

PRIME LOCATION

AVAILABLE FOR LEASE

6,000 - 12,000 SF
FREESTANDING BUILDING



7441 Mentor Ave. Mentor, OH 44060

Contact us for more information;

LISA WIENER (440) 223-3382 ljwiener@gmail.com

STEVE EISENBERG (216) 831-6773 seisenberg@aol.com



ARNOLD J. EISENBERG, INC.
Retail Leasing Specialist



PROPERTY OVERVIEW

7441 Mentor Ave. Mentor, OH 44060

- 6,000-12,000 SF available for lease.
- Located in NE Ohios super regional trade area, 6th for retail sales volumes.
- Excellent Visibility.
- Access from Mentor Avenue & Rte. 306.
- Traffic Counts on Mentor Avenue - 31,845 ADT.
- Abundant Parking.
- Reasonable Rents.



DEMOGRAPHIC	1 MILE	5 MILE	10 MILE
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POPULATION	4,554	110,978	285,146
H.H INCOME	\$64,021	\$68,487	\$69,766
HOUSEHOLDS	1,898	47,060	120,015
DAY POPULATION	2,414	18,661	44,844

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25550 Chagrin Blvd. Suite #108-Beachwood, OH 44122

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