



Caffè Blue

# HARD CORNER RETAIL FOR LEASE

8400 MENTOR AVENUE, MENTOR, OHIO 44060

# 8400 MENTOR AVENUE

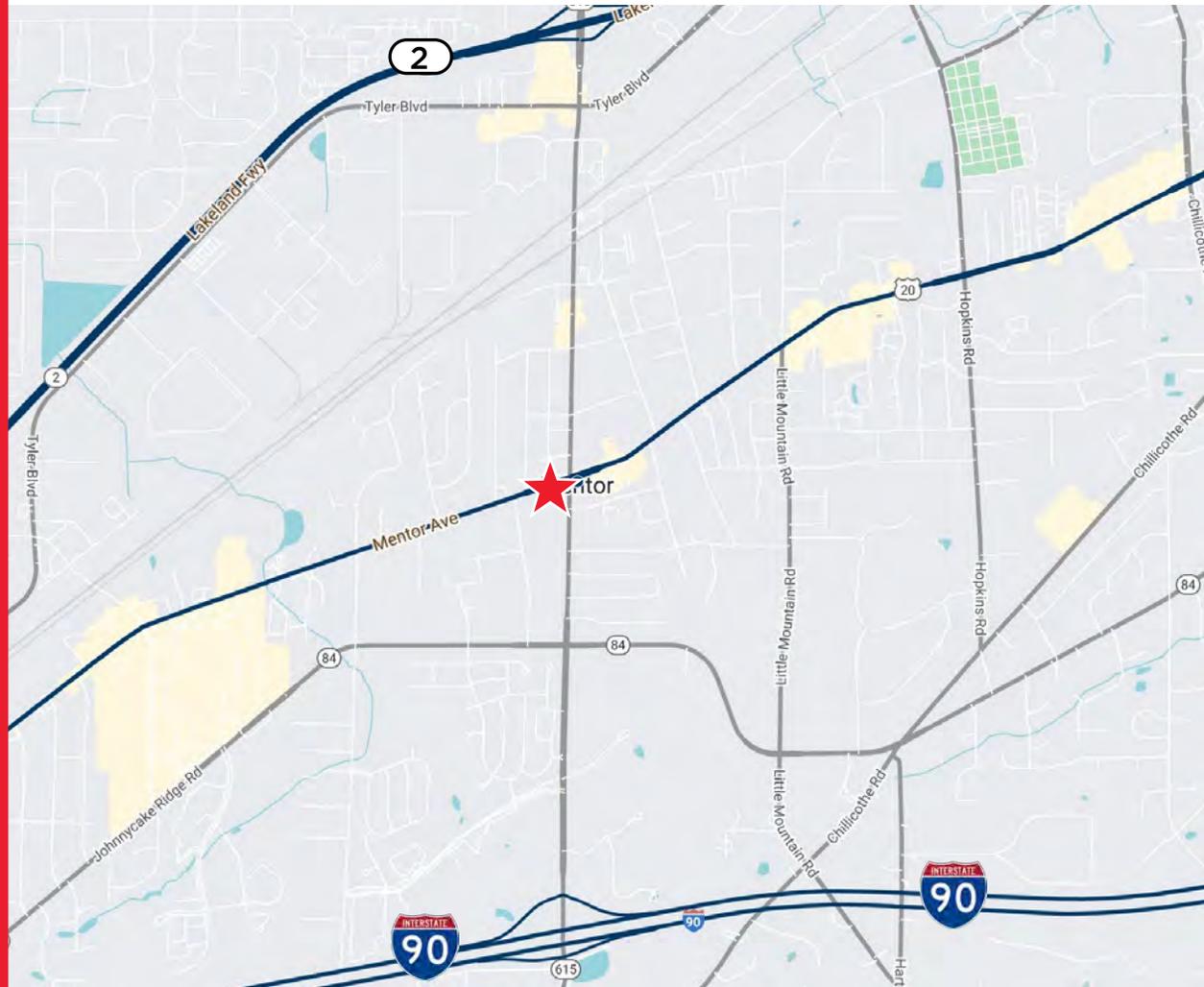
## MENTOR, OHIO 44060

### HIGHLIGHTS

- Freestanding 1,378 SF building located at the corner Mentor Ave and Center Street (nearly 40,000 VPD)
- Located at a signalized hard corner on 0.43 AC
- Mentor is a business-friendly community home to a variety of healthcare, retail, and industrial uses; 6th largest trade area in the State of Ohio based on sales volume
- Easy access to major highways (1.5 miles from I-90 and 1.4 miles from SR-2)

**Available SF** 1,378 SF

Opportunity for ground up development on 0.43 AC



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Mentor Avenue (US Rt. 20), a public right-of-way, Width Varies (LAK-20-9.47)

Center Street (SR 615), a public right-of-way (LAK-615-3.26)

Appropriated R/W line  
 ODOT Proj. LAK 20 9.47  
 Parcel 3 WD, Mentor City of,  
 Doc. # 2017R027575

500.34' Obs.

State of Ohio  
 11WD  
 Vol. 747, Pg. 825 OR  
 0.030 Ac

N 00°06'00" W (Dd)  
 150.00' Dd. / 149.84' Act.

N 70°00'00" E (Dd.)  
 N 70°18'34" E (Surv)  
 112.91'

PPN:16-A-012-A-00-021-0  
 #8400 Mentor Ave  
 GRZSIK ELLEN J TR.  
 Doc. # 2016R005540

0.4225 ACRES

1 Story Masonry Bldg.  
 Former service garage  
 12' High - 1300 sq ft

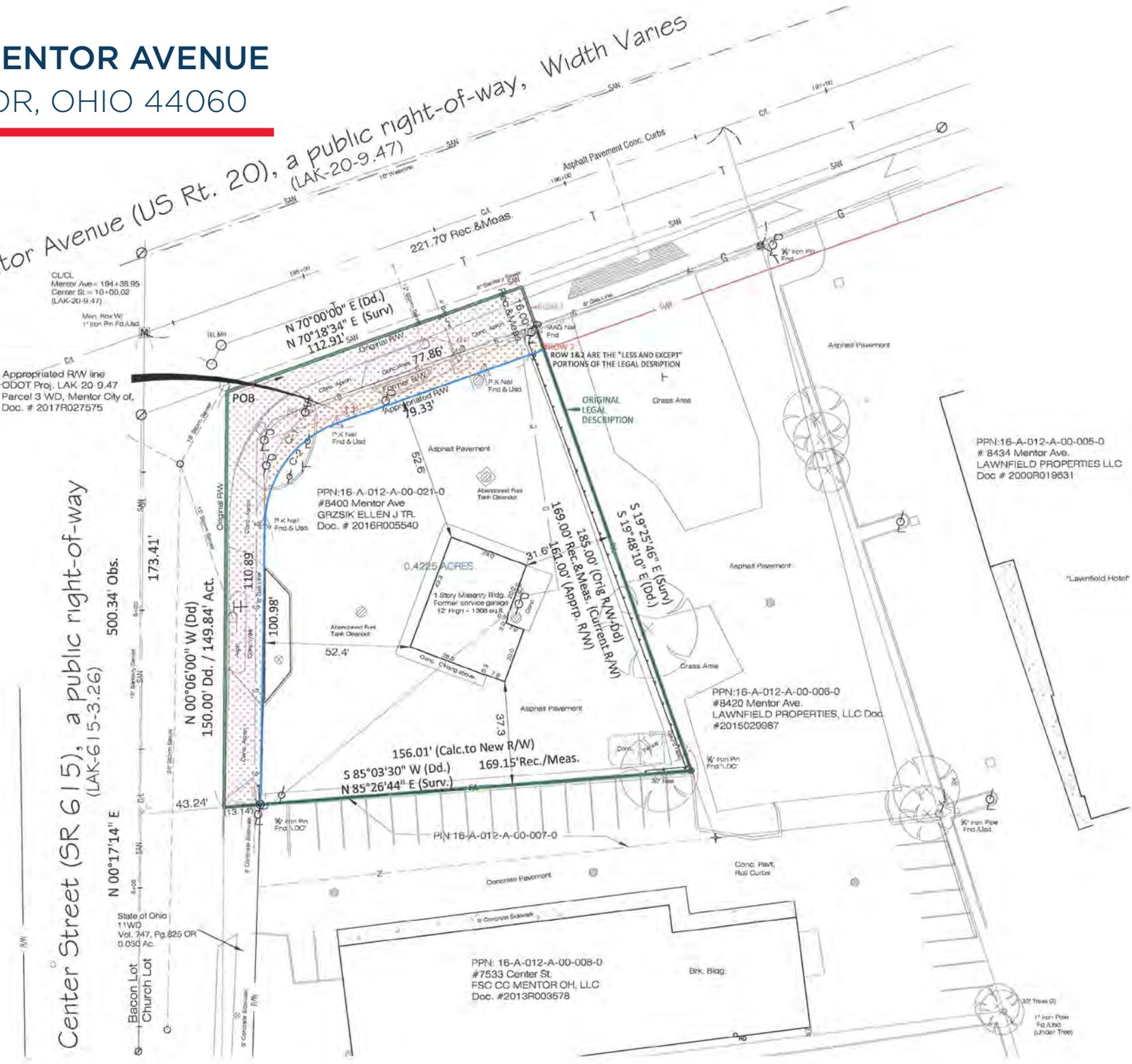
156.01' (Calc. to New R/W)  
 S 85°03'30" W (Dd.)  
 N 85°26'44" E (Surv.)  
 169.15' Rec./Meas.

PPN: 16-A-012-A-00-008-0  
 #7533 Center St.  
 FSC CC MENTOR OH, LLC  
 Doc. #2013R003578

PPN:16-A-012-A-00-006-0  
 #8420 Mentor Ave.  
 LAWNFIELD PROPERTIES, LLC Doc.  
 #2015029987

PPN:16-A-012-A-00-005-0  
 #8434 Mentor Ave.  
 LAWNFIELD PROPERTIES LLC  
 Doc # 2000R018631

"Lawnfield Hotel"





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