



WWW.GOODMANREALESTATE.COM
216.381.8200

THE CROSSINGS OF MENTOR

7721-7723 Mentor Avenue
Mentor, Ohio



HIGHLIGHTS

- **AVAILABLE:**
 - 22,000 SF former Petco (100' x 220')
 - 42,500 SF former Toys"R"Us (180' x 220')
- **CUSTOMERS:** Over 106,000 people within a 5-mile radius
- **AVERAGE HOUSEHOLD INCOME:** Over \$80,000 within a 5-mile radius
- **DAYTIME POPULATION:** Over 64,000 employees within a 5-minute drive
- **LOCATION:** Directly across from Great Lakes Mall
- **JOIN:** New Starbucks (now open)
- **TRADE AREA:** Draws from Lake and Northern Geauga counties

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2026 Projection	45,939	106,357	166,323
2021 Estimate	45,777	106,202	166,359
INCOME	3 MILE	5 MILE	7 MILE
2021 Average	\$80,735	\$81,153	\$81,422
2021 Median	\$64,275	\$64,065	\$64,307
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2021 Employees	37,083	64,690	83,119

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

STEVE ALTEMARE

Senior Vice President

steve@goodmanrealestate.com



LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200

STEVE ALTEMARE

Senior Vice President

steve@goodmanrealestate.com

THE CROSSINGS OF MENTOR

Mentor, Ohio





THE CROSSINGS OF MENTOR

Mentor, Ohio

KEY



LEASED



NEG LEASE



AVAILABLE



NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	Available	22,000
2	Available	42,500
3	Starbucks	2,200
SITE SUMMARY		66,700

LEASING INFORMATION

STEVE ALTEMARE

Senior Vice President

steve@goodmanrealestate.com

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

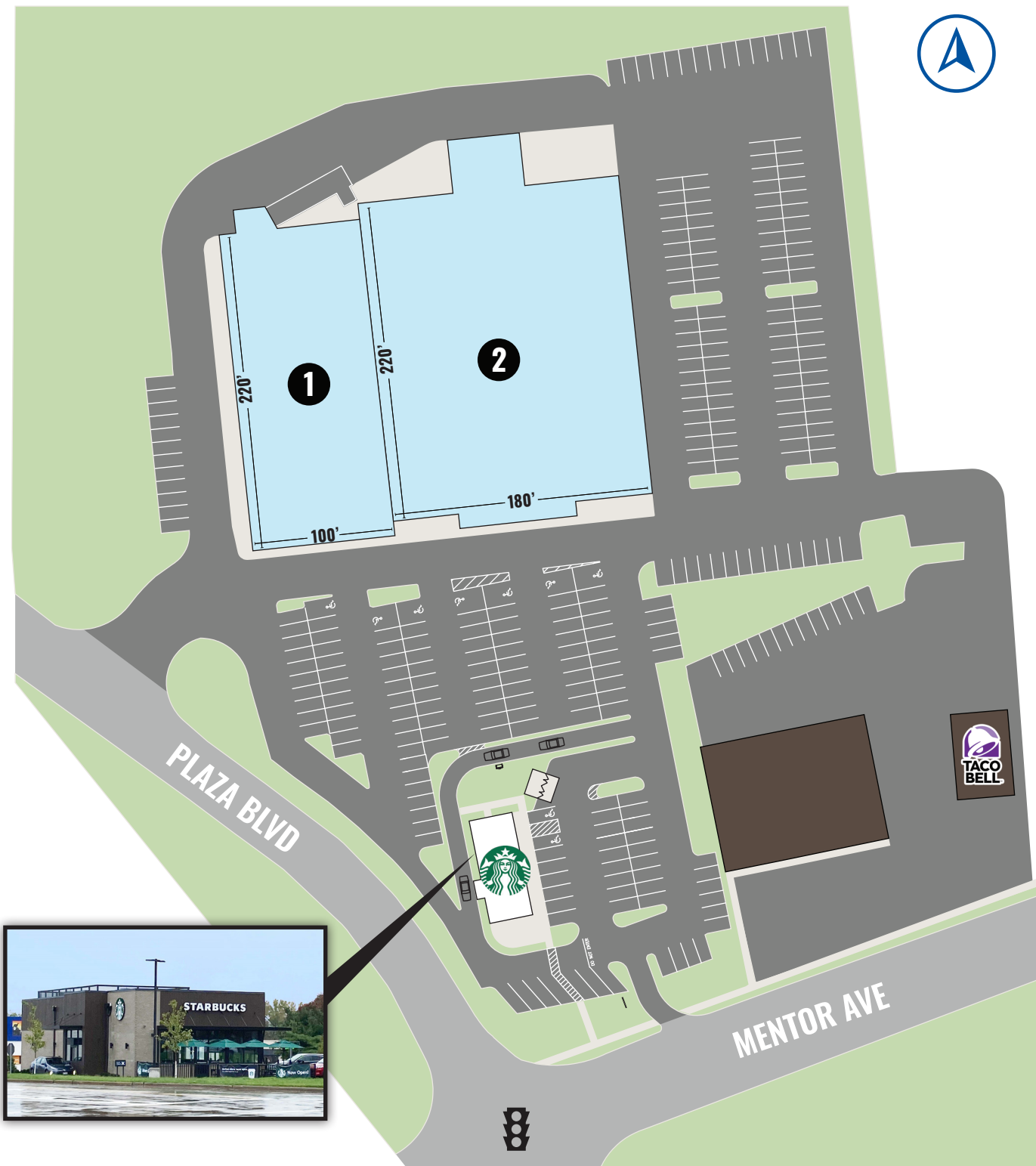
COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

P 216.381.8200

F 216.381.8211

WWW.GOODMANREALESTATE.COM



THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.