

100% LEASED INVESTMENT OPPORTUNITY

SOSIC PARK

7591 Tyler Boulevard Mentor, OH 44060



PROPERTY DESCRIPTION

Fully occupied, light industrial property located in the heart of Mentor's industrial zone for Sale.

Building Specifications: Each unit has large, grade level overhead door and standard entry door, restroom, office area, and warehouse/workspace.

PROPERTY HIGHLIGHTS

- Existing leases extend into 2024
- Current tenancy at below market rents offers an investor with value add opportunity over long term
- Excellent highway visibility
- No deferred maintenance
- Rent Roll & Financials Available Upon Request
- Over 1,700 companies with more than 59,000 employees, including major corporations, manufacturers, retailers, specialty shops and small businesses, call Mentor their home.

OFFERING SUMMARY

Sale Price:	\$605,000
Price Per Square Foot:	\$63.81
Number of Units:	5
Lot Size:	0.59 Acres
Building Size:	9,480 SF
APN #:	16-B-031-0-00-005-0
Zoning:	M-1 Light Manufacturing

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,362	45,548	112,940
Total Population	5,976	108,578	270,257
Average HH Income	\$72,560	\$69,181	\$69,355
Total Businesses	647	2,404	4,433
Total Employees	11,817	34,628	97,722

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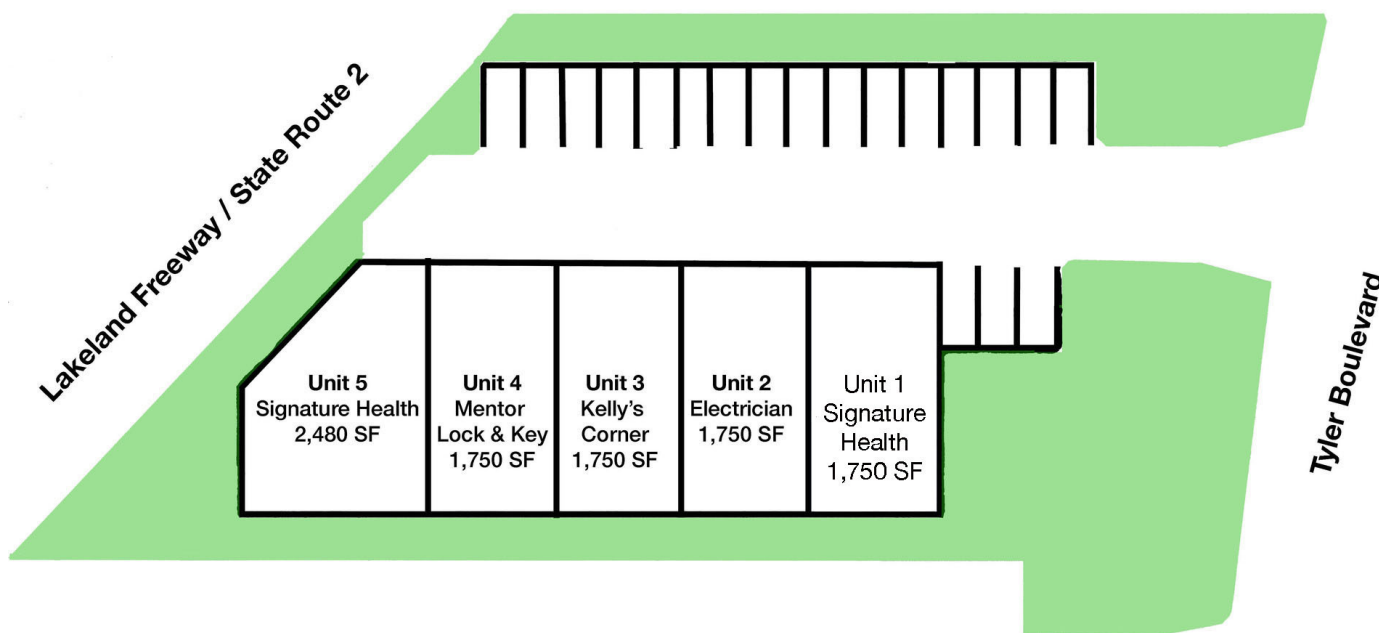


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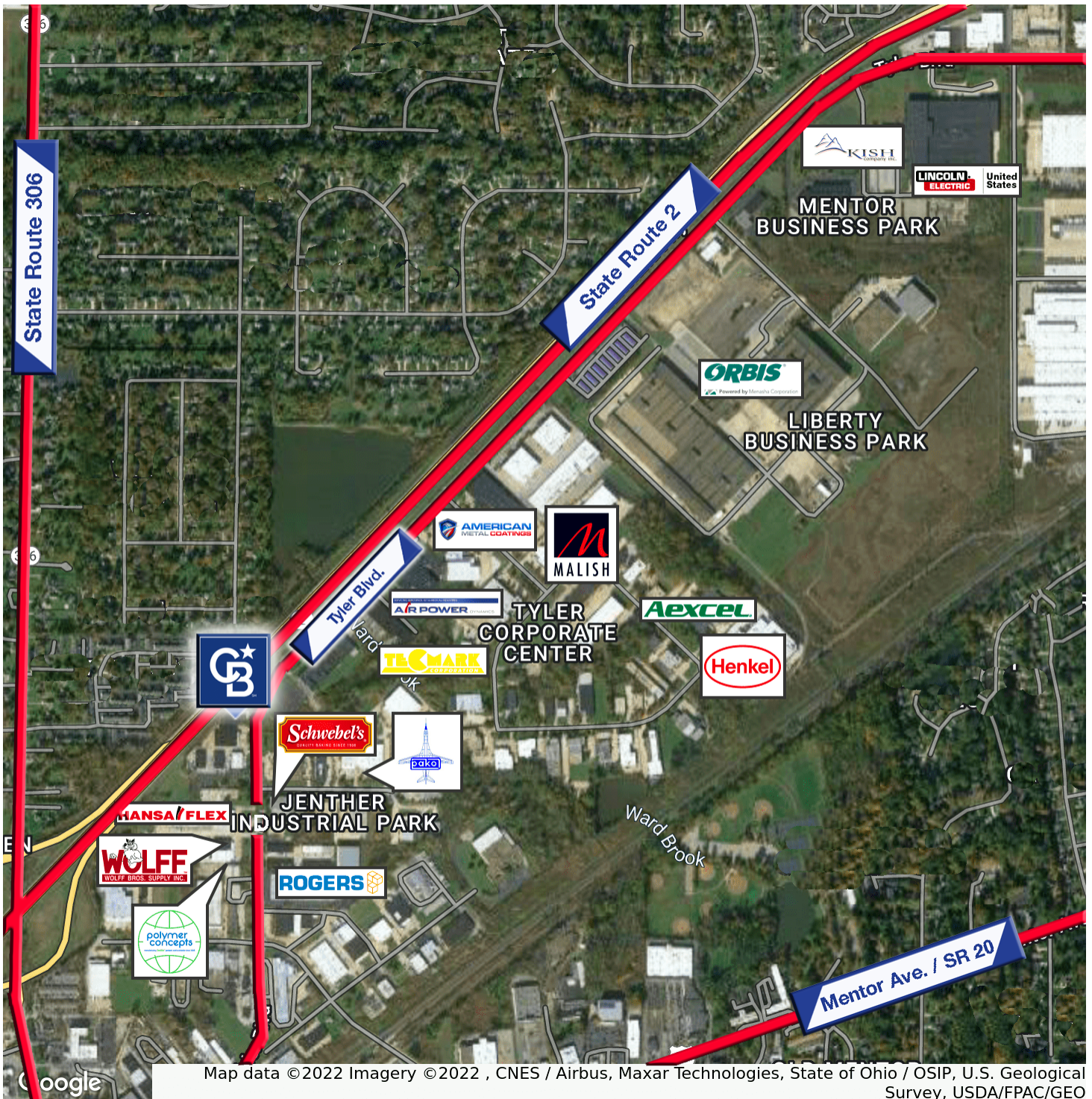


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LOCATION AERIAL

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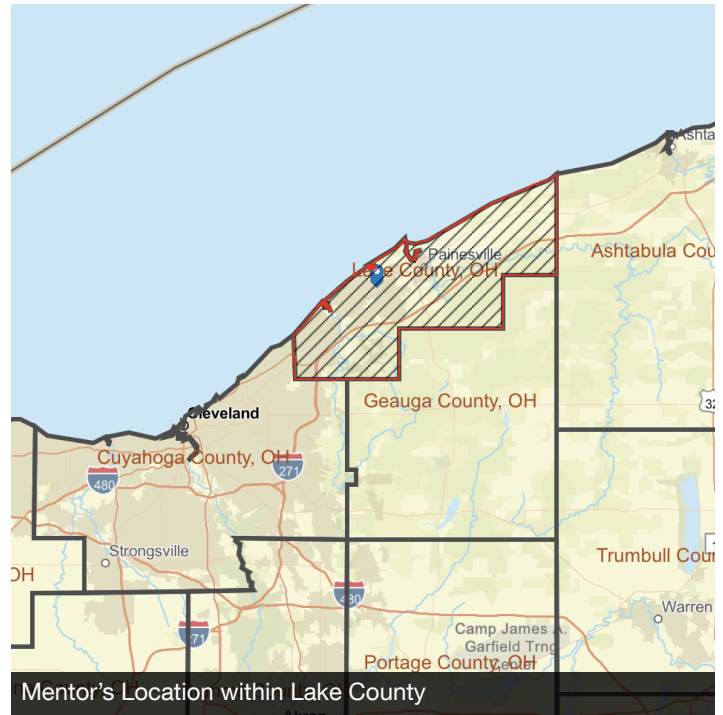
SALE

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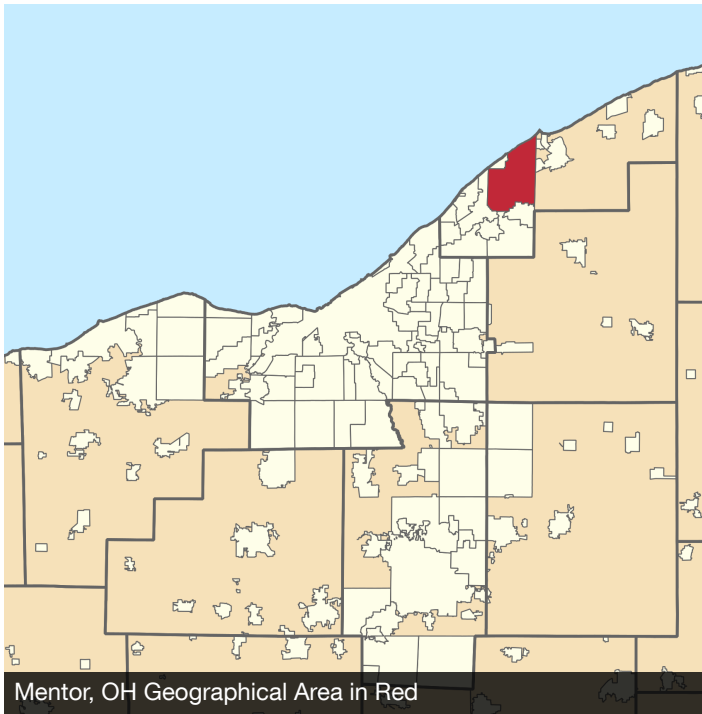
LOCAL OVERVIEW

Mentor is home to over 300 retailers and 170 eateries. Over 135 of these establishments are independently owned and operated. 68 cents of every dollar spent local, stays local! It is also home to a significant number of biomedical firms and international as well as national headquarters. CNNMoney.com ranked Mentor, OH 37th out of the top 100 places to live in America! Painesville, OH is home to entrepreneurial success stories such as IMAX Industries and national corporations such as Avery Denison. Painesville prides itself on having a progressive and pro-business City Council and City Administration. Concord, OH, the more rural of the three, has recently overhauled its zoning and is endeavoring to make significant improvements to its roadways to accommodate the new TriPoint Medical Center and University Hospitals Concord Health Center. All of which has created a new, planned mix of commercial, retail, and light industrial/research and development property available.



LAKE COUNTY

Geographically, Lake County is the smallest county in Ohio, but ranks 11th in population with 229,582 residents according to 2012 Census estimates. Its strategic access to both SR 2 and I-90, as well as proximity to Hopkins International Airport in Cleveland has drawn many entrepreneurs from the medical, electrical, adhesive products, and other commercial and industrial fields to the area. The region boasts a trained and competent workforce. Lakeland Community College, Lake Erie College, and Auburn Career Center offer opportunities for higher education and enrichment as well as a broad range of vocational programs that support and replenish the work supply.



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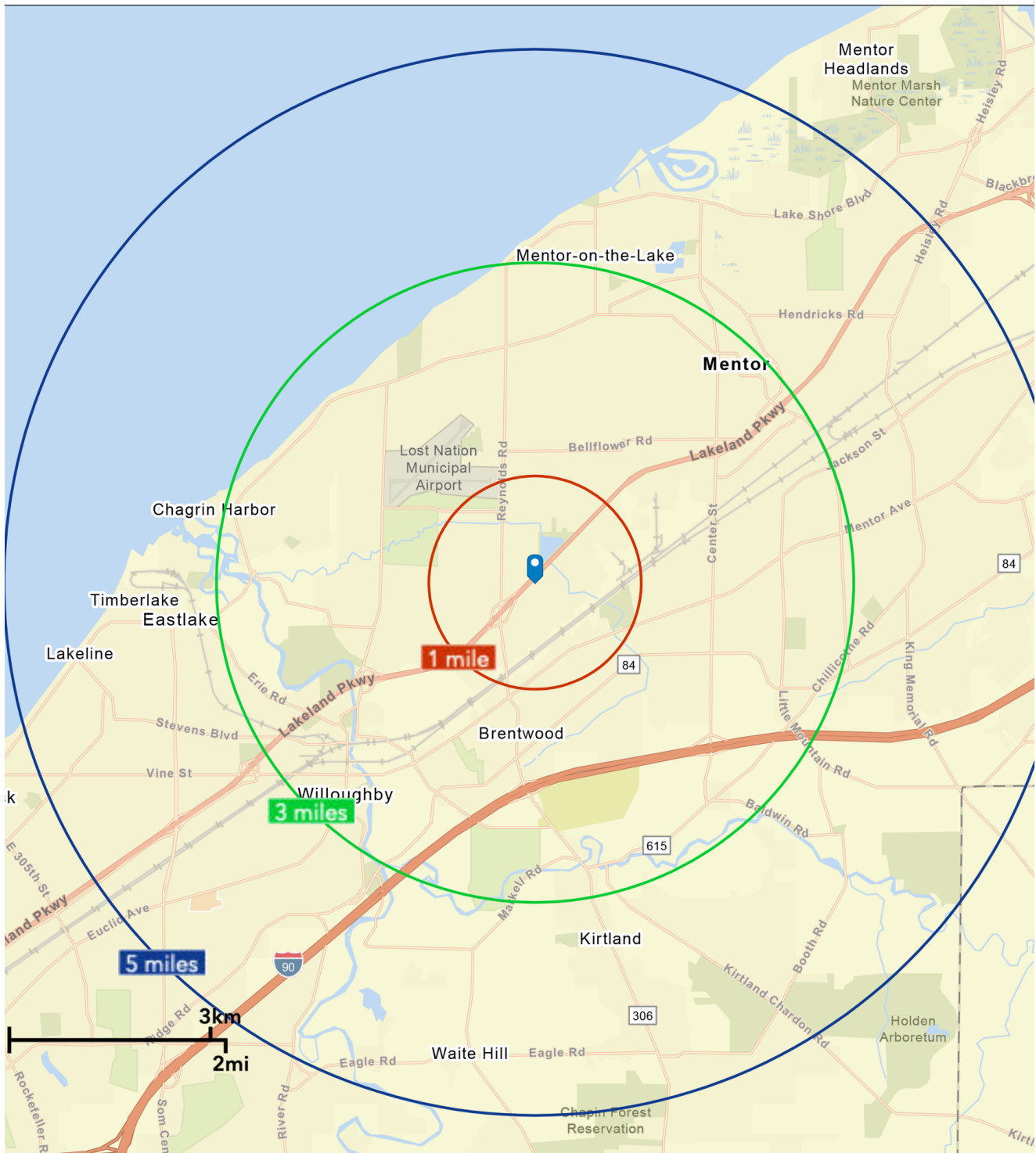


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DEMOGRAPHICS: 1, 3, 5 MILE RADIUS

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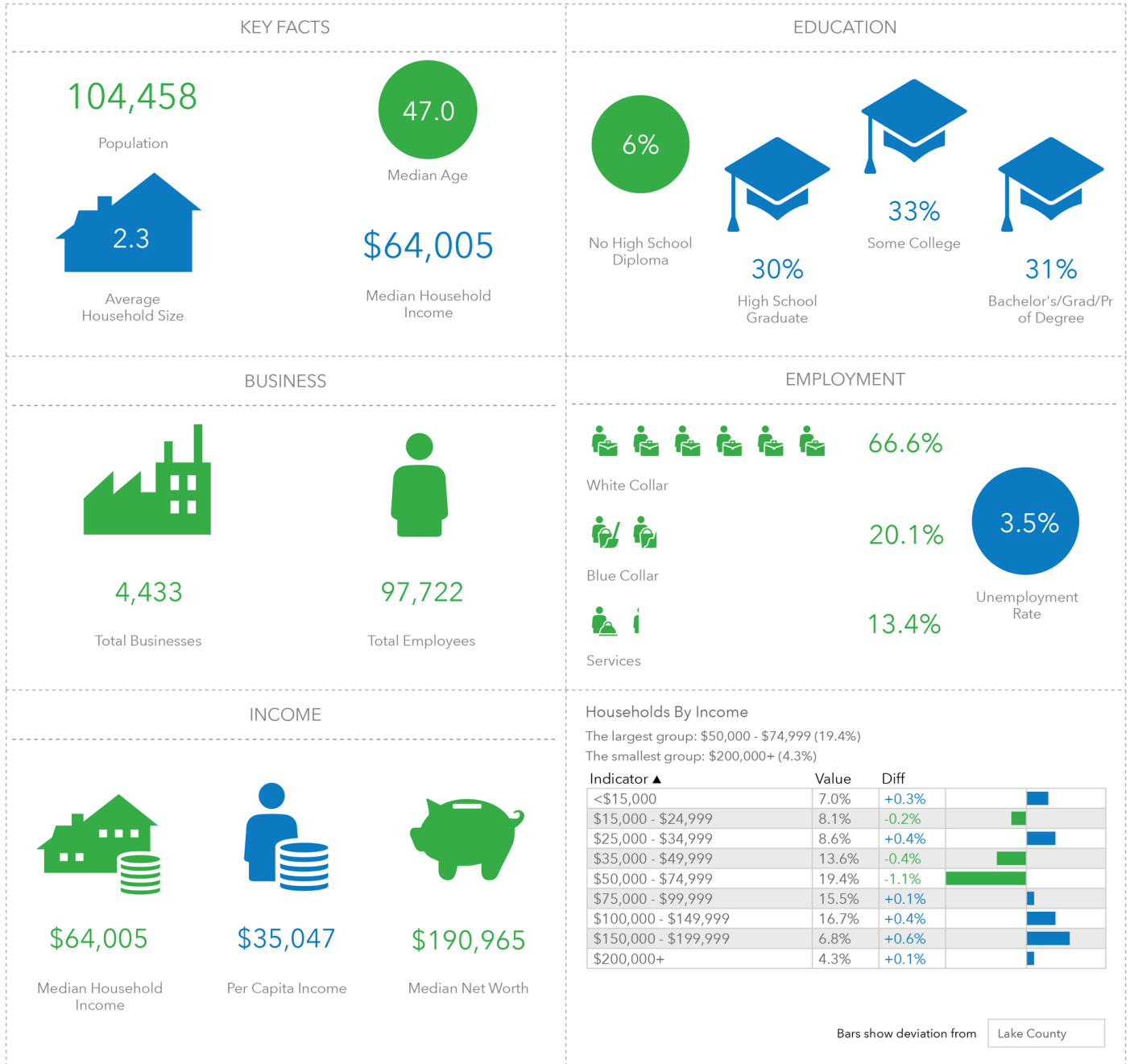
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DEMOGRAPHICS: 5 MILE RADIUS

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This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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