

RETAIL SPACE FOR LEASE

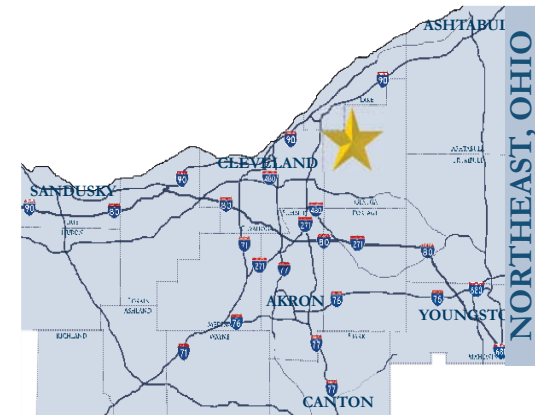
UP TO 6,000 SF OF RETAIL SPACE

CENTURY PLAZA