LEASE

HARBOR FREIGHT TOOL NOW OPEN!

2253 Mentor Avenue, Painsville Township, OH 44060

Office Space AVAILABLE

AVAILABLE

AVAILABLE

PROPERTY HIGHLIGHTS

- Harbor Freight Tools - To open in March 2024

- Fully furnished office space available including: Conference room, kitchenette, and 2 private offices. Move-in Ready!

- National Tenants include: Harbor Freight Tools, Lumber Liquidators, Massage Envy, Hertz, Crumbl Cookies, and Moe's SW Grill

- Great Location for Home Furnishings, Home Accessories, Remodeling and Repair

- Full-service traffic signal at entrance to Towne Centre and Target with other points of ingress and egress.

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	797	3,261	6,016
Total Population	1,715	6,995	13,392
Average HH Income	$80,605	$80,850	$84,652
Total Businesses	388	4,011	7,894
Total Employees	4,303	58,227	211,689

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MOVE-IN READY OFFICE SPACE AT MENTOR TOWNE CENTRE

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AVAILABLE SPACES

	SUITE	TENANT	SIZE (SF)
■	1	Harbor Freight Tool	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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