



# RETAIL SPACE | 2 UNITS AVAILABLE FOR LEASE

7255 CENTER STREET, MENTOR, OH 44060

## Availabilities

- One (1) 1,500 SF unit available
- One (1) 1,400 SF unit available  
OR
- Combine both units for 2,900 SF
- Build to Suit opportunities up to 4,000 SF
- \$16.50 per square foot



**AVERAGE DAILY TRAFFIC OVER  
20,000 CARS**



## CONTACT

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**GATTO GROUP INC**  
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## Area Demographics

	3 Miles	5 Miles	7 Miles
Population	53,874	104,784	156,325
Avg. HH Income	\$79,739	\$79,760	\$76,870
Med. HH Income	\$65,828	\$64,655	\$60,787
Daytime Employees	36,558	54,562	76,275

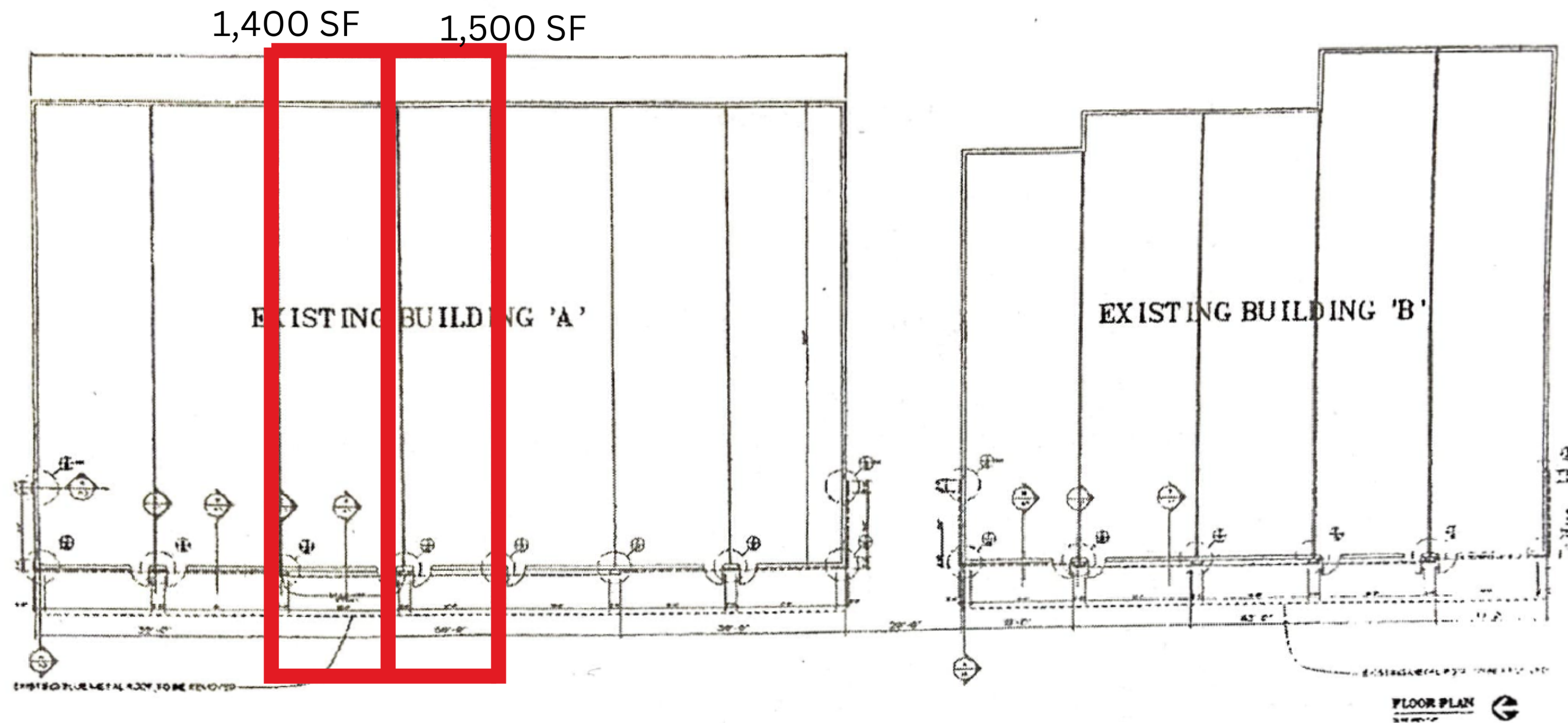
The information contained here within is provided with the understanding that all purchase, renting, or leasing of this property shall be conducted through the Gatto Group Inc. The enclosed information, while not guaranteed, has been provided from sources deemed to be reliable.



## Property Highlights

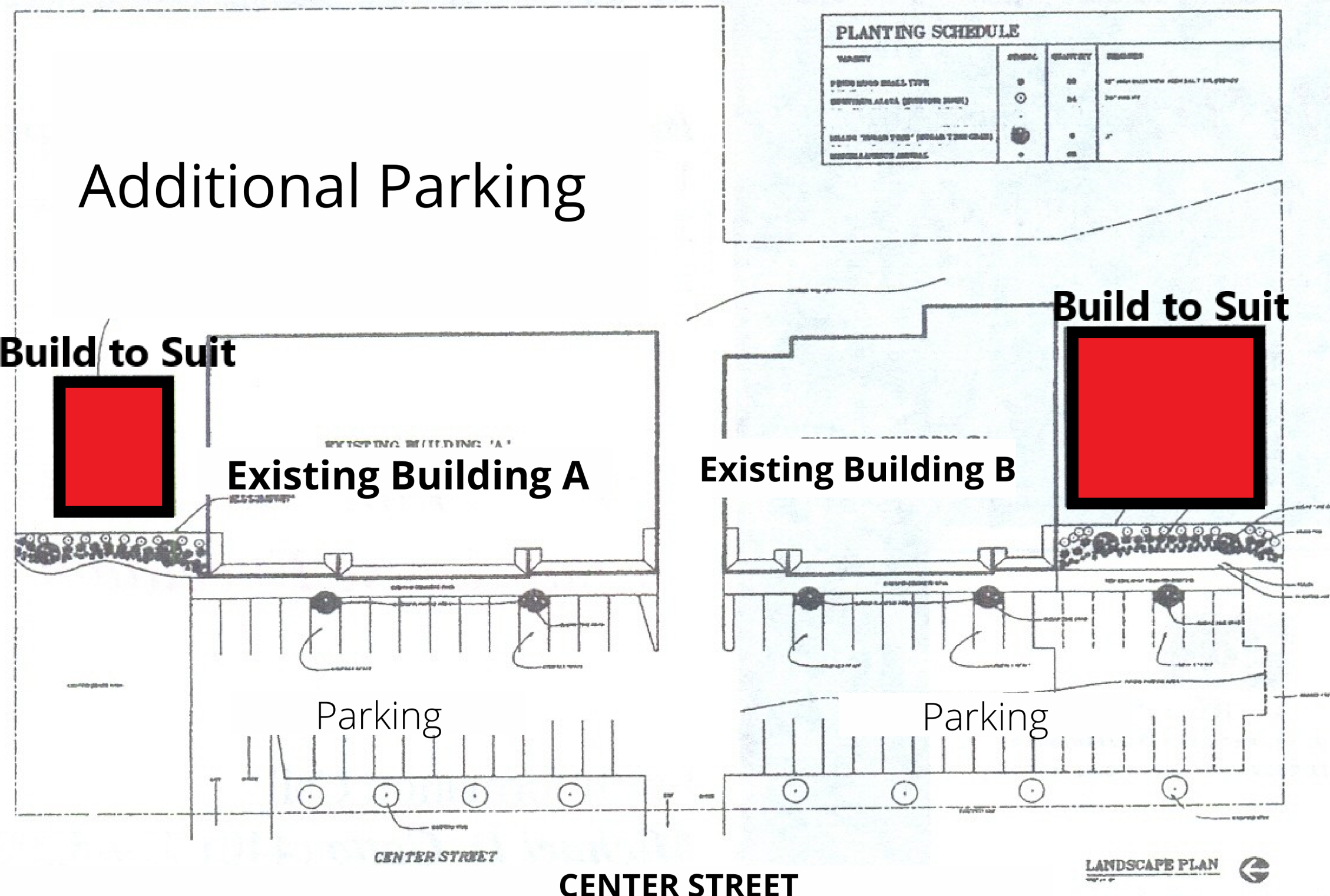
- Excellent visibility and access; 2 ingress/egress access points and approximately 275 feet of Frontage on Center Street
- Located less than a mile from Lakeland Fwy (Rt. 2) and less than 2 miles from I-90





**NOTES:**

- 1. All dimensions are to the centerline of the structure.
- 2. Existing conditions are shown in light gray.
- 3. Proposed conditions are shown in dark gray.
- 4. All work shall be in accordance with the applicable codes and regulations.
- 5. This plan is for informational purposes only and does not constitute a contract.
- 6. The client is responsible for obtaining all necessary permits.
- 7. The contractor shall be responsible for all field measurements and adjustments.
- 8. The client shall be responsible for all utility markings and relocation.
- 9. The contractor shall be responsible for all site preparation and grading.
- 10. The contractor shall be responsible for all planting and irrigation.



**PLANTING SCHEDULE**

SYMBOL	PLANT	QUANTITY	REMARKS
○	PLANT SPECIES TYPE	05	12" x 12" x 12" x 12" x 12" x 12"
○	SPROUTER AREA (SPROUTER PLANT)	05	12" x 12" x 12" x 12" x 12" x 12"
○	PLANT 'WATER TREE' (WATER TREE PLANT)	05	12" x 12" x 12" x 12" x 12" x 12"
○	SPROUTER PLANT	05	12" x 12" x 12" x 12" x 12" x 12"



