



WWW.GOODMANREALESTATE.COM
216.381.8200

RESTAURANT PADS

Mentor, Ohio



HIGHLIGHTS

- **AVAILABLE:** +/- 2,500 SF ground lease or build to suit
- **ADDRESS:** 7814 Reynolds Road, Mentor, Ohio 44060
- **LOCATION:** Between Huntington Bank and DiBella's Subs
- **HOUSEHOLDS:** Over 49,000 households in a 5-mile radius
- **HIGHWAY ACCESS:** Less than 1/2 mile from SR-2
- **TRAFFIC:** Nearly 26,587 vehicles pass in front of the site daily
- **ZONING:** M-1 which allows restaurant, office, and other commercial/industrial uses

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2031 Projection	48,676	109,447	164,997
2026 Estimate	48,991	110,355	166,140
INCOME	3 MILE	5 MILE	7 MILE
2026 Average	\$111,521	\$108,551	\$110,381
2026 Median	\$87,092	\$48,654	\$48,510
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2026 Employees	2,061	56,291	71,922

LEASING INFORMATION

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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
COLUMBUS, OH 43085

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KEY

 AVAILABLE

 NEG LEASE

 LEASED

 OWNED BY OTHERS

UNIT	TENANT	SIZE (SQ. FT.)
1	Proposed Drive-thru Coffee ±986	
2	Available	±2,500



INDUSTRIAL PARK BLVD

REYNOLDS RD