



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR LEASE

EMMCOREALTYGROUP.COM

MENTOR TOWNE CENTRE

Price Upon Request

9700 Mentor Avenue
Mentor, OH 44060

AVAILABLE SPACE
1,495 - 4,215 SF

AREA

- Over 100,000 people within 3 miles with an average household income exceeding \$78,900.
- Convenient to I-90 and SR 2 via SR 44 and SR 615, and serving Mentor, Concord, Painesville and the surrounding areas.
- Meijer's now open to the east on Mentor Avenue!
- Retailers in the Immediate Area: Target, Lowe's, Kohl's, Dick's Sporting Goods, Gordman's, and ULTA. Restaurants in the immediate Area: Panera Bread, Chick Fil A, Dunkin Donuts



OFFICE

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COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP
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MENTOR TOWNE CENTRE

9700 Mentor Avenue , Mentor, OH 44060



PROPERTY DESCRIPTION

Mentor Towne Centre is conveniently located in a dense, developed retail market. It offers competitive lease rates with available spaces strategically located next to Bed Bath & Beyond and Lumber Liquidators!

PROPERTY HIGHLIGHTS

- Anchored By Bed Bath & Beyond
- National Tenants include Lumber Liquidators, Hallmark, Arby's, Massage Envy
- Great Location for Home Furnishings, HomeAccessories, Remodeling and Repair
- Directly across from Target and Chick Fil A. Next to Lowe's Home Improvement
- Signalized Intersection
- Full-service traffic signal @ entrance to Towne Centre and Target with other points of ingress and egress.

SPACES

SPACE SIZE

5	2,720 SF
15	1,495 SF

DEMOGRAPHICS

1 MILE

5 MILES

10 MILES

Total Households	2,764	39,671	89,257
Total Population	6,801	100,613	222,031
Average HH Income	\$81,704	\$72,869	\$72,402
Total Businesses	400	4,011	7,894
Total Employees	4,303	58,227	211,689

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
1	Bed Bath & Beyond	25,020 SF	NNN	-
2	The Beauty and the Beard Salon & Spa	2,193 SF	NNN	-
3	CUBE Workspace	1,425 SF	NNN	-
4	Window Nation	1,664 SF	NNN	-
5	Available	2,720 SF	NNN	Wide Open Showroom 2,370 square feet (30' x 79')
6	Lumber Liquidators	7,200 SF	NNN	-
7	Ember's Custom Fireplace	3,500 SF	NNN	-
8	Avenue Accents	1,500 SF	NNN	-
9	Page's Hallmark	2,500 SF	NNN	-
10	AVAILABLE - Restaurant Space	2,500 SF	NNN	-
11	Arby's	2,000 SF	NNN	-
12	Moe's Southwest Grill	3,054 SF	NNN	-
13	Massage Envy	3,011 SF	NNN	-
14	Dave's Cosmic Sub's	1,465 SF	NNN	-
15	Available	1,495 SF	NNN	-

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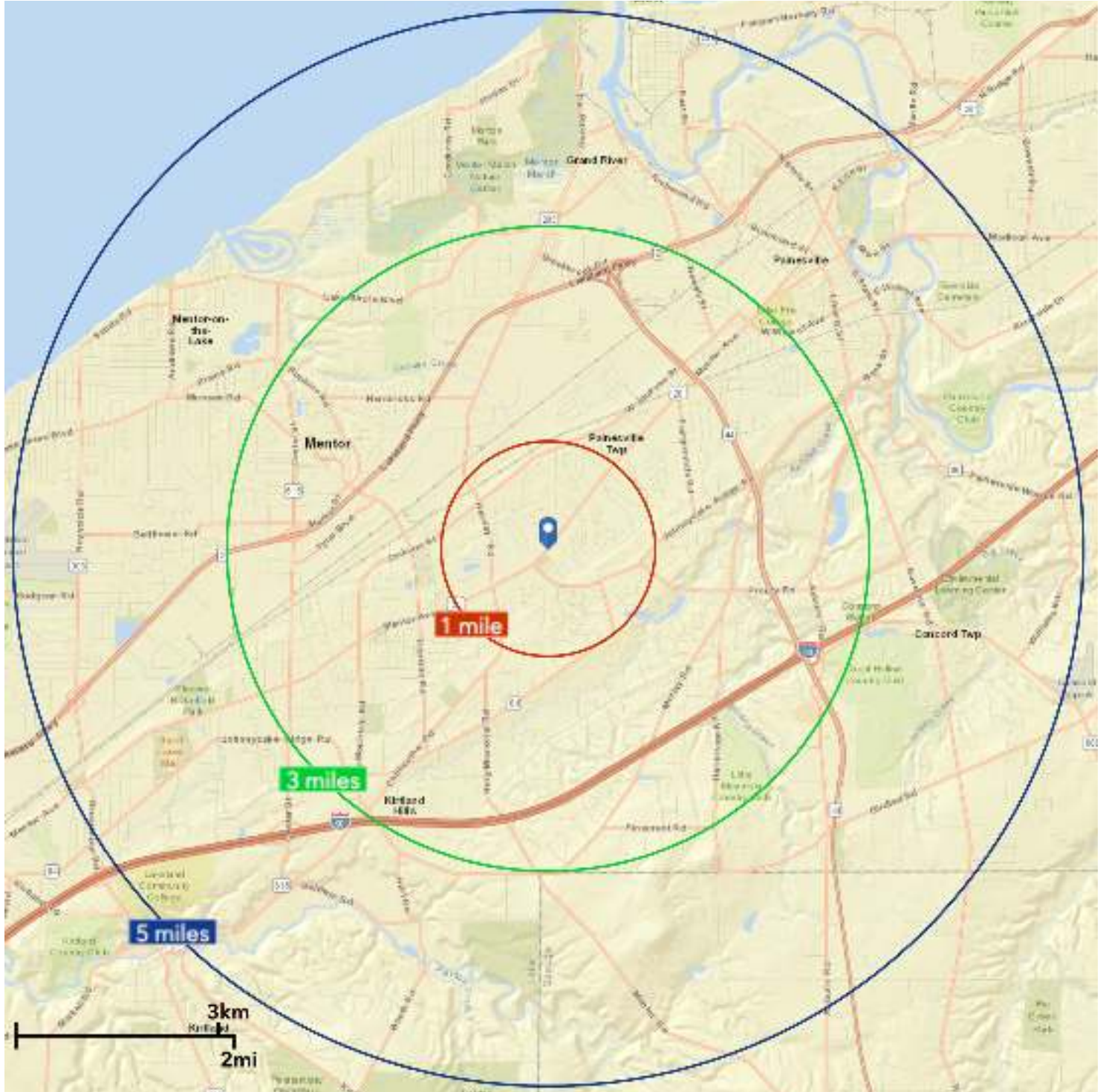
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RADIUS: 1, 3, 5 MILES

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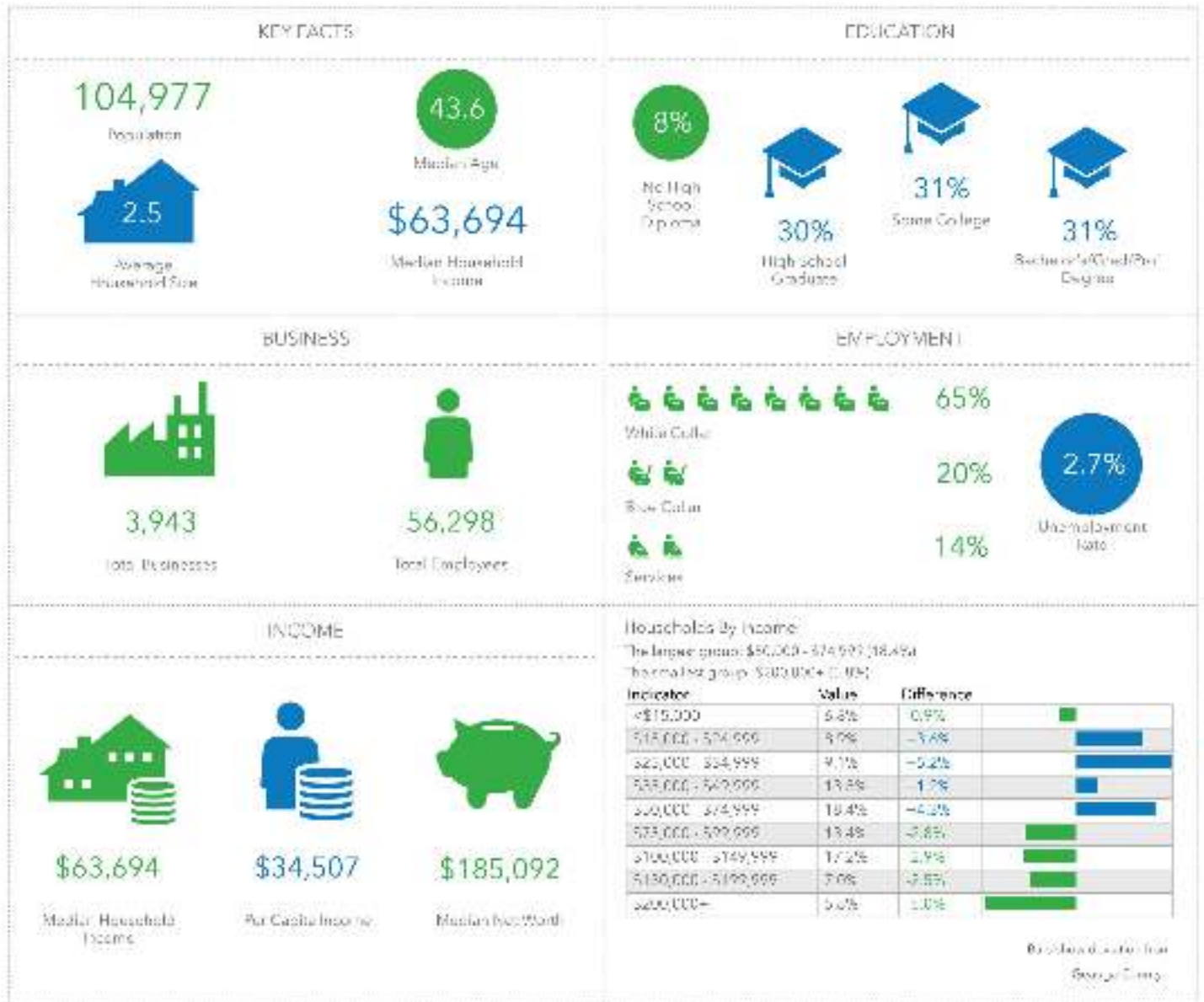
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DEMOGRAPHICS: 5 MILES

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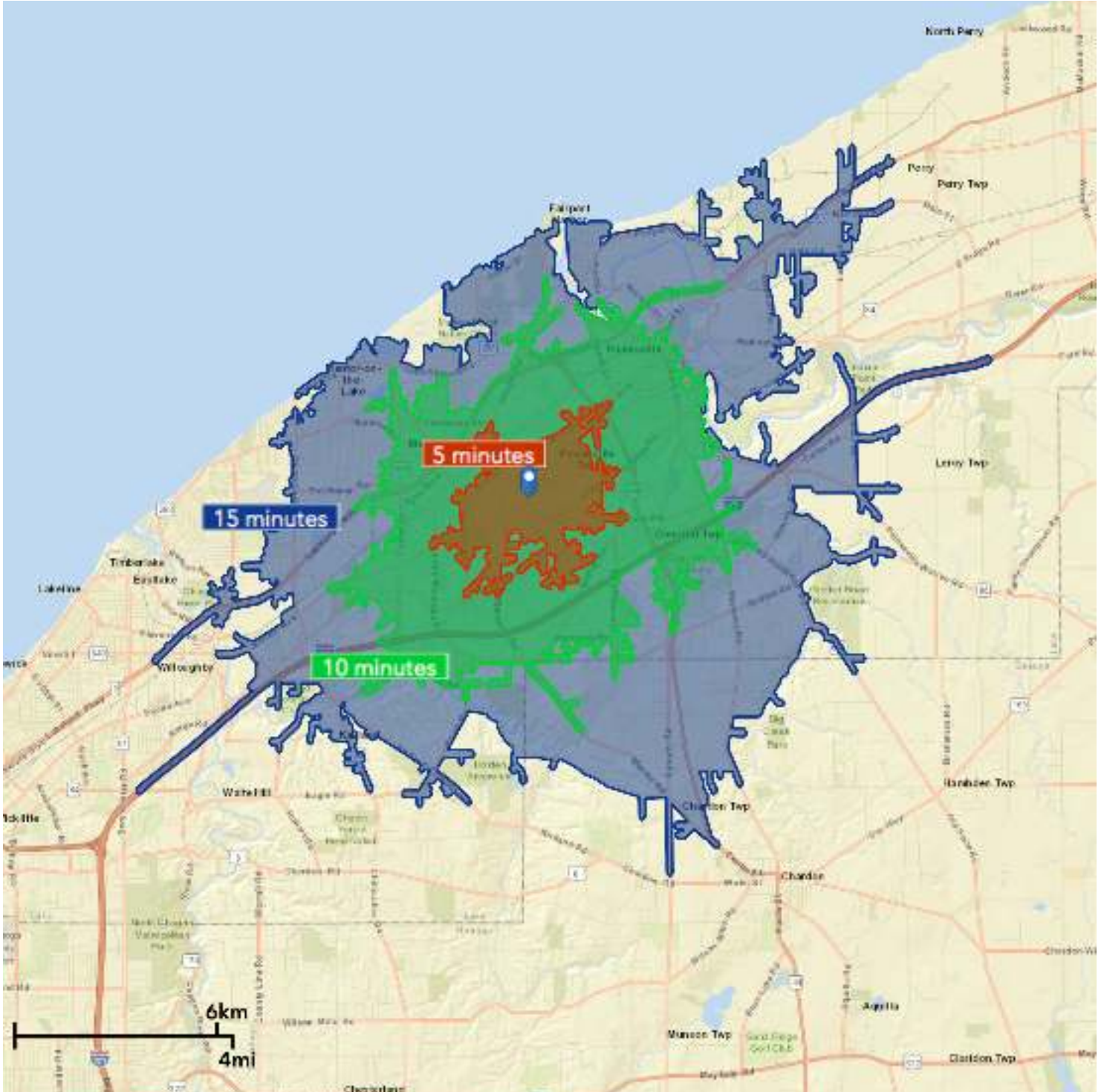
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DRIVE TIMES: 5, 10, 15 MINUTES

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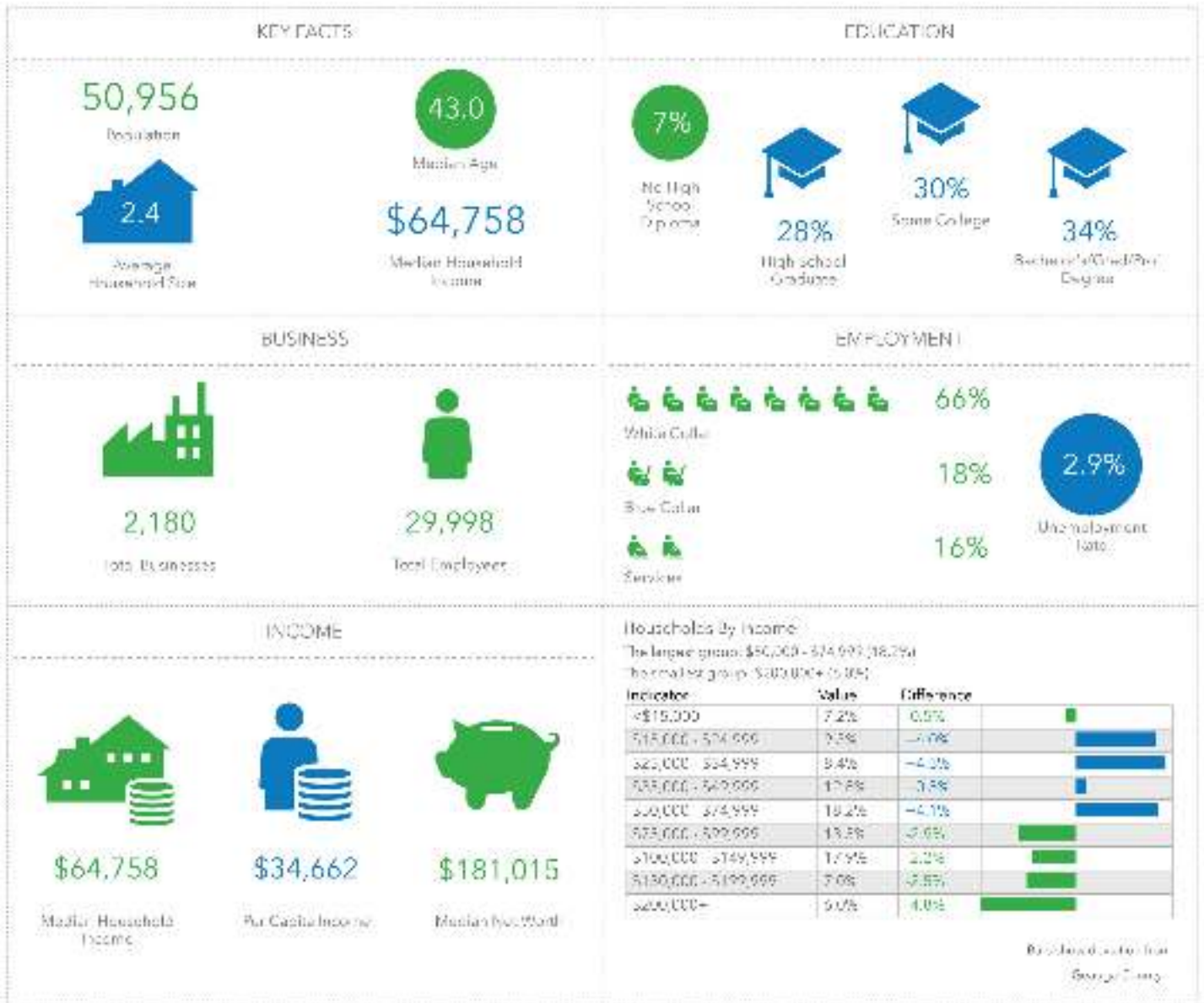


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DRIVE TIME DEMOGRAPHICS: 10 MINUTES

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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