

COMMERCIAL FOR SALE & LEASE

PRIME-HIGH TRAFFIC RETAIL CORNER FOR SALE OR LEASE IN MENTOR, OHIO.--LAND LEASE AVAILABLE!

8400 Mentor Avenue, Mentor, OH 44060



OFFERING SUMMARY

SALE PRICE:	\$600,000
AVAILABLE SF:	1,378 SF
LEASE RATE:	\$2,000.00 per month (NNN)
LOT SIZE:	0.47 Acres
BUILDING SIZE:	1,378 SF
ZONING:	B-2
MARKET:	Cleveland
SUBMARKET:	Mentor
PRICE / SF:	\$29.31

PROPERTY OVERVIEW

Hard Retail Corner for Sale in Mentor, Ohio. 0.47 Acre with full access to SR 20 (Mentor Avenue) and SR 615 (Center Street) in Mentor, Ohio. 25,000 Daily Traffic Counts, Easy Access, All Utilities Present, and Ground Lease Available.

PROPERTY HIGHLIGHTS

- High Traffic Counts
- In the Center of Mentor, Ohio business districts
- Easy Access to Main Arteries
- "As-Is" Condition-Triple-net
- Free Rent Available
- Drive-Thru Retail Business Allowed
- Land Lease Available
- High Traffic Counts
- In the Center of Mentor, Ohio
- Easy Access to Main Arteries

KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

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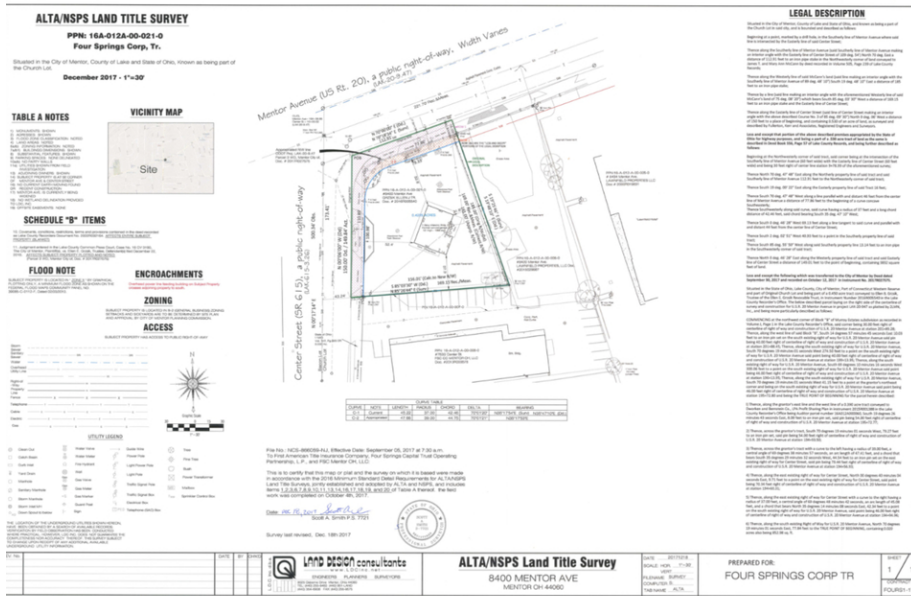
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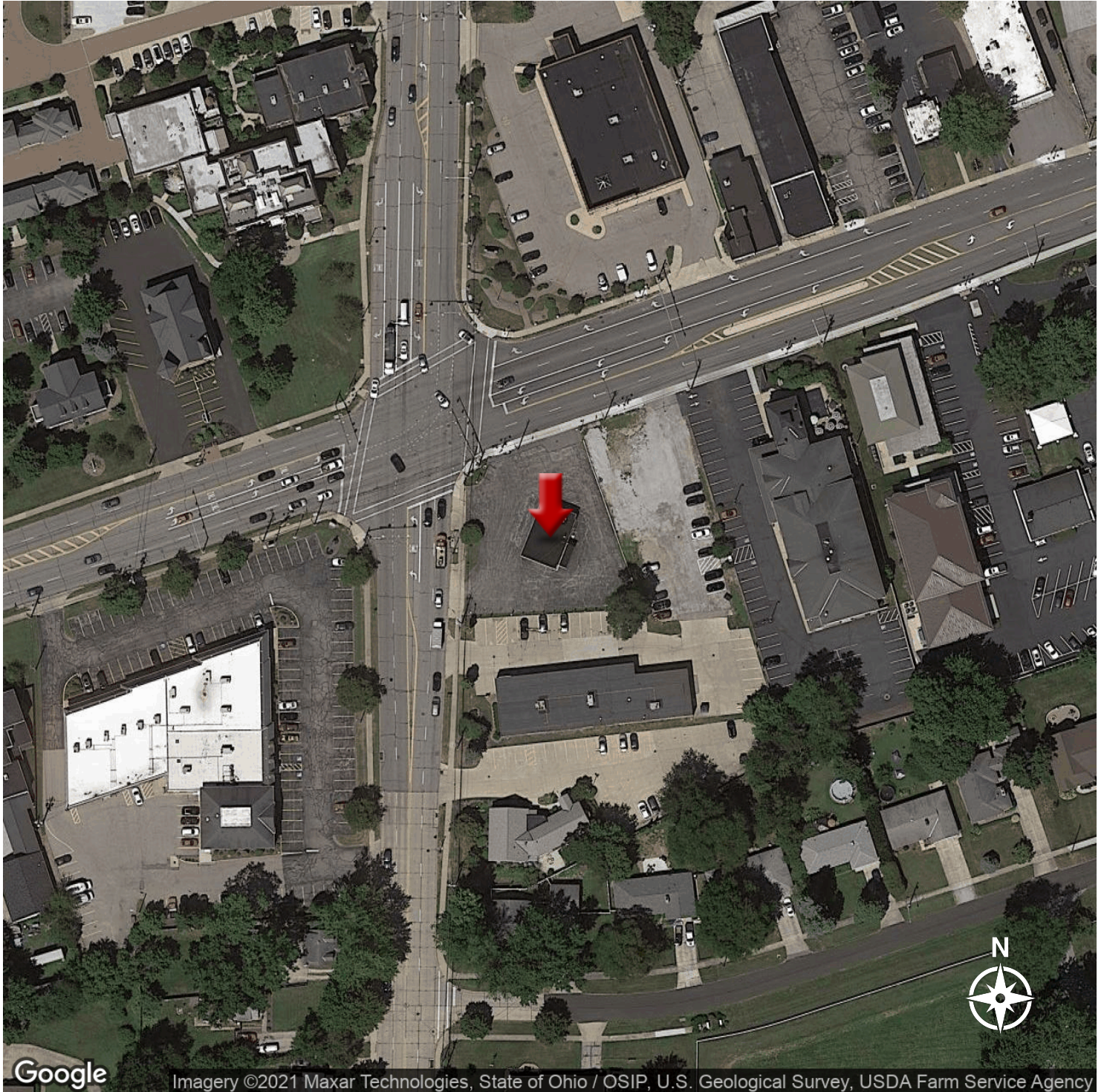
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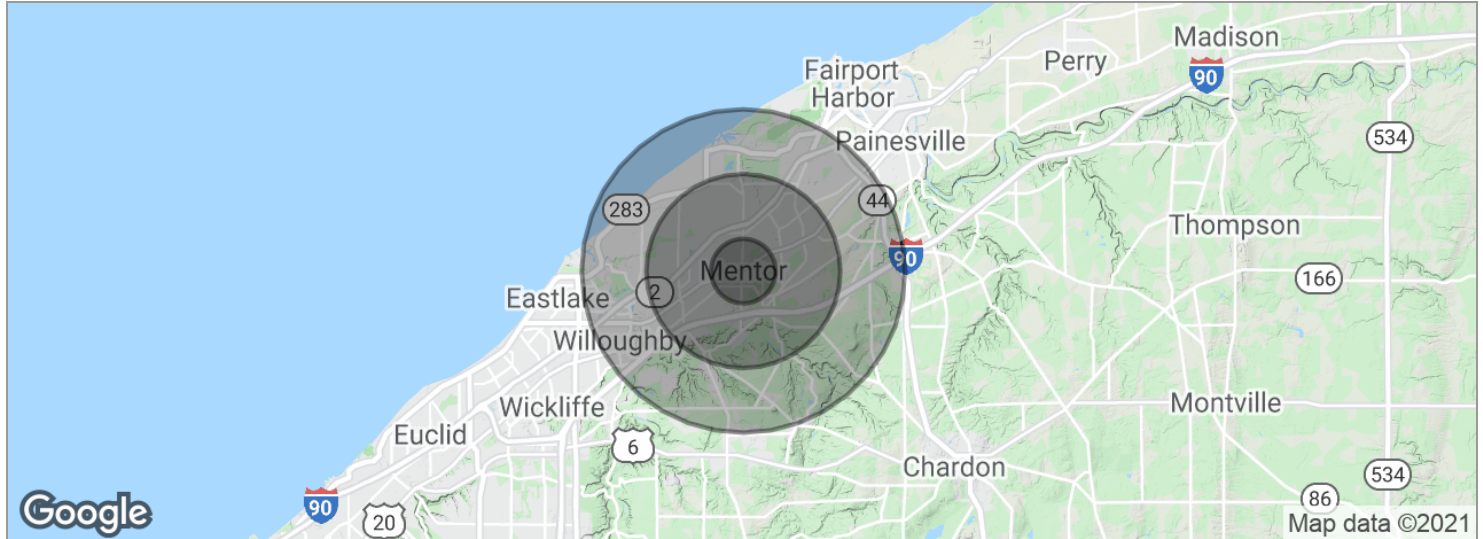
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,544	39,308	104,651
Median age	44.9	44.5	43.3
Median age (male)	45.0	43.3	42.3
Median age (Female)	44.8	45.5	44.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,486	15,713	43,024
# of persons per HH	2.4	2.5	2.4
Average HH income	\$60,010	\$75,302	\$74,205
Average house value	\$170,812	\$197,633	\$206,267

* Demographic data derived from 2010 US Census

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