



7339 LAKESHORE BLVD. (LAKESHORE AND RT. 306), MENTOR, OH 44060



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PASSOV GROUP
COMMERCIAL BROKERAGE

HUNTINGTON BANK CENTER

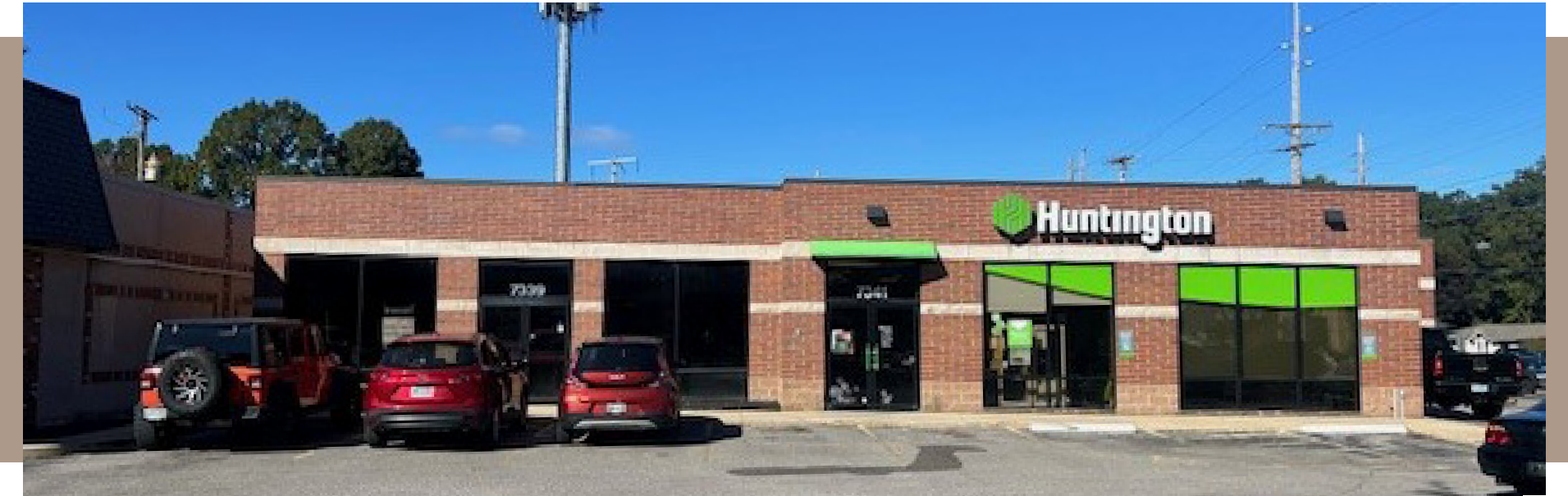
PROPERTY HIGHLIGHTS

OFFERING HIGHLIGHTS

- Great neighborhood 2- tenant center anchored by Huntington Bank with good foot traffic
- At the intersection of busy Lakeshore Blvd. and Route 306 in Mentor
- Space is approximately 1,575 sq ft
- Site has two curb cuts from Lakeshore Blvd and Reynolds Road
- Lakeshore Blvd has traffic counts over 15,000 VPD

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	9,914	44,672	87,615
BUSINESS	1 MILE	5 MILE	5 MILE
2024 Estimated Total Businesses	127	1,647	3,531
2024 Estimated Total Employees	986	20,618	42,514
INCOME	1 MILE	3 MILE	5 MILE
2024 Estimated Average Household Income	\$100,854	\$101,827	\$102,416
2024 Estimated Median Household Income	\$78,470	\$82,499	\$82,008



