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216.381.8200

THE CROSSINGS OF MENTOR

7721-7723 Mentor Avenue
Mentor, Ohio



HIGHLIGHTS

- **AVAILABLE FOR SALE OR LEASE:** 64,500 SF on 9 AC
- **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

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

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Mentor, Ohio



KEY	LEASED	NEG LEASE
	AVAILABLE	NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	Available	22,000
2	Available	42,500
SITE SUMMARY		64,500

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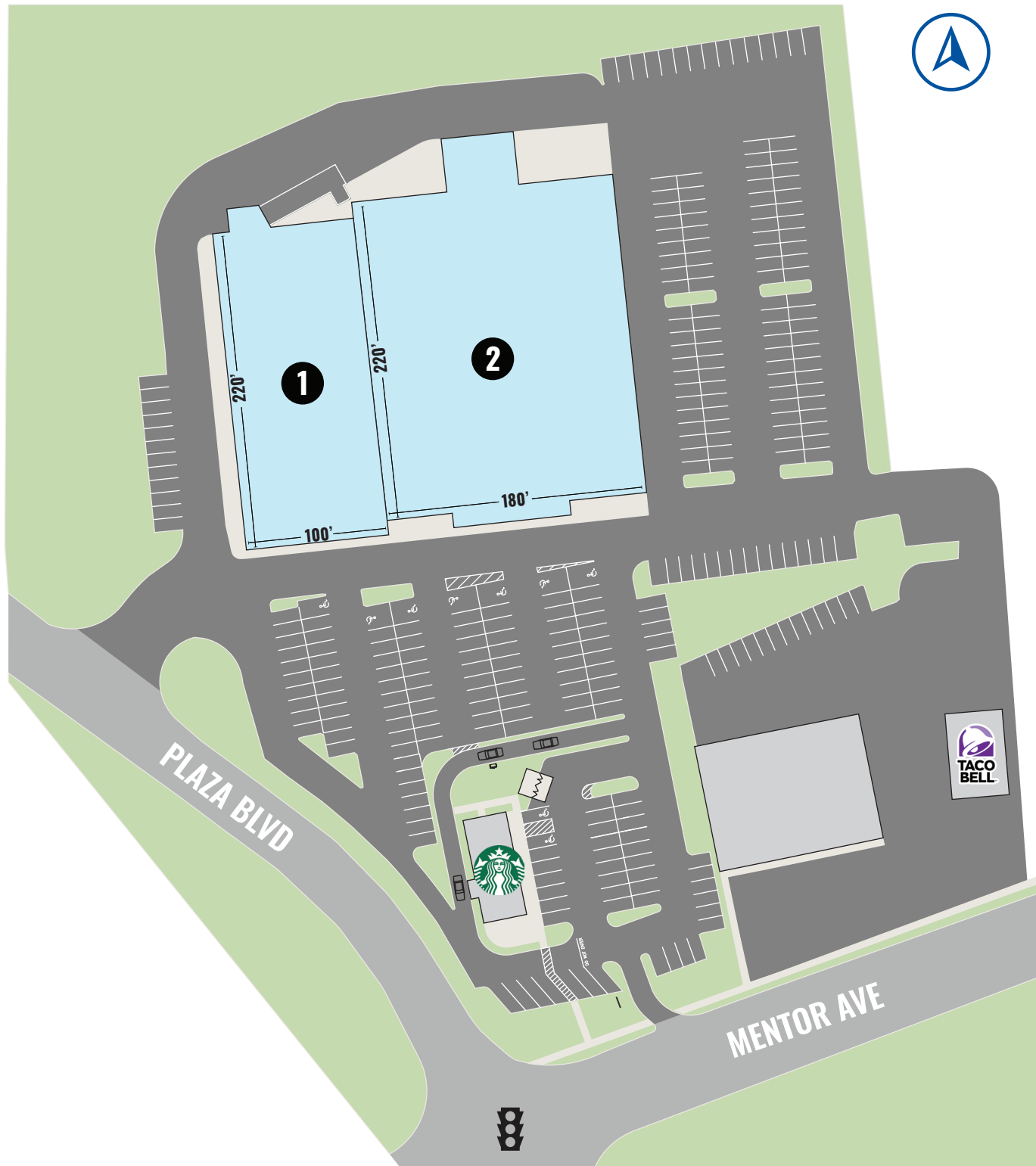
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