



SITE
ALLOWABLE BUILDING
EXPANSION
20,000 SF

PROPERTY HIGHLIGHTS

- Mentor ranks 6th in Ohio in volume of retail sales
- Up to 20,000 SF build to suit available
- Visible from SR 2 (ADT over 57,000 vehicles) with easy highway access
- Super-regional retail trade area opportunity

TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
3 Miles	52,380	\$80,560	34,953
5 Miles	100,532	\$79,608	54,990
10 Miles	217,144	\$76,011	111,637
10 Minutes	131,387	\$73,892	76,770

QUICK LINKS *(click to view)*

3401 Richmond Rd., Suite 200
Beachwood, OH 44122

www.passovgroup.com

FOR MORE INFORMATION, CONTACT: 216.831.8100

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UNIT	SIZE (SF)	TENANT
1	2,480	TNT Tanning
2	2,500	Retail
3	4,000	Kiddie Academy
4	51,703	Gabriel Brothers
5	43,227	Big Lots
6	20,000	AVAILABLE





EASY STOP MINI MART **BEST CUTS**

SHOPPES OF MENTOR

CREEKSIDE COMMONS

CENTURY VILLAGE

NORTHGATE PLAZA

MENTOR TOWNE CENTRE

TOWN SQUARE

MENTOR COMMONS

MENTOR CORNERS

PROPOSED SUPERMARKET

SITE