

6960 Spinach Drive - Commerce Office Park
1,728± SF Office Condominium For Sale
Mentor, Ohio 44060 (Lake County)



6960 Spinach Dr, Mentor, OH 44060

Property Features:

- 1,728± SF Two-Story Condominium Unit
- Five (5) Offices
- Professional Office Setting
- Large Bullpen Area on 1st Floor
- Lounge Area on 2nd Floor with Kitchenette
- Situated off Tyler Blvd
- Easy Access to State Routes 615, 2 and 306
- Restaurants and Shopping within Close Proximity

Sale Price \$155,000.00



Contact:
Neil Sawicki, SIOR, Broker
440-255-5552 x13 Office
440-339-8585 Cell



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Real Estate Advisors Inc.
Broker
www.GlobalCommercialRE.com
440-255-5552

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

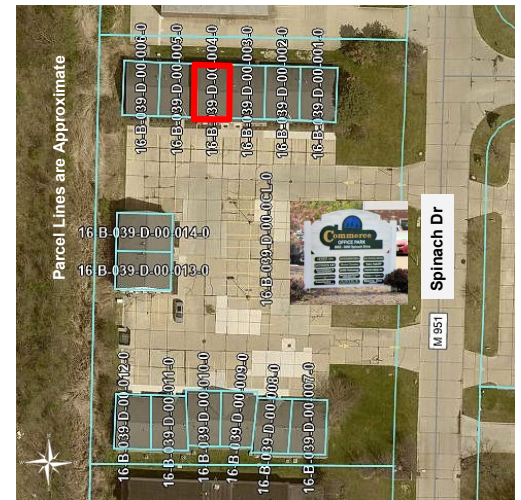
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2025 Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	4,917	54,285	103,590
Total Households	2,246	24,594	46,042
Average Household Income	\$103,011	\$107,333	\$110,335
Housing Units	2,322	25,456	47,905



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