

**OFFICE FOR SALE/LEASE**  
**8440 STATION STREET**  
Mentor, OH 44060

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
LEE CLEVELAND



## **4,800 SFT OFFICE BUILDING FOR SALE OR LEASE - IN THE HEART OF MENTOR, OHIO**

- FULLY RENOVATED OFFICE BUILDING
- MOVE IN READY CONDITION
- NEW ROOF
- PARK LIKE LANDSCAPING
- EASY ACCESS TO SHOPPING & RESTAURANTS
- MINUTES FROM RT. 2 AND I-90
- PLENTY OF ONSITE PARKING
- VISIBLE SIGANGE

**PRICED TO SELL @ \$655,000**

**- OR -**

**AVAILABLE FOR LEASE AT  
COMPETITIVE RENTAL RATES**

Jeremy Steiger, SIOR  
jsteiger@lee-associates.com  
D 216.920.7777

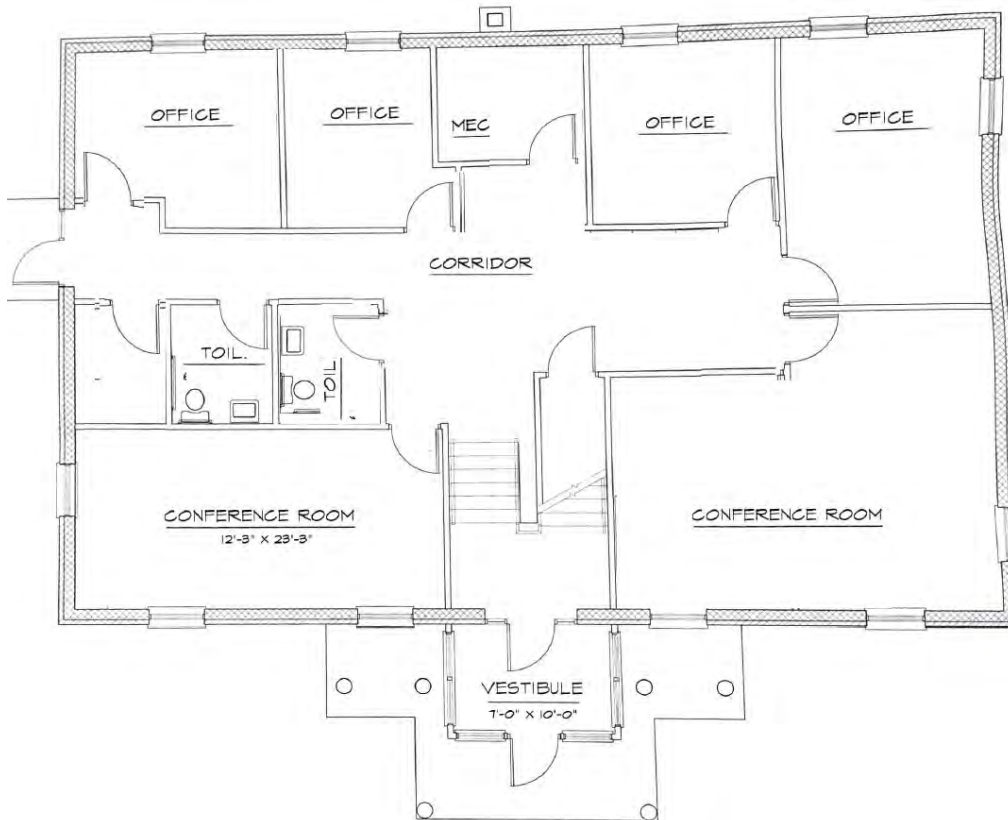
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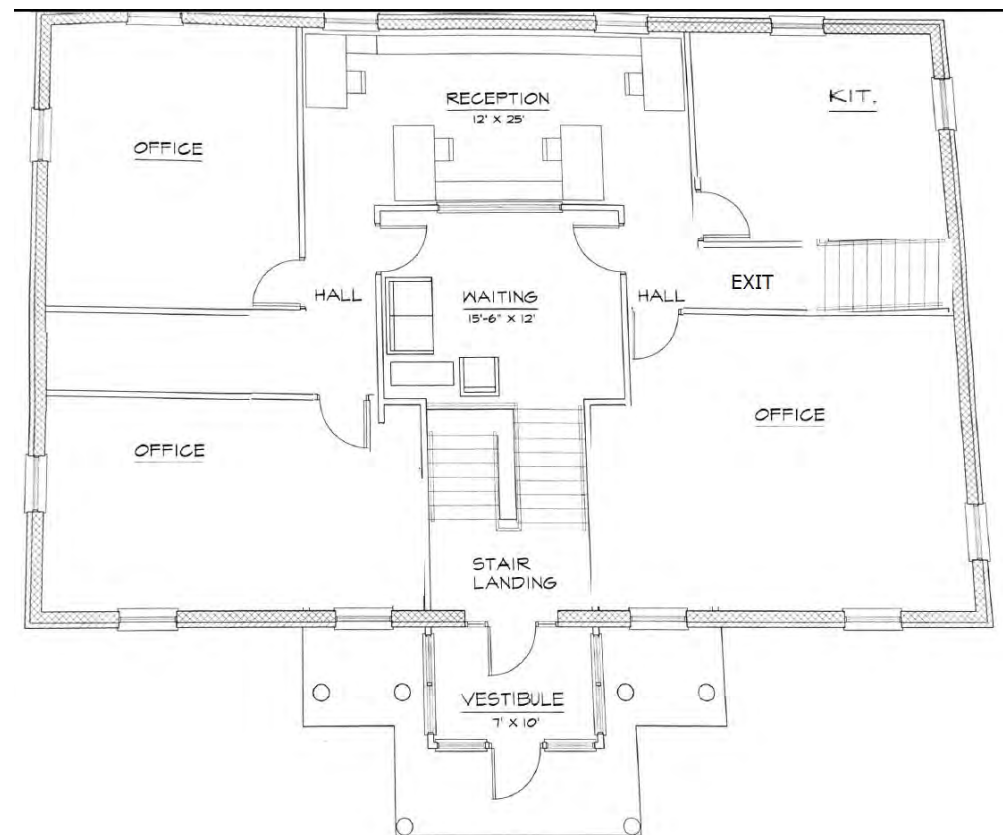
**LEASE INFORMATION**