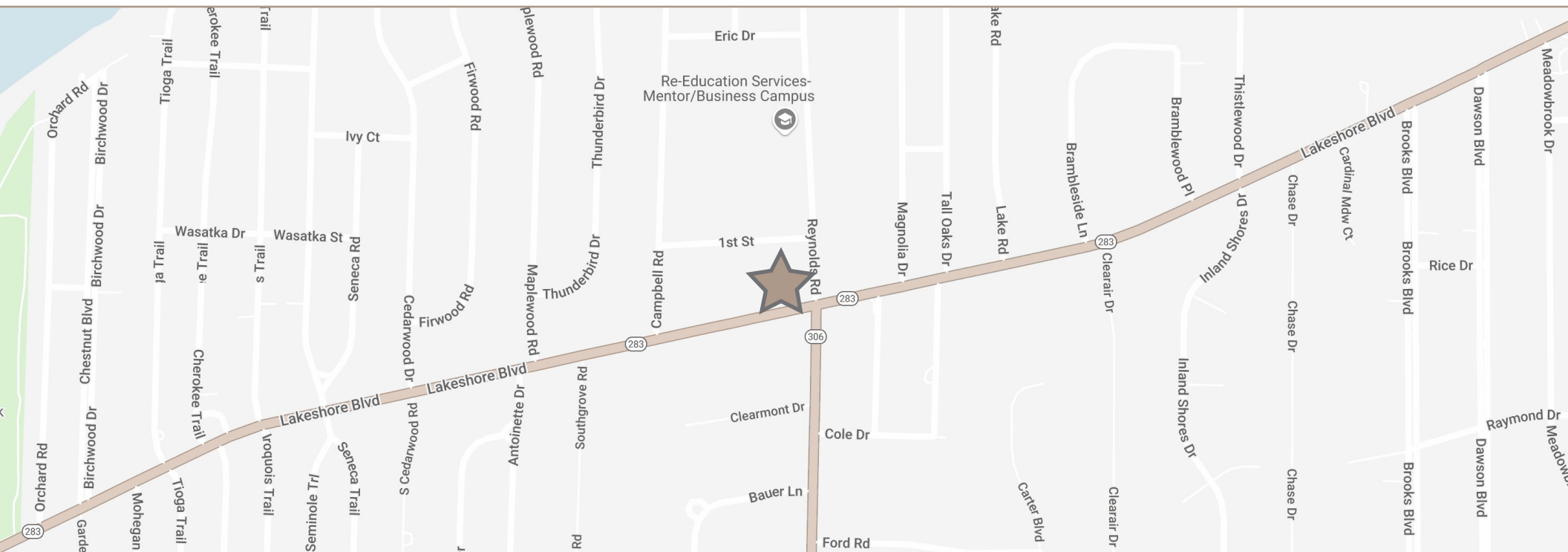
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TRADE AERIAL



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LOCATION OVERVIEW



Mentor, Ohio, located along the shores of Lake Erie just 30 minutes northeast of downtown Cleveland, is a thriving suburban community known for its excellent quality of life, strong local economy, and strategic location. As one of the largest cities in Lake County, Mentor has a balanced mix of residential, commercial, and industrial development, making it a key economic hub in Northeast Ohio. The city's proximity to major highways, including I-90 and State Route 2, along with easy access to Cleveland Hopkins International Airport and the Port of Cleveland, makes it a desirable location for both businesses and residents seeking convenience and connectivity.

Commercial real estate in Mentor offers a range of opportunities across various sectors. The city's retail landscape is anchored by Great Lakes Mall and a robust network of shopping centers, providing retail space for national brands and local businesses alike. Mentor's business-friendly

environment, combined with a strong consumer base, makes it an attractive destination for retail, dining, and entertainment venues. Areas like Mentor Avenue and Heisley Road are key commercial corridors that continue to attract new development, while smaller neighborhoods offer potential for mixed-use projects that blend retail, office, and residential spaces.

In addition to retail, Mentor is also home to a thriving industrial sector, with several industrial parks and manufacturing facilities contributing to the local economy. The city has a long-standing history in manufacturing, and with its proximity to the Cleveland metro area, it is well-positioned for logistics, warehousing, and light industrial operations. With continuous infrastructure improvements and a focus on economic development, Mentor provides a stable and growing market for commercial real estate investment across retail, office, and industrial sectors.



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