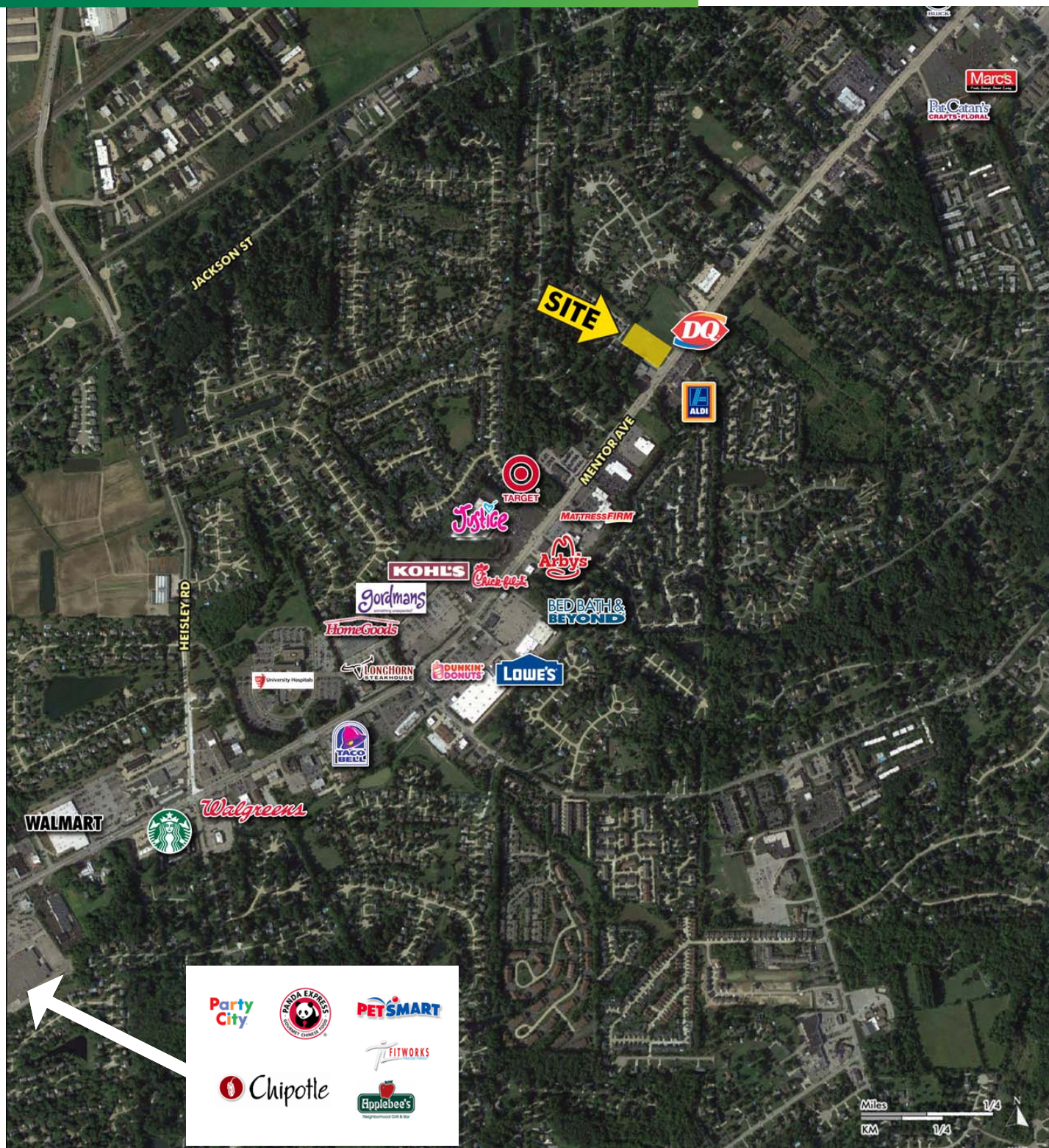


# BUILD TO SUIT OR GROUND LEASE

**\$875,000 ± 3.2 ACRES ON MENTOR AVENUE**

1980 MENTOR AVENUE  
PAINESVILLE TOWNSHIP, OH 44077





FOR SALE

# \$875,000 ± 3.21 ACRES ON MENTOR AVENUE

1980 MENTOR AVENUE | PAINESVILLE TOWNSHIP, OH 44077



## NEW OPPORTUNITY ON MENTOR AVENUE

- + For Sale: \$875,000
- + Total size of site: 300' x 465'
- + Zoned B-1 Restricted Retail
- + Total size of Development site: 3.21 acres
- + For Sale/Build to Suit/ Ground Lease on highly desired Mentor Avenue
- + Traffic Count: 17,450 vehicles per day
- + Average household income \$72,283 in a 5 mile radius

## SITE MAP



Demographics 2015	1 Mile	3 Miles	5 Miles
Population	6,296	48,112	101,017
Daytime Employment	3,383	25,142	52,077
Average Household Income	\$66,704	\$74,140	\$72,283
Average Age	45.6	41.5	41.2



## CONTACT US

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