Lease Type:	MG
Total Space:	4,800 SF

**FIRST FLOOR**



**SECOND FLOOR**



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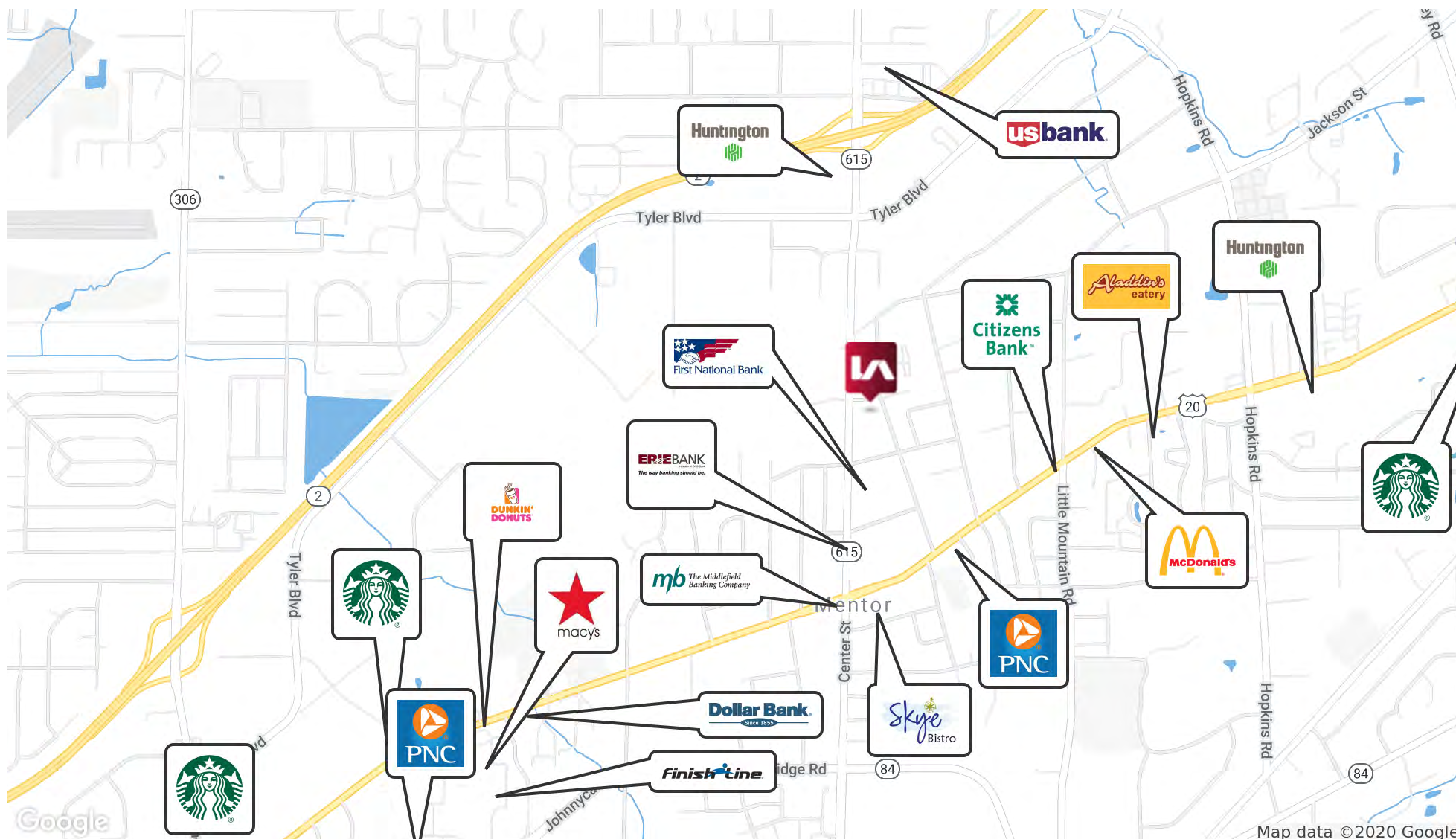
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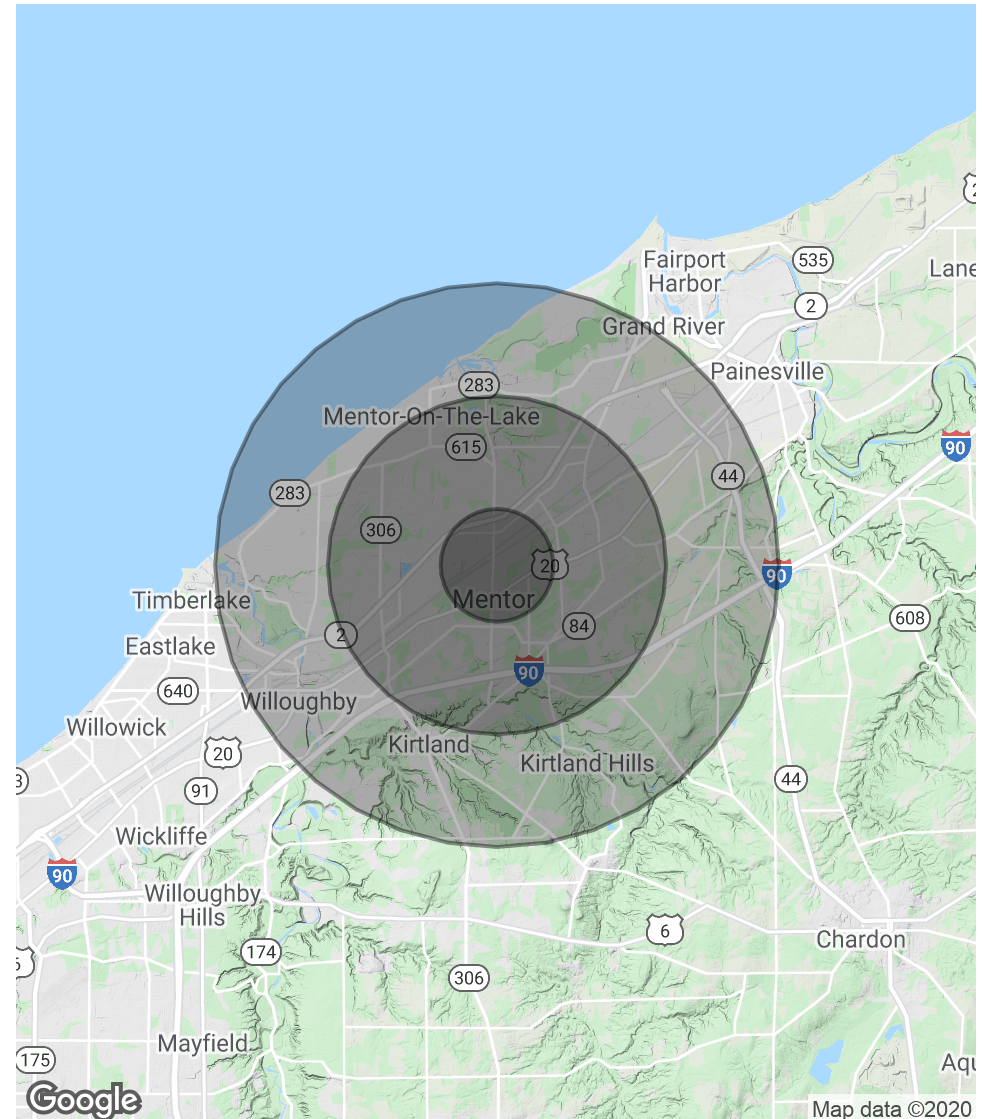
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,409	44,212	105,960
Average age	44.8	44.3	43.1
Average age (Male)	44.5	43.0	42.0
Average age (Female)	45.0	45.5	44.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,420	17,741	43,446
# of persons per HH	2.4	2.5	2.4
Average HH income	\$61,738	\$74,711	\$73,903
Average house value	\$173,541	\$191,405	\$203,491

\* Demographic data derived from 2010 US Census



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