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216.381.8200

REDEVELOPMENT OPPORTUNITY

Mentor, Ohio



HIGHLIGHTS

- **AVAILABLE:** 1.0 AC redevelopment opportunity
- The Gateway of Mentor
- Situated at the highly-visible, busy intersection of Mentor Avenue and Reynolds Road (State Route 306)
- Existing pylon signage
- 16,216 vehicles pass the site daily
- Located between State Route 2 and Interstate 90
- Visible from Points East, whose anchors include Marc's, Old Navy, Marshalls, and DSW
- Outstanding frontage and visibility

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2030 Projection	42,257	109,945	166,418
2025 Estimate	42,499	110,822	167,593
INCOME	3 MILE	5 MILE	7 MILE
2025 Average	\$115,457	\$108,740	\$111,312
2025 Median	\$88,737	\$84,489	\$87,204
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2025 Employees	26,969	65,114	72,394

LEASING INFORMATION

www.goodmanrealestate.com
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CLEVELAND

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

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

JIM BECKER

Senior Executive/Director

jim@goodmanrealestate.com



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