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216.381.8200

LOWE'S OUTPARCEL

Mentor, Ohio



HIGHLIGHTS

- **AVAILABLE:** Outparcel for ground lease only
- Situated in front of Lowe's at the southeast corner of Mentor Avenue (SR 20) and Old Johnnycake Ridge Road in Mentor
- Mentor is the sixth largest retail trade area in Ohio with 300+ retail businesses and sales approaching \$1.5 billion per year
- High-income area with strong population density
- Over 26,000 vehicles pass the site daily at the intersection of Mentor Avenue and Old Johnnycake Ridge Road

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2028 Projection	46,181	105,221	144,325
2023 Estimate	46,091	104,985	143,903
INCOME	3 MILE	5 MILE	7 MILE
2023 Average	\$93,318	\$89,315	\$89,544
2023 Median	\$78,774	\$70,816	\$70,779
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2023 Employees	23,931	50,020	63,818

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

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OCT 20



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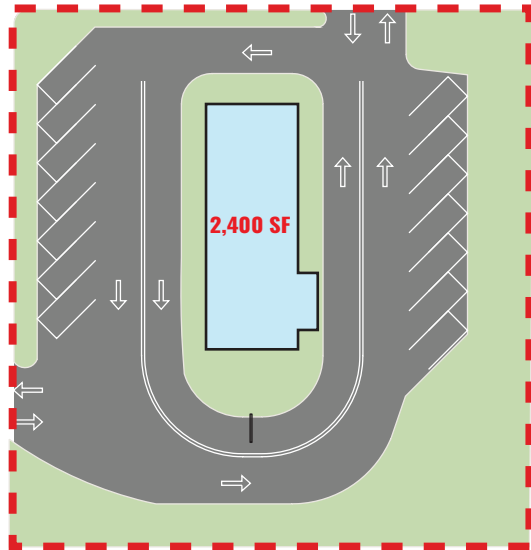
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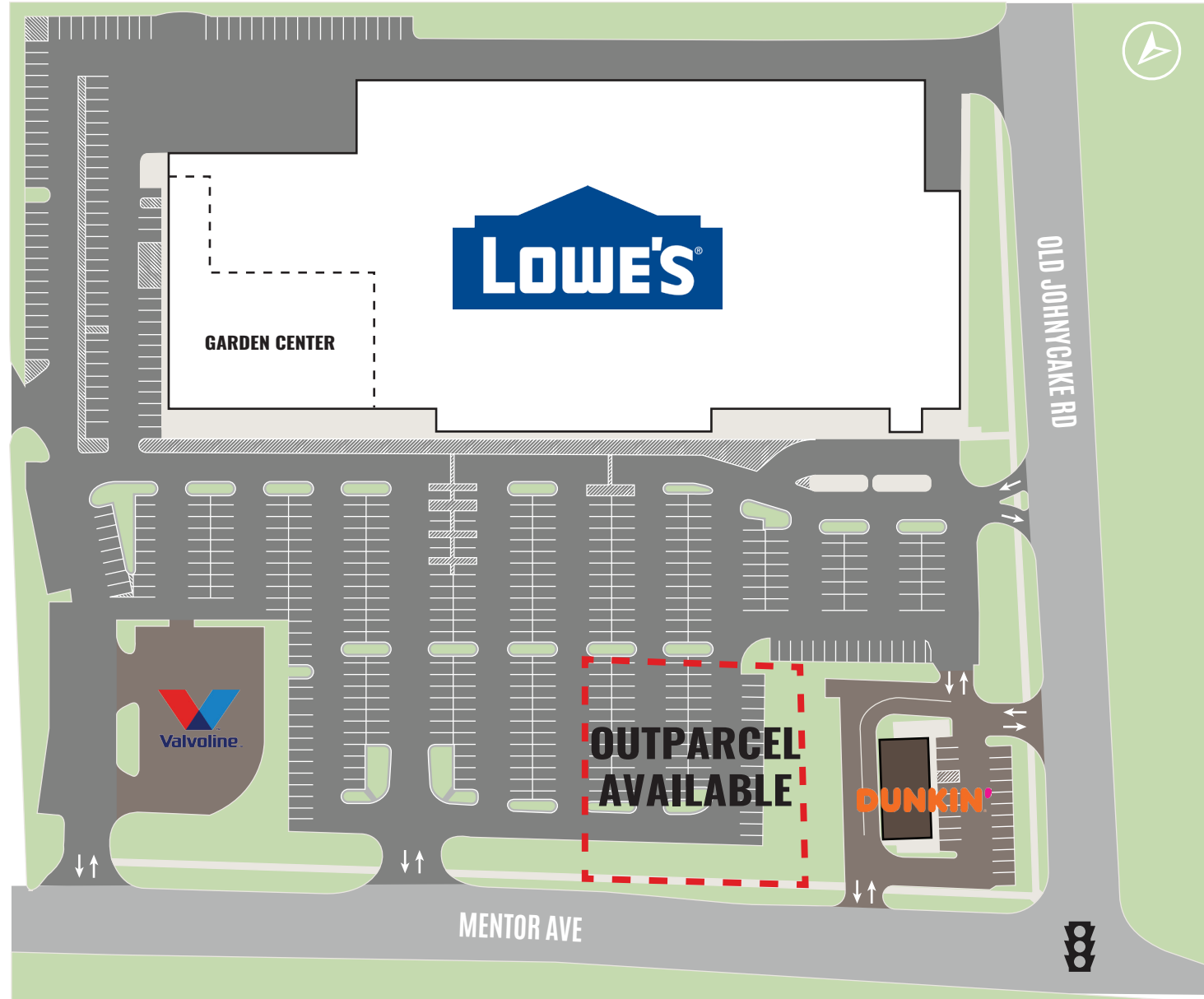
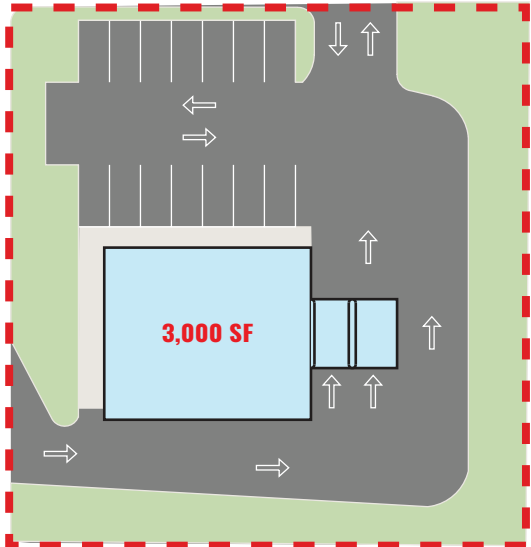
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OPTION 1 - Drive-Thru Layout



OPTION 2 - Bank Layout



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