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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 105,000 people within a 5-mile radius
- **AVERAGE HOUSEHOLD INCOME:** Over \$84,000 within a 5-mile radius
- **DAYTIME POPULATION:** Over 24,000 employees within a 3-mile radius
- **LOCATION:** Directly across from Great Lakes Mall
- **TRADE AREA:** Draws from Lake and Northern Geauga counties

DEMOGRAPHICS

| POPULATION | 3 MILE | 5 MILE | 7 MILE |
|--------------------|----------|----------|----------|
| 2029 Projection | 45,490 | 104,873 | 166,596 |
| 2024 Estimate | 46,015 | 105,841 | 167,331 |
| INCOME | 3 MILE | 5 MILE | 7 MILE |
| 2024 Average | \$88,137 | \$84,873 | \$85,482 |
| 2024 Median | \$71,451 | \$68,071 | \$68,685 |
| DAYTIME POPULATION | 3 MILE | 5 MILE | 7 MILE |
| 2024 Employees | 24,772 | 49,918 | 64,854 |

LEASING INFORMATION

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CLEVELAND

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COLUMBUS

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COLUMBUS, OHIO 43215

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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 |

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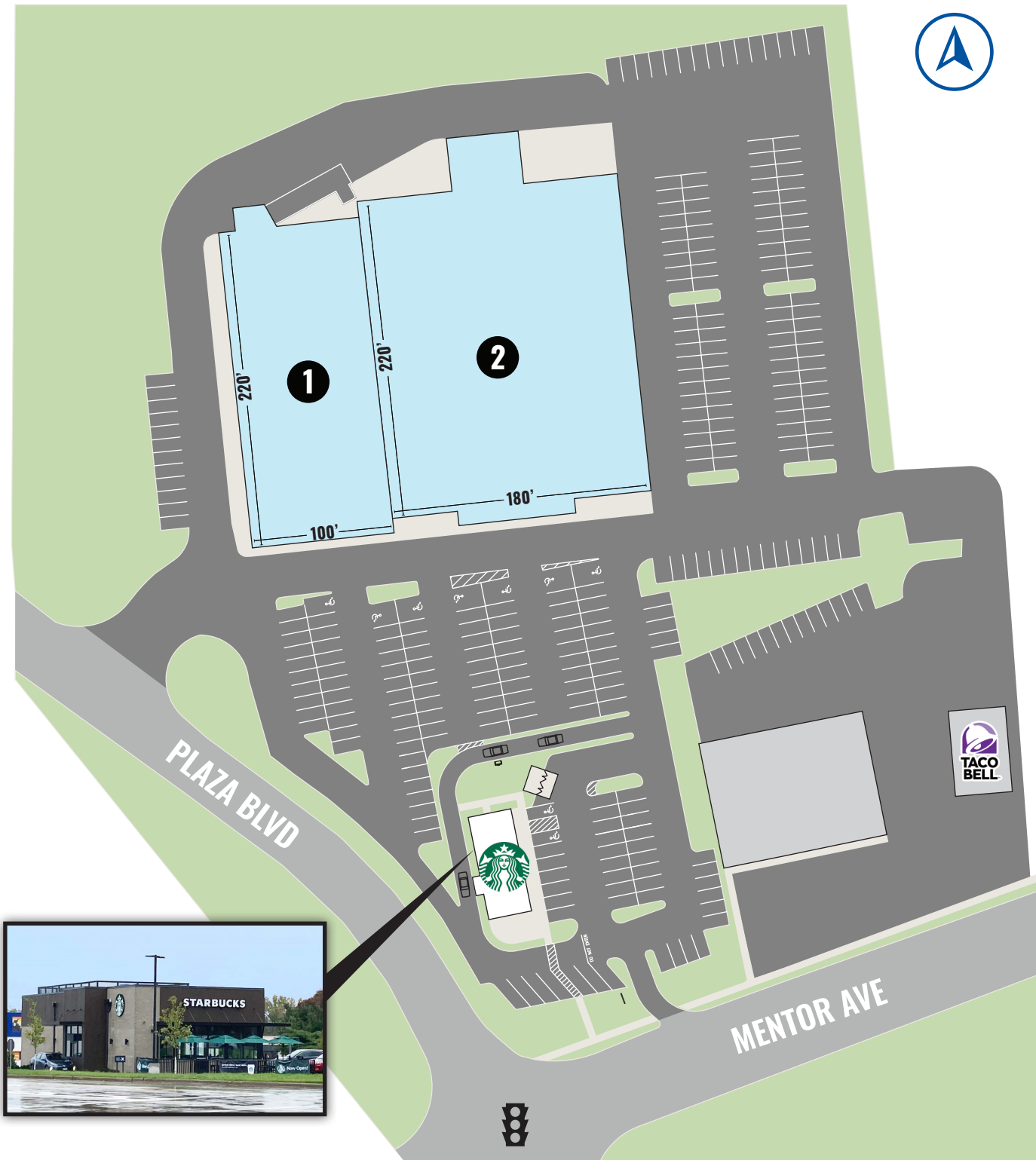
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