

# LEASE

## FORMER BED BATH & BEYOND FOR LEASE

9700 Mentor Avenue Mentor, OH 44060



### PROPERTY DESCRIPTION

Mentor Towne Centre is conveniently located in a dense, developed retail market.

### PROPERTY HIGHLIGHTS

- 25,000 Sq. Ft. (Current Bed Bath & Beyond) Available
- National Tenants include: Lumber Liquidators, Massage Envy, Hertz, Crumbl Cookies, and Moe's SW Grill
- Neighboring National Brands: Lowe's, Kohl's, Chick-Fil-A, Ulta, Target, Arby's
- Great Location for Home Furnishings, Home Accessories, Remodeling, Apparel, and Repair
- Full-service traffic signal at entrance to Towne Centre and Target with other points of ingress and egress.
- Traffic Count: 16,580 VPD

### OFFERING SUMMARY

|               |  |
|---------------|--|
| Lease Rate:   | Price Upon Request                             |
| Available SF: | 25,020 SF                                      |
| Zoning:       | B-1, Gateway Business<br>(Painsville Township) |

| DEMOGRAPHICS      | 3 MILES  | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 18,432   | 44,118   | 92,216   |
| Total Population  | 42,061   | 102,094  | 207,681  |
| Average HH Income | \$85,690 | \$82,343 | \$80,371 |
| Total Businesses  | 1,883    | 3,932    | 7,752    |
| Total Employees   | 27,323   | 56,746   | 101,811  |

**Sherrie Mendenhall**  
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**Jeffrey Soclof, CCIM**  
President and Broker  
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## SITE PLAN

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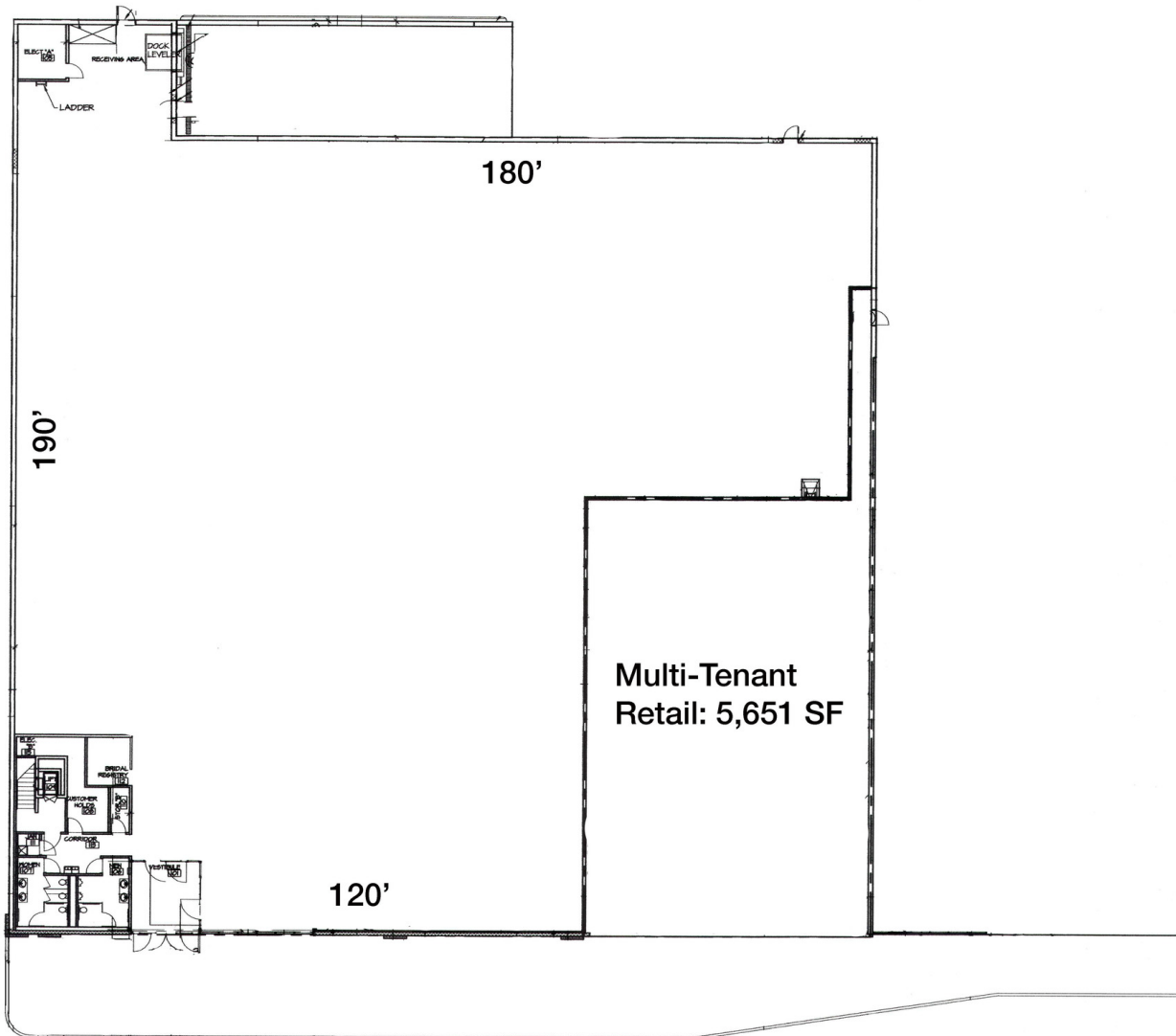
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25,020 SquareFeet  
Includes 989 Sq. Ft. Mezzanine

FLOOR PLAN

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