



Giant Eagle anchored development highway visible frontage. Outlot opportunities available.

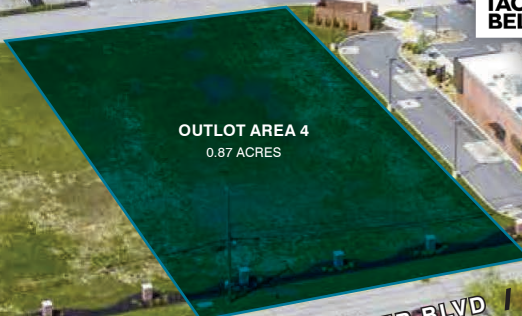
LAKELAND FWY | 60,454 VPD



CENTER ST | 615 | 26,253 VPD



OUTLOT AREA 6
0.97 ACRE



OUTLOT AREA 4
0.87 ACRES

TYLER BLVD | 14,104 VPD



PROPERTY HIGHLIGHTS

- » Signalized access from SR 615 (Center Street) and Tyler Boulevard
- » Mentor houses one of northeast Ohio's super-regional trade areas, which draws its customers from all of Lake County's population of 230,041 as well as eastern Cuyahoga County

MAJOR TENANTS

- » Giant Eagle
- » Wendy's
- » GetGo
- » Taco Bell
- » University Hospitals Urgent Care
- » Raising Cane's
- » Starbucks

DEMOGRAPHICS

	1 MI. RADIUS	3 MI. RADIUS	5 MI. RADIUS
Population	5,091	52,555	101,678
Households	2,352	22,601	42,981
Average Income	\$76,428	\$82,514	\$81,933



One of northeast Ohio's super-regional trade areas



LAKE CATHOLIC
ENROLLMENT: 878

the city market



Mentor High School
ENROLLMENT: 2,704

CLASSIC
AUTOMOTIVE CAMPUS

LIBERTY OFFICE PARK

MENTOR BUSINESS PARK

TYLER CORPORATE CENTER

GREAT LAKES PLAZA & ERIE COMMONS

GREAT LAKES MALL



CREEKSIDE COMMONS



Lowe's

BED BATH & BEYOND

Walmart

heinens

University Hospitals

meijer

SITE PLAN



TENANT INFORMATION

UNIT #	STREET #	LEASABLE SQ. FT.	LESSEE
1	8383 Tyler Blvd	55,000 s.f.	Giant Eagle (owned by others)
Outlot #1	To Come	1.62 acres	GetGo (now open)
Outlot #2	6866 Center St	0.74 acres	Wendy's (owned by others)
Outlot #3	8351 Tyler Blvd	2,250 s.f. / 0.88 acres	Taco Bell (owned by others)
Outlot #4	To Come	0.87 acres	Available
Outlot #5	TBD	0.89 acres	Starbucks (now opwn - owned by others)
Outlot #6	TBD	0.97 acres	Available
Outlot #7	6900 Center St	5,400 s.f.	University Hospitals Urgent Care (now open)

All aspects of the above lease plan, including access points, dimensions, addresses, trade names, etc. are believed to be accurate but remain subject to change at any time without notice.