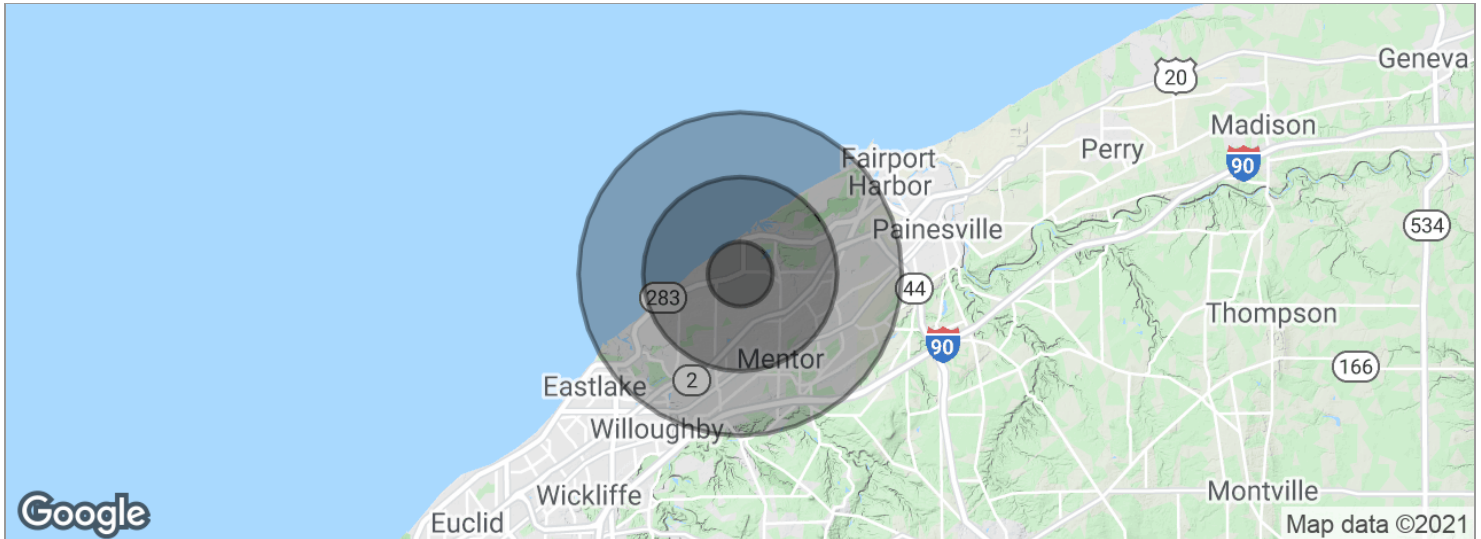
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,969	47,639	91,738
Median age	42.4	42.5	42.7
Median age (male)	40.2	40.8	41.5
Median age (Female)	44.7	44.1	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,699	19,972	37,809
# of persons per HH	2.3	2.4	2.4
Average HH income	\$64,400	\$68,469	\$70,284
Average house value	\$169,855	\$177,282	\$185,163

* Demographic data derived from 2010 US Census

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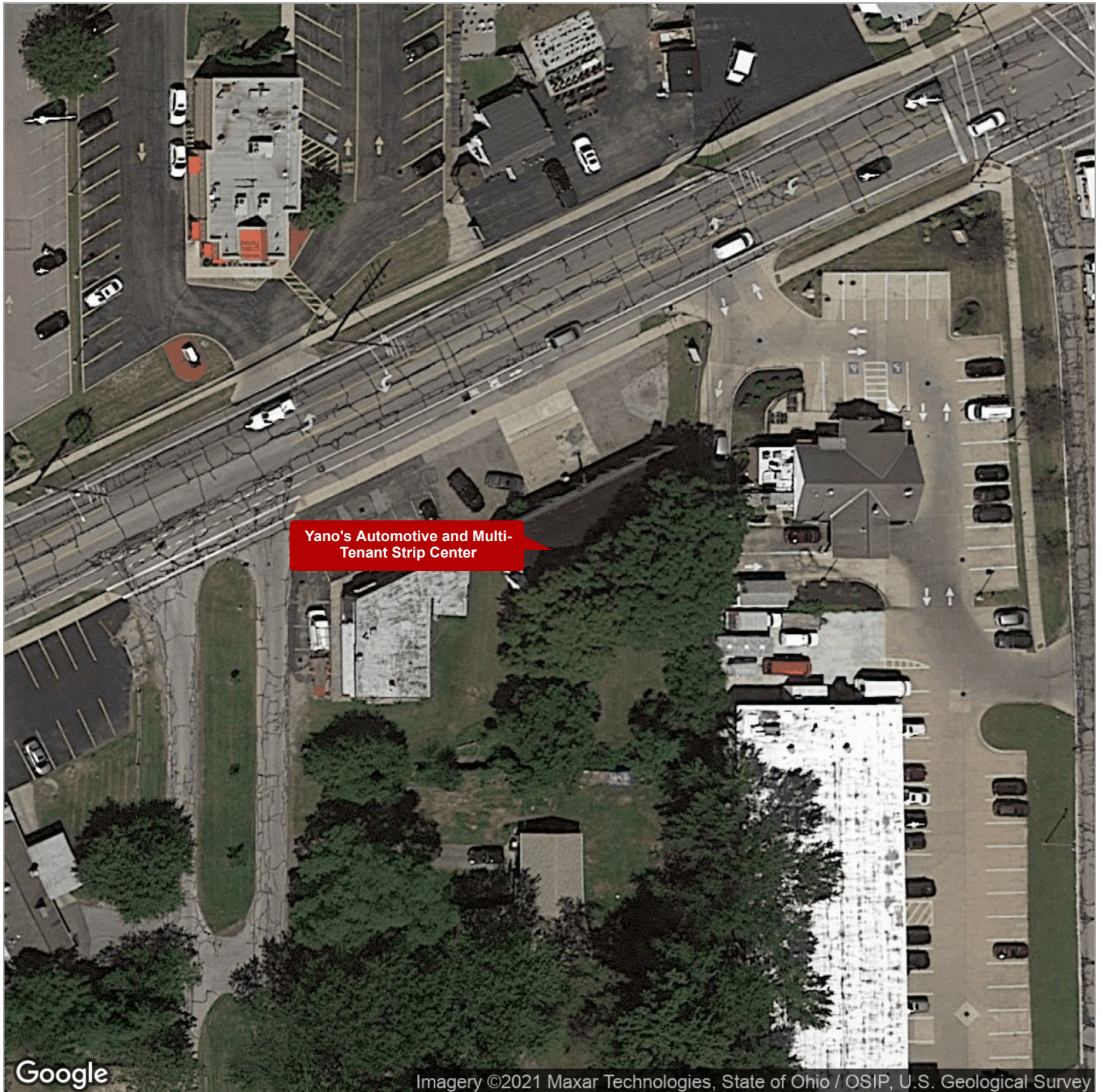
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