



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 14,000 VPD on Mentor Avenue
- Lake Erie College located only one mile east

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2031 Projection	49,084	97,653	133,229
2026 Estimate	48,813	97,480	133,039
INCOME	3 MILE	5 MILE	7 MILE
2026 Average	\$112,846	\$114,549	\$114,167
2026 Median	\$90,423	\$91,699	\$90,958
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2026 Employees	22,849	41,570	55,217

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

LARRY KLEIN

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