

INDUSTRIAL FOR SALE

INDUSTRIAL MANUFACTURING BUILDING AND LAND IN MENTOR, OHIO

8341 Tyler Blvd., Mentor, OH 44060



OFFERING SUMMARY

SALE PRICE:	\$1,300,000
AVAILABLE SF:	
LOT SIZE:	4.26 Acres
YEAR BUILT:	1980
BUILDING SIZE:	28,660 SF
RENOVATED:	2010
MARKET:	Cleveland
PRICE / SF:	\$45.36

PROPERTY OVERVIEW

Redevelopment opportunity for commercial use in Mentor adjacent to the newly developed "City Market". 28,660 SF Building on 4.26 acres of land adjacent to newly constructed Giant Eagle, Taco Bell, Wendy's, and soon to be built Getgo. Very close proximity to the Classic Auto Campus as well. Access through Giant Eagle's site to be determined and existing access is through Zito Insurance drive along Tyler Blvd. All utilities present on site. Ideal for commercial, special purpose, hotel, auto-related, and recreation use in Mentor, Ohio.

PROPERTY HIGHLIGHTS

- Adjacent to Giant Eagle
- SR 2 Highway Visibility
- New Development in Mentor's Central Gateway
- Intersection of SR 615 (Center Street) and Tyler Blvd.
- All utilities present
- Hotels, fast food, recreation uses, commercial, auto-related, retail, etc. are all approved uses.

KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

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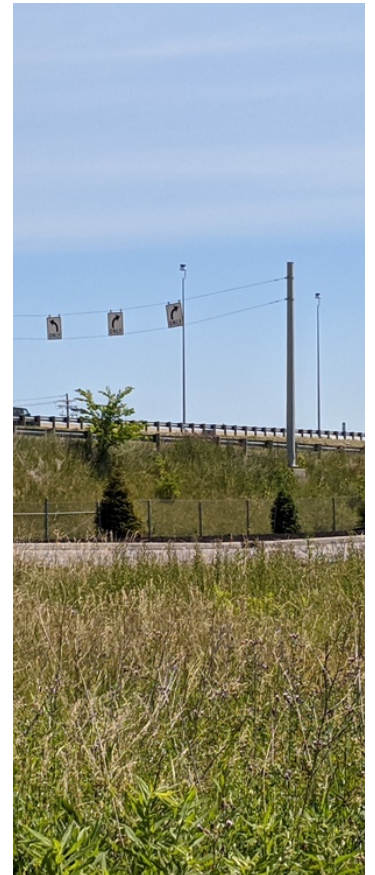
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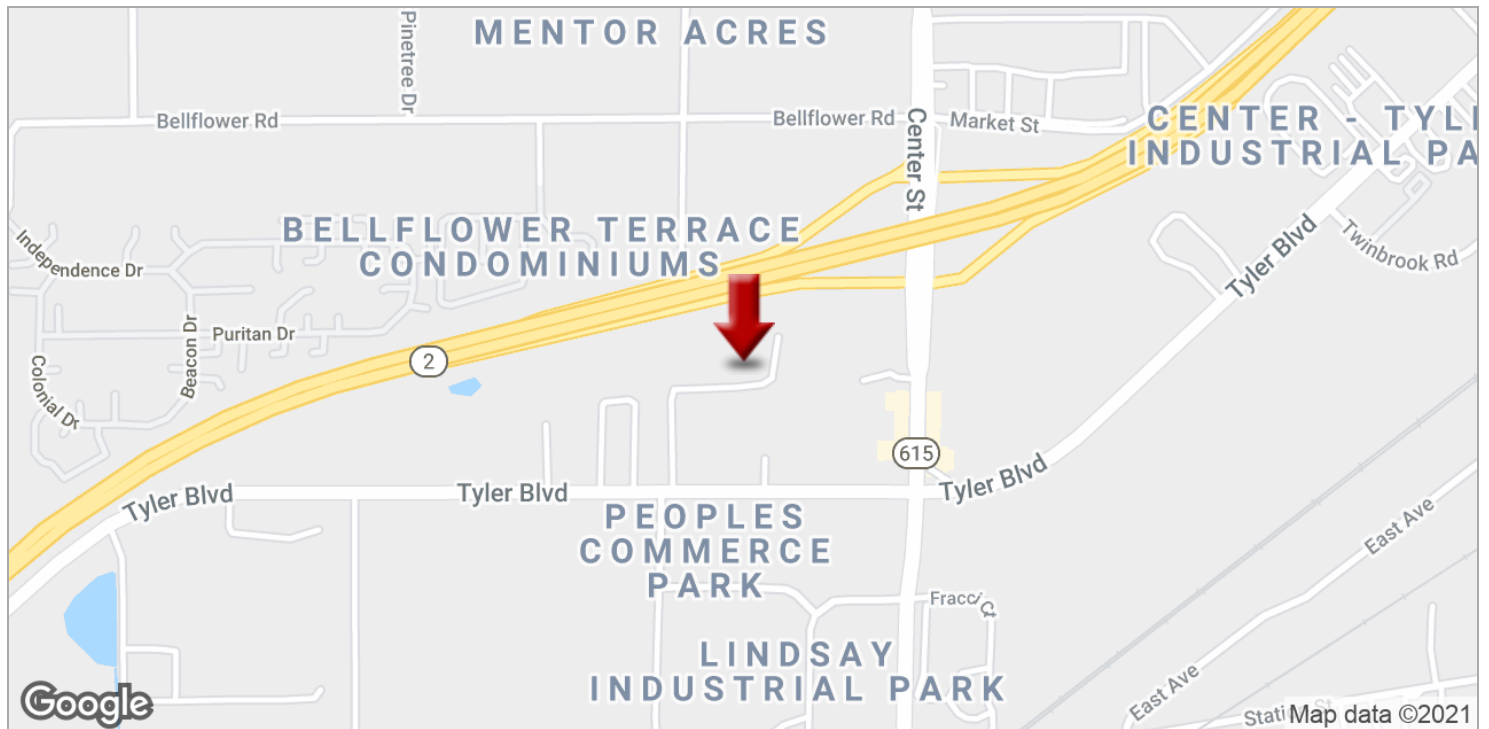
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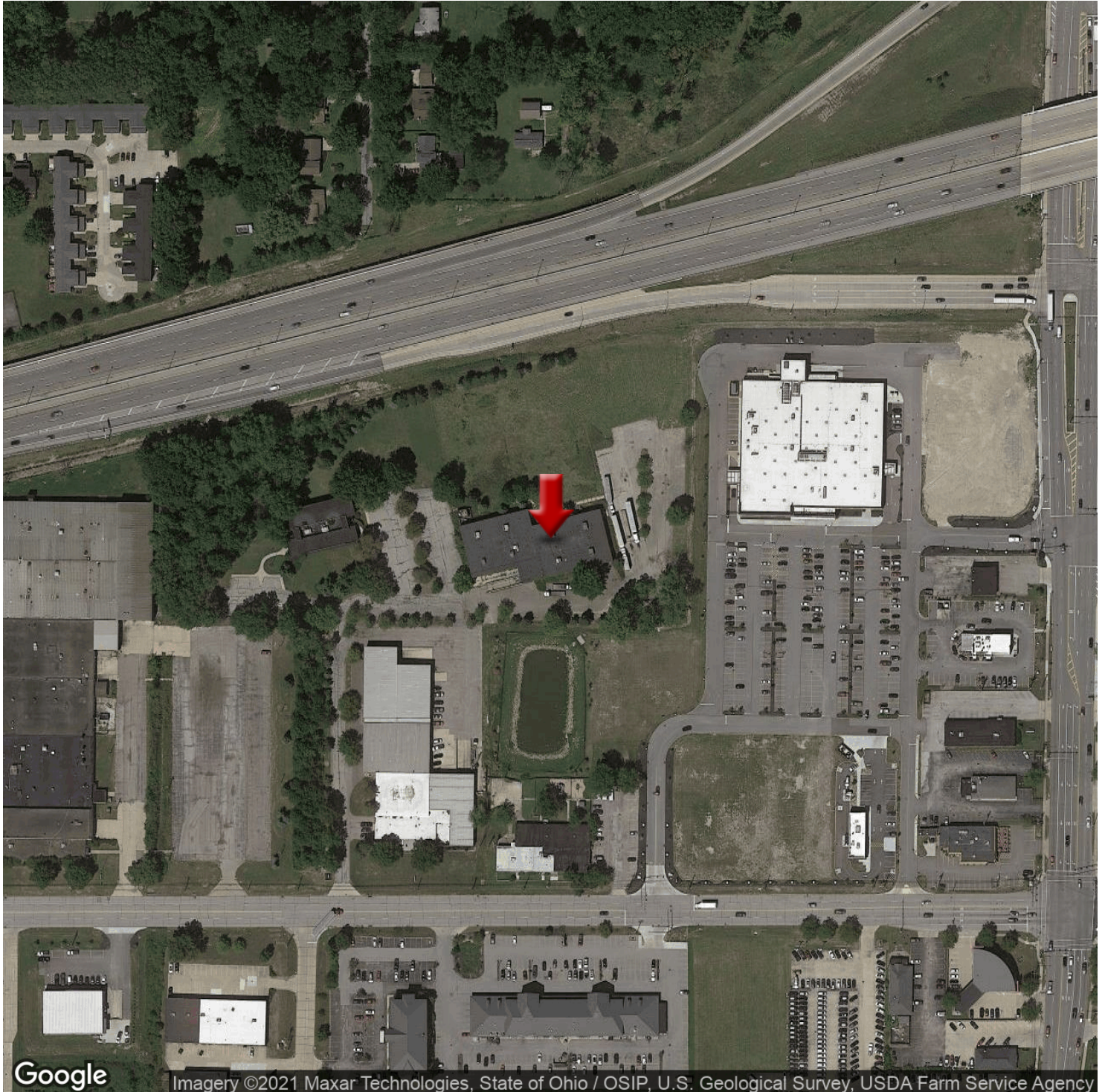
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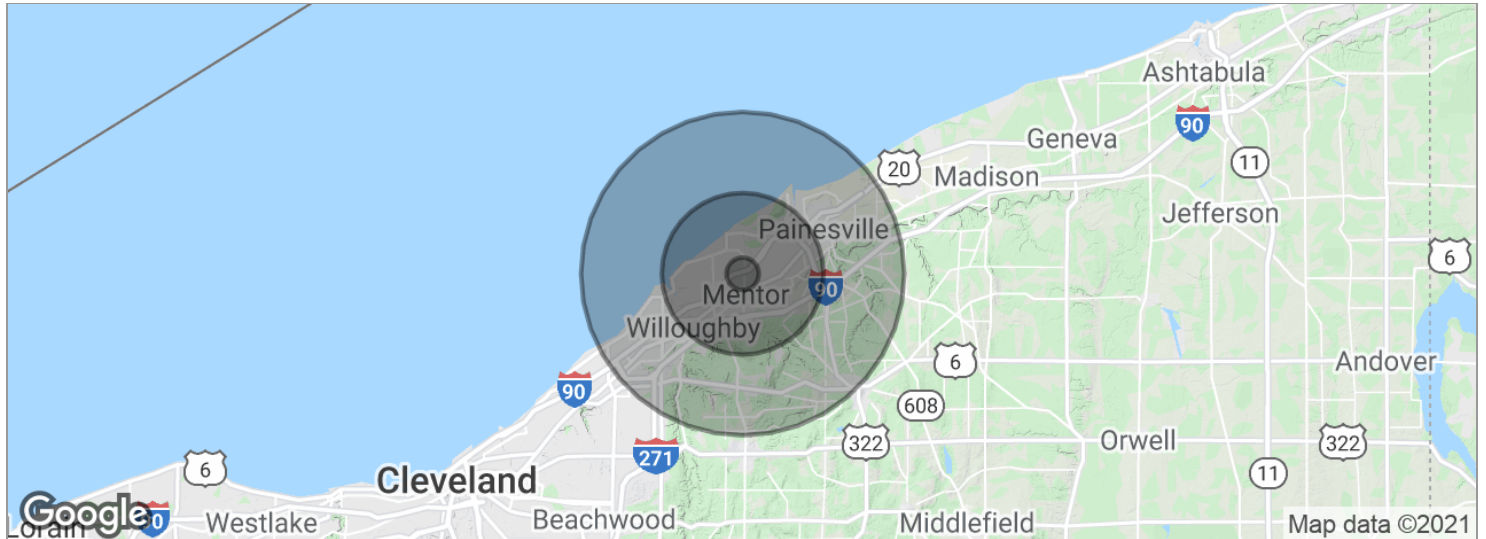
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,758	106,308	251,806
Median age	45.3	43.0	42.2
Median age (male)	43.2	41.8	41.2
Median age (Female)	46.8	44.2	43.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,937	43,590	104,084
# of persons per HH	2.5	2.4	2.4
Average HH income	\$72,058	\$73,053	\$69,959
Average house value	\$180,238	\$198,054	\$209,052

* Demographic data derived from 2010 US Census

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