

LEASE

MENTOR TOWNE CENTRE

9700 Mentor Avenue Mentor, OH 44060



PROPERTY DESCRIPTION

Mentor Towne Centre is conveniently located in a dense, developed retail market. It offers competitive lease rates in a highly visible and easily accessible location.

PROPERTY HIGHLIGHTS

- Fully furnished office space available including: Conference room, kitchenette, and 2 private offices. Move-in Ready!
- Wide open showroom available: 2,500 SF
- FIRST TIME OFFERED: 4,000 SF Hallmark Store
- National Tenants include: Lumber Liquidators, Massage Envy, Hertz, Crumbl Cookies, and Moe's SW Grill
- Great Location for Home Furnishings, HomeAccessories, Remodeling and Repair
- Full-service traffic signal at entrance to Towne Centre and Target with other points of ingress and egress.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,425 - 25,020 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,764	39,671	89,257
Total Population	6,801	100,613	222,031
Average HH Income	\$81,704	\$72,869	\$72,402
Total Businesses	388	4,011	7,894
Total Employees	4,303	58,227	211,689

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AVAILABLE SPACES

	SUITE	TENANT	SIZE (SF)
■	1	Available	25,020 SF
■	2	The Beauty and the Beard Salon & Spa	2,193 SF
■	3	Available	1,425 SF
■	4	Window Nation	1,664 SF
■	5	Available	2,500 SF
■	6	Lumber Liquidators	7,200 SF
■	7	Ember's Custom Fireplace	3,500 SF
■	8	Available	1,500 - 4,000 SF
■	9	Available	2,500 - 4,000 SF
■	10	Hertz Rent a Car	2,500 SF
■	11	Moe's Southwest Grill	3,054 SF
■	12	Massage Envy	3,011 SF
■	13	Dave's Cosmic Sub's	1,465 SF
■	14	Crumbl Cookies	1,495 SF

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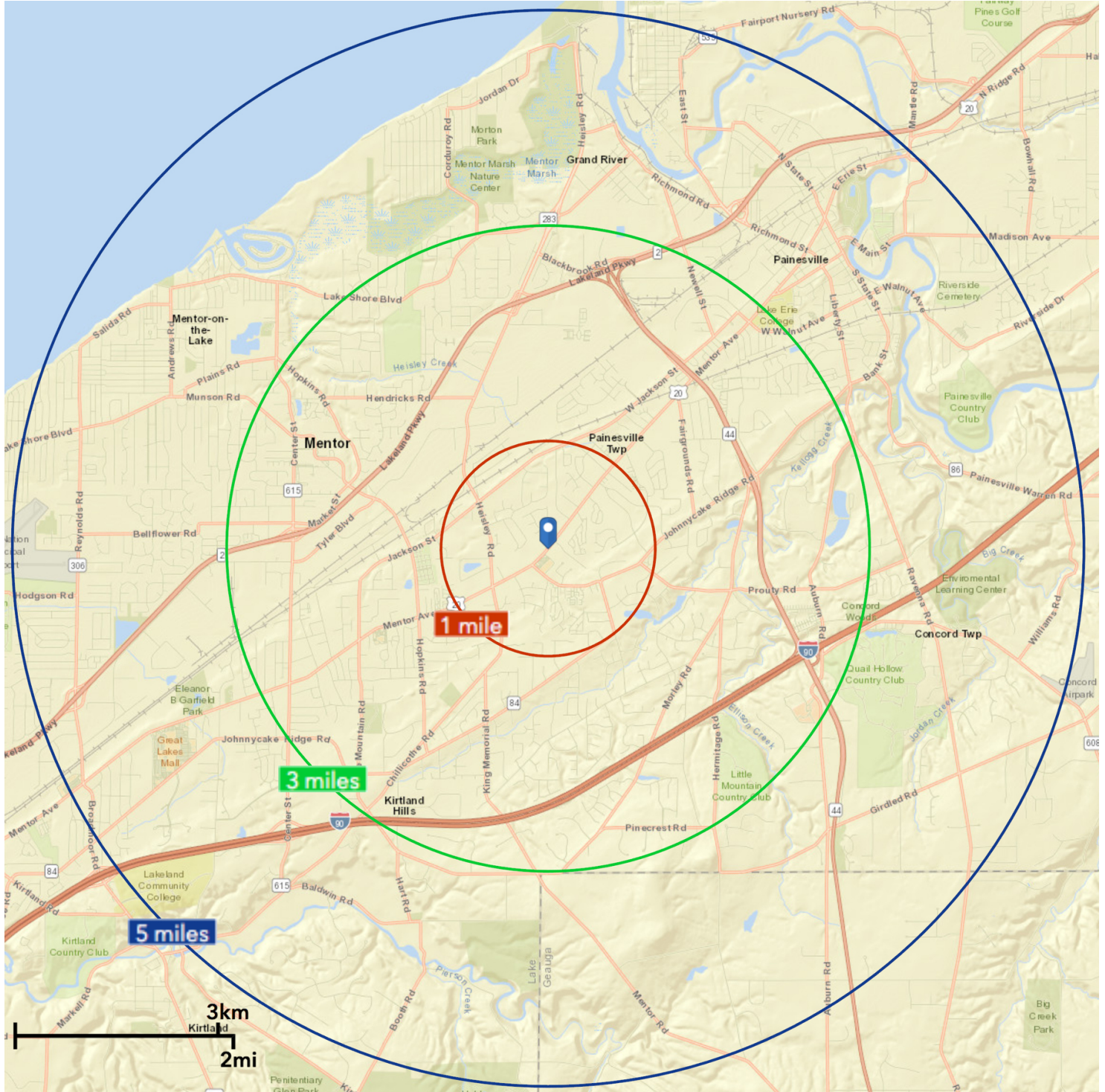


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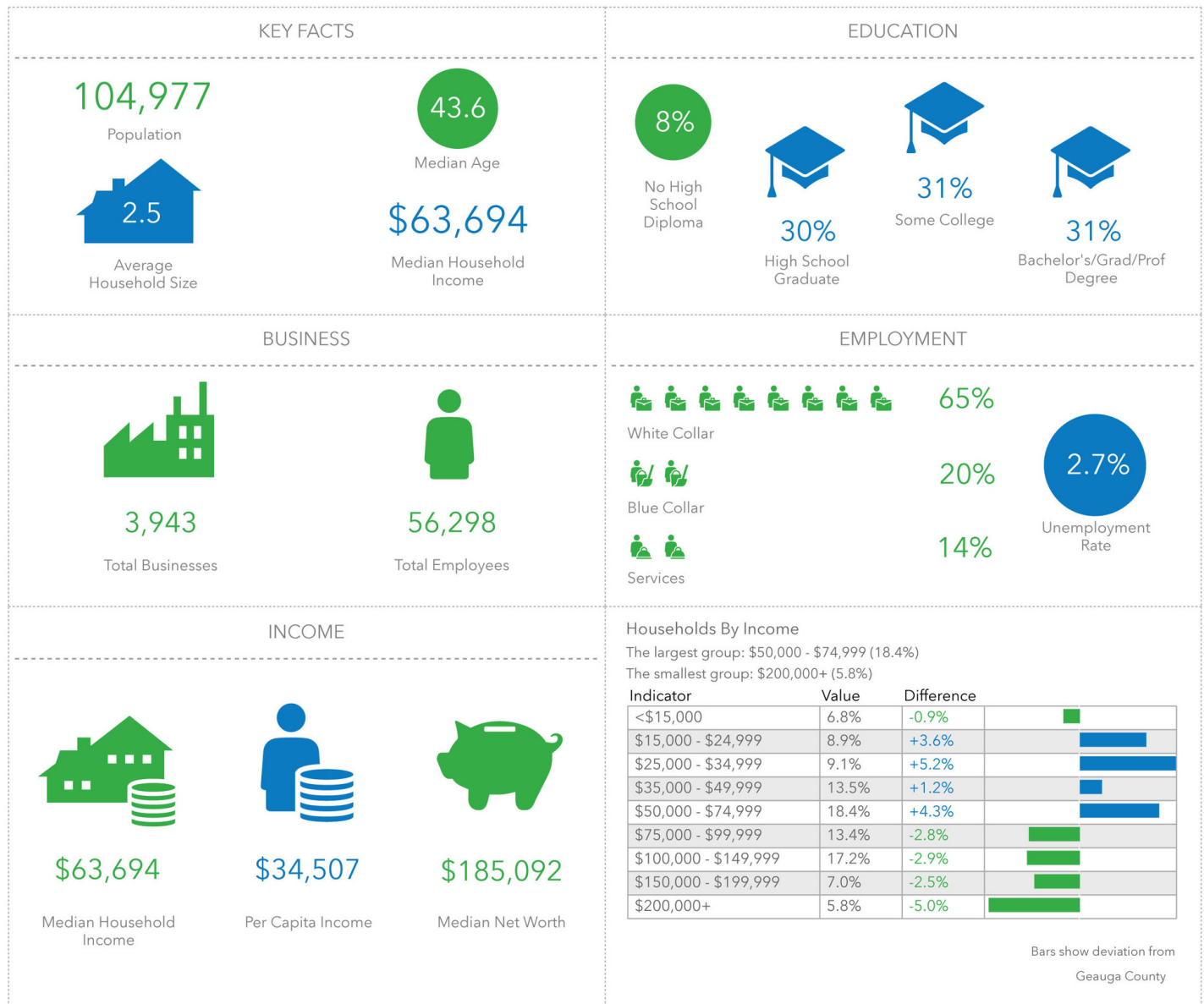


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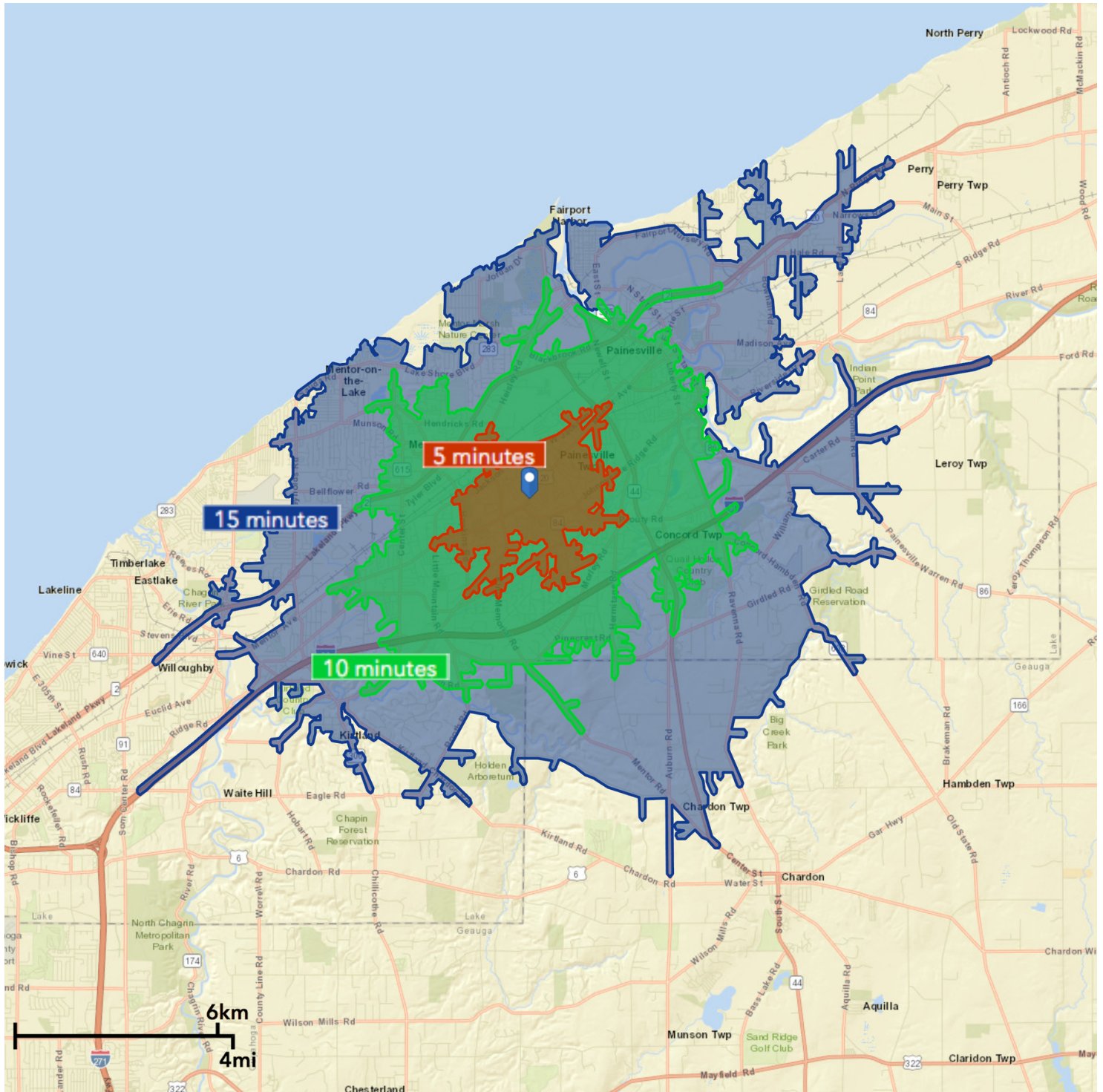


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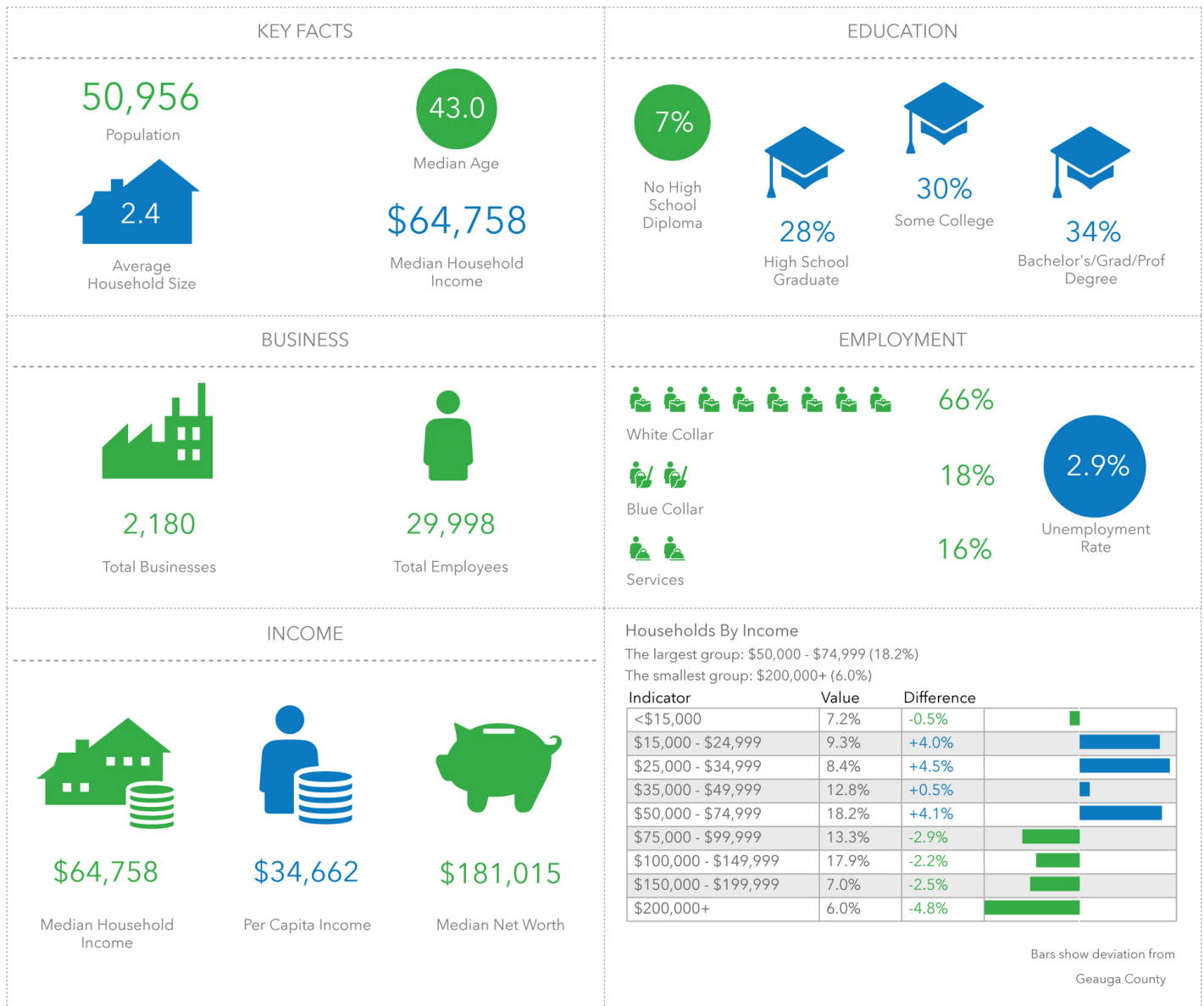


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