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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
- 21,639 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
2029 Projection	41,894	110,657	167,476
2024 Estimate	42,355	111,765	168,505
INCOME	3 MILE	5 MILE	7 MILE
2024 Average	\$88,486	\$83,427	\$85,069
2024 Median	\$69,768	\$66,472	\$68,225
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2024 Employees	22,884	49,639	64,749

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

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