

# High Visibility Retail Space for Lease

9430-9440 Mentor Avenue, Mentor, Ohio 44060



# 9430-9440 Mentor Avenue

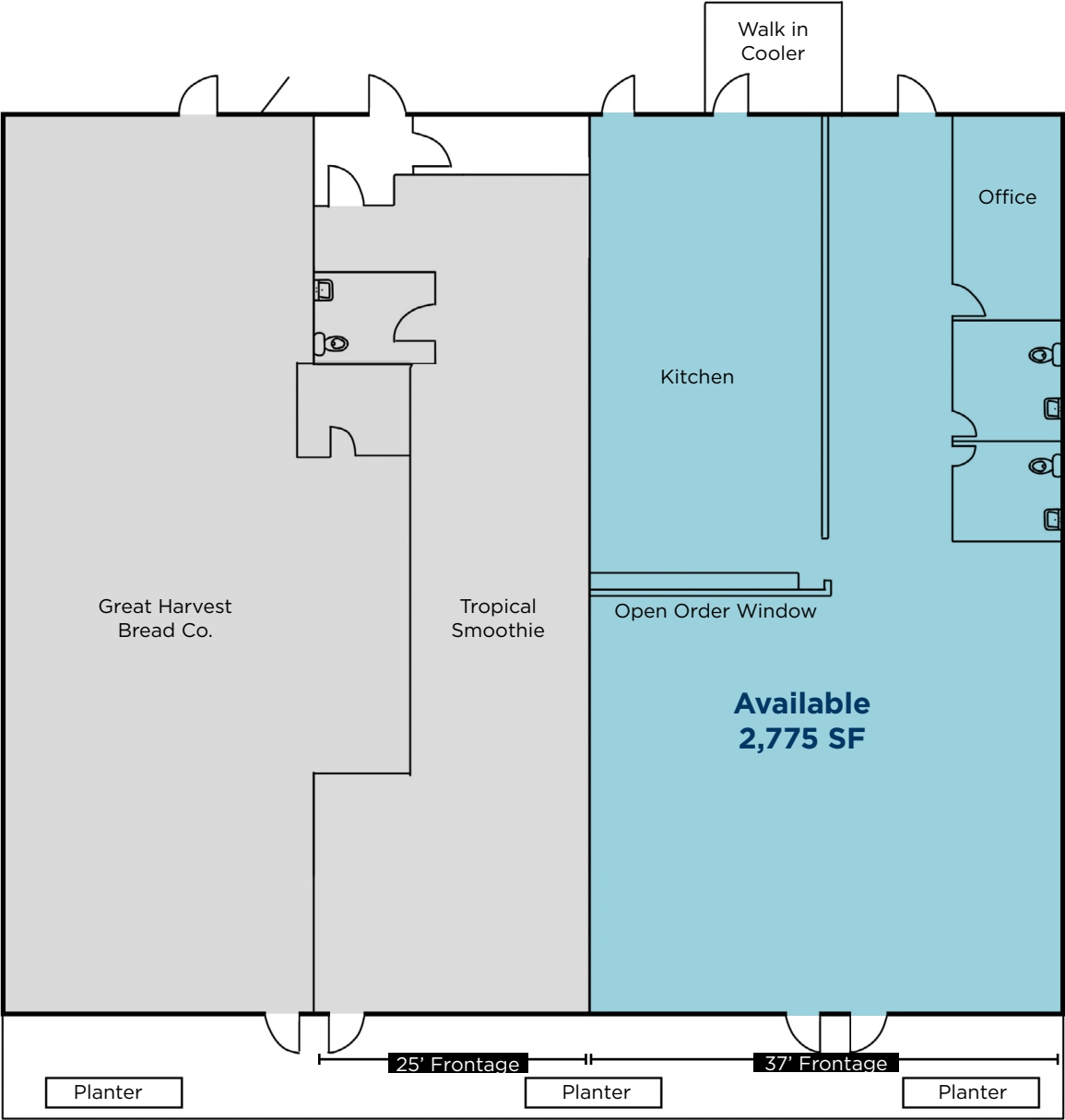
- Built in 1990; refurbished in 2013
- 14' clear ceiling height
- 37' of building frontage
- Monument signage
- Abundance of parking available in front and rear
- 26,096 VPD on Mentor Avenue
- 14,596 VPD on Heisley Road



Parking in Rear



# Site Plan





9430-9440 Mentor Ave

**105,091**  
Population  
(2024 | 5 Mile)

**44.0**  
Median Age  
(2024 | 5 Mile)

**45,077**  
Households  
(2024 | 5 Mile)

**\$109,764**  
Household Income  
(2024 | 5 Mile)

**3,947**  
Total Businesses  
(2024 | 5 Mile)

**49,149**  
Total Employees  
(2024 | 5 Mile)



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