

MENTOR COMMONS

9170 MENTOR AVENUE, MENTOR, OHIO 44060

FOR LEASE
5,748 SF ADJACENT TO TJX



JOIN MEIJER, TJX,
FITWORKS, PETSMART
AND MORE!

Kevin Moss
Senior Vice President
216 363 6453
kevin.moss@cbre.com

Connor Ambrose
Associate
216 535 4730
connor.ambrose@cbre.com

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THE OPPORTUNITY

- 5,748 SF adjacent to the new TJX at Mentor Commons
- Shadow anchored by Meijer and co-tenants with TJX, Fitworks, PetSmart, Affordable Dentures, American Family Care and more!
- The market has a 5 mile radius of 107,307 people and average household income of \$113,238
- Mentor is one of the largest retail markets in Ohio. Neighboring retailers include Walmart , Target, Kohls, HomeGoods, Ulta, PopShelf, TJ Maxx, Ross Dress For Less & more!
- Neighboring restaurants include Chipotle, Panda Express, Five Guys, Applebees, Bob Evans, Boston Market, Chick Fil A, Longhorn and many more!



Quick Stats - 5 Mile Radius



DAYTIME
POPULATION
108,332



POPULATION
105,318



HOUSEHOLDS
45,829

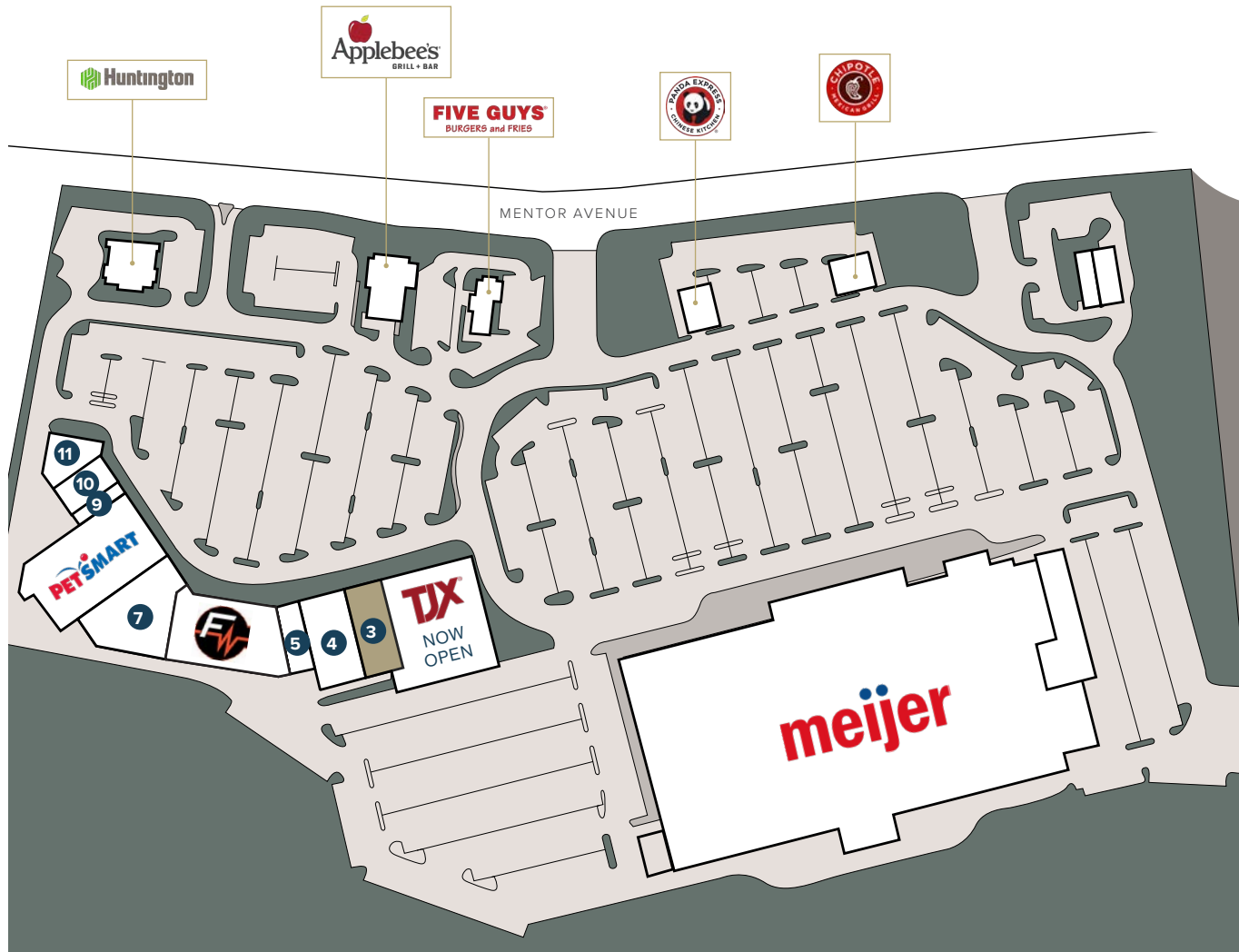


POPULATION
25 & OVER
77,980

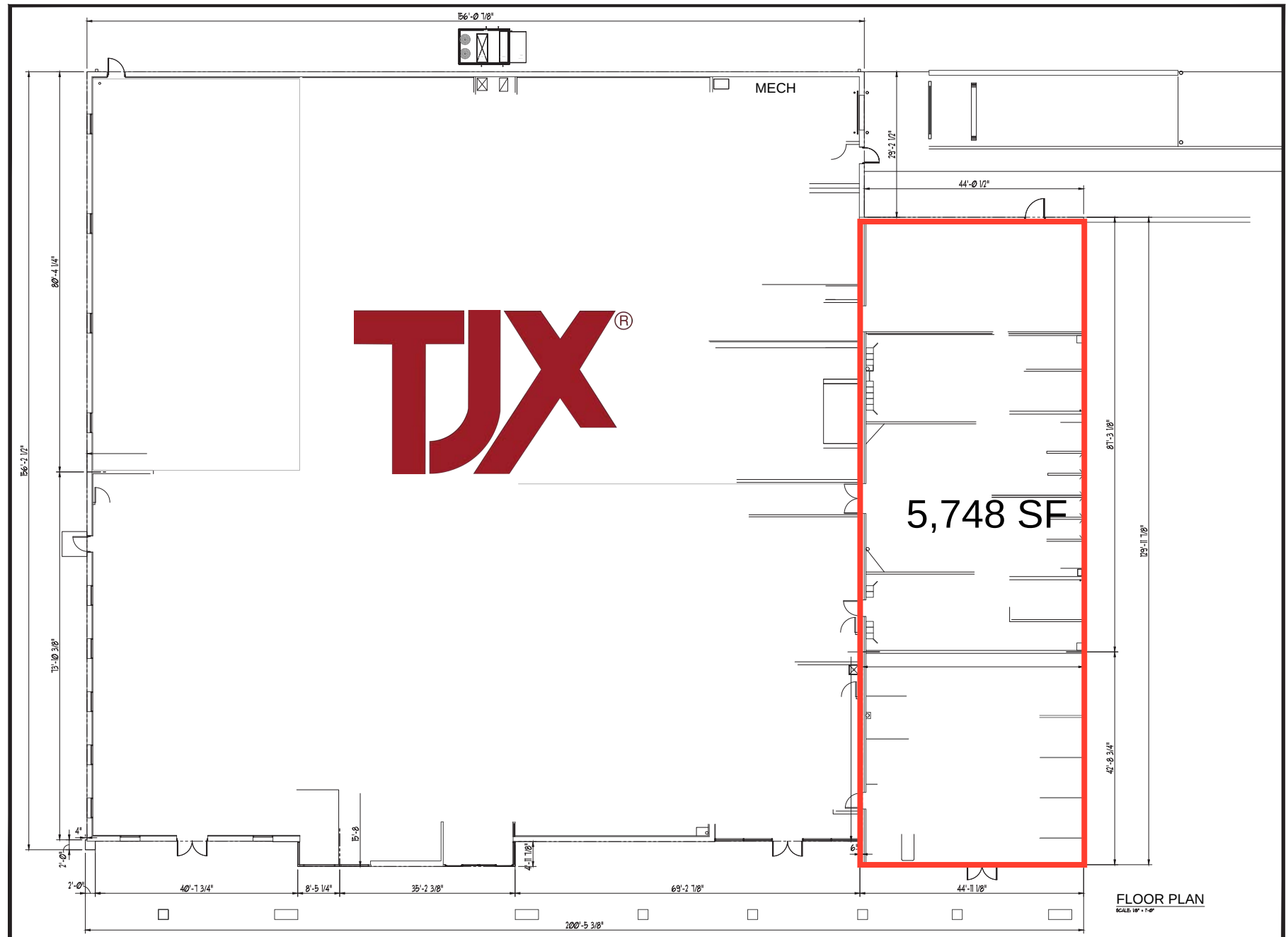


AVG. HOUSEHOLD
INCOME
\$113,238

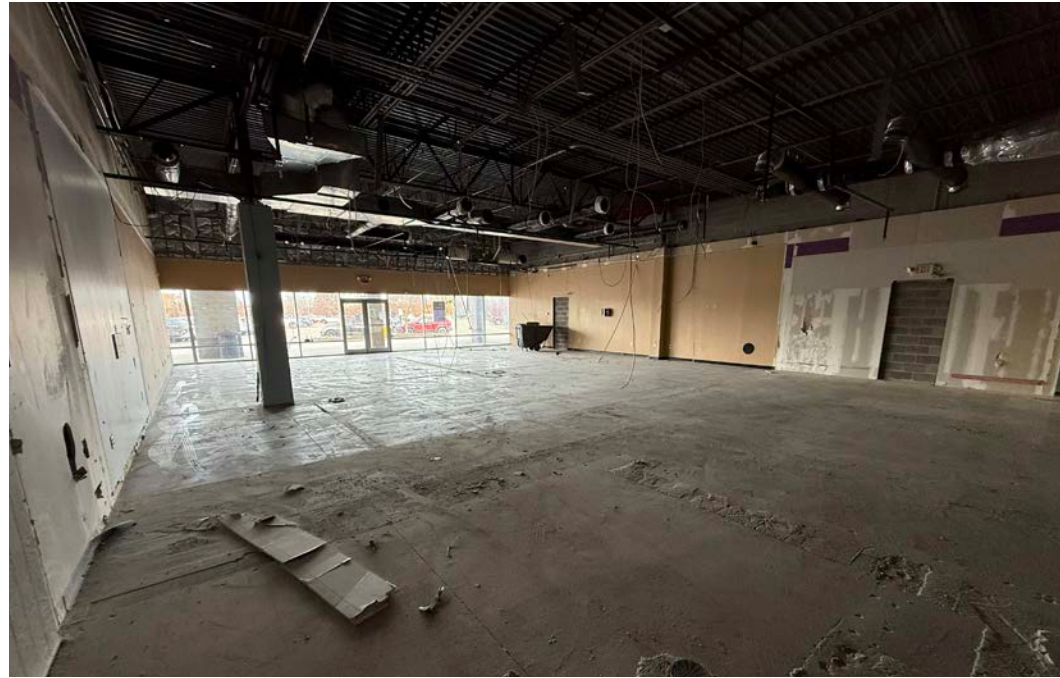
SITE PLAN



Unit	Tenant	Sq. Ft.
1	Meijer	191,008
2	TJX	24,292
3	AVAILABLE	5,748
4	Salon Boutique	9,100
5	America's Best	3,550
6	Fitworks	12,941
7	Fuji Buffet & Grill	12,152
8	PetSmart	20,010
9	Smokers Drip	1,280
10	Affordable Dentures	3,200
11	American Family Care	4,150



INTERIOR PICTURES



EXTERIOR PICTURES



AERIAL VIEW



TJX
NOW OPEN

**5,748 SF
AVAILABLE**

meijer
honeygrow

CHIPOTLE
MEXICAN GRILL

PANDA EXPRESS
CHINESE KITCHEN

BRUEGGER'S BAGELS
BAGELS AND MORE

PETSMART

FITWORKS
DO WHAT WORKS

SALON
BOUTIQUE

afc URGENT CARE
american family care

KIA

Huntington

Applebee's
GRILL + BAR

FIVE GUYS
BURGERS and FRIES

Mentor Ave - 20,177 VPD

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RETAIL TRADE MAP

MENTOR – GREAT LAKES MALL RETAIL TRADE AREA

TRADE AREA INFO

Mentor Ave & Center St
(3 Miles)

- Population: 43,952
- Daytime Population: 45,564
- Total Households: 18,350
- Median HH Income: \$72,499
- Average HH Income: \$90,699
- Total Businesses: 2,148
- Total Employees: 34,865

HOTELS

11 Hotels/943 Rooms
(Source, CoStar)

1. Super 8 - 63
2. Holiday Inn - 132
3. Best Western - 50
4. Residence Inn - 96
5. Hampton Inn - 90
6. Wingate - 83
7. Comfort Inn - 55
8. Holiday Inn Express - 84

Not on map:
Mentor Home Inn - 70
Days Inn - 112
Red Roof Inn - 108

Planned:
Home2 Suites - N/A

MAJOR EMPLOYERS

1. STERIS - 1,043
2. TriPoint Medical Center - 825
3. Lincoln Electric - 540
4. NHVS International Inc. - 325
5. Avery Dennison - 300

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Updated: March 22, 2024 (MOS#)

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	6,087	42,889	105,318
2025 Daytime Population	8,022	50,847	108,332
2025 Households - Current Year Estimate	2,733	18,511	45,829
2025 Average Household Income	\$110,010	\$120,990	\$113,238
2030 Average Household Income Projection	\$121,347	\$133,757	\$125,791
2025 Median Household Income	\$89,401	\$99,566	\$84,223
2025 Population Over 25	4,649	32,296	77,980

CONTACT US

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