



WWW.GOODMANREALESTATE.COM
216.381.8200

MENTOR AVENUE RETAIL SPACE

Painesville, Ohio



HIGHLIGHTS

- **AVAILABLE:** 1,050 SF
- Two curb cuts, dedicated turn lane, and traffic light access
- Join O'Reilly Auto Parts, Charleys Philly Steaks, and CVS
- Located in a dense retail corridor with Giant Eagle, Marc's, Planet Fitness, McDonald's, Wendy's, Smoothie King, and more
- Traffic counts over 18,000 VPD on Mentor Avenue
- Lake Erie College located only one mile east

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2029 Projection	50,021	98,977	134,834
2024 Estimate	49,704	98,765	134,663
INCOME	3 MILE	5 MILE	7 MILE
2024 Average	\$85,528	\$87,791	\$88,414
2024 Median	\$69,932	\$71,024	\$70,686
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2024 Employees	21,434	37,909	48,961

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

LARRY KLEIN

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