

AVAILABLE

8505 Mentor Ave.
Mentor, Ohio

Retail
Redevelopment
Opportunity



Demographics:

Population:

1 Mile 4,819

3 Mile 45,298

5 Mile 106,942

Average Income:

1 Mile \$63,936

3 Mile \$76,131

5 Mile \$71,396

Daytime Employees:

1 Mile 5,409

3 Mile 35,807

5 Mile 58,362

Specifications:

- Excellent redevelopment opportunity
- Outparcels and mid-box sites available
- Site is located in Enterprise Zone with tax abatement available
- Signalized ingress/egress with prime frontage on Mentor Avenue
- Located just east of the busy Mentor Ave. (Rt. 20) & Center St. (Rt. 615) intersection
- In close proximity to both major highways (I-90 and SR 2)

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