

38882 - 38886 Mentor Avenue (US Route 20)

32,298± SF Former Medical Office Campus For Sale

Willoughby, Ohio 44094 (Lake County)



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Willoughby, OH 44094**

**Two Separate ADA Buildings
on One Parcel**

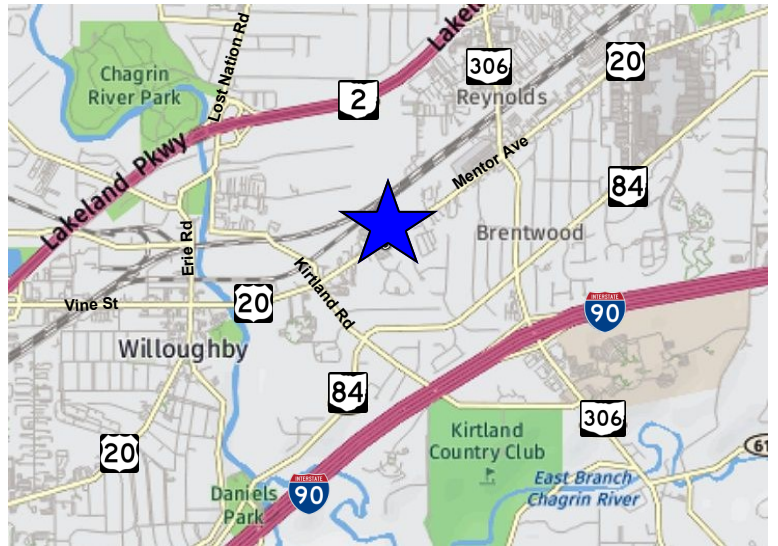
Call For Pricing



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Property Features:

- 26,958± SF Two-Story Medical Office Facility
53 Offices/Exam Rooms (121± SF- 363± SF),
7 Restrooms, Multiple Kitchens/Lab Rooms,
Vaulted Ceiling in Reception/Foyer Area, One
(1) Elevator, Server/IT Room, Expandable
Conference/Presentation Center
Sprinklered
- 5,340± SF Single-Story Building
Leased to BrightView
- 4.06± Acres
- Zoned: G-B, General Business
- 199± Parking Spaces
- 305± FT Frontage on Mentor Ave (US Route 20)
- Beautiful Park-Like Setting, Great for Medical
User, Corporate Headquarters, Sales/ Adminis-
trative Office or School
- Located on US Route 20, Minutes from Lake
County Executive Airport, SR 2, SR 306 & I-90



**Contact:
David Sigg, CCIM, Broker**

440-255-5552 x14 Office

440-668-3300 Cell

Sigg@GlobalCommercialRE.com



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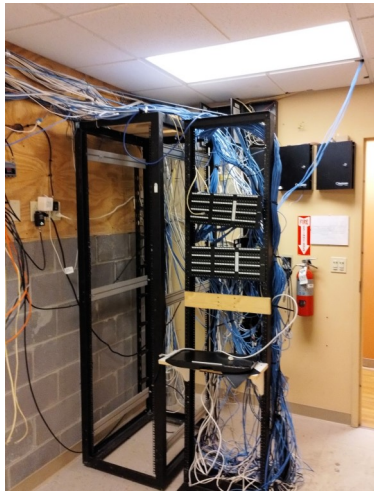


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2024 Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	4,438	41,365	113,434
Households	2,062	18,916	51,889
Average Household Income	\$112,218	\$106,914	\$101,291
Total Housing Units	2,183	19,859	54,497

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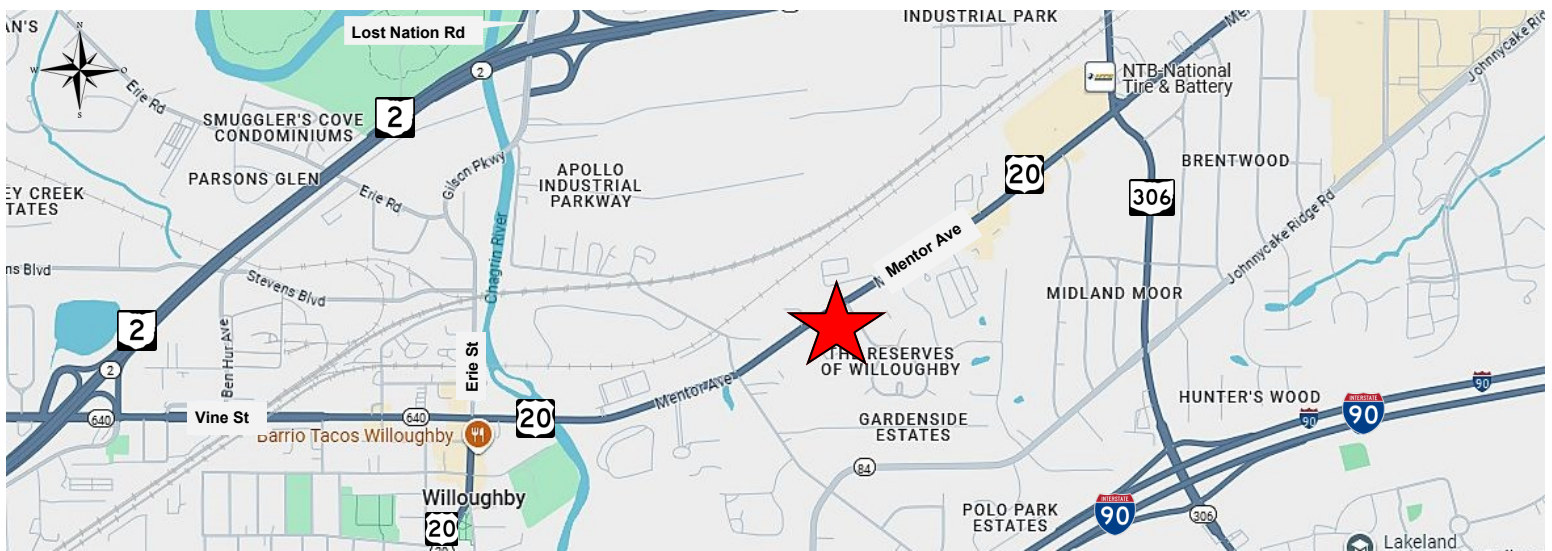
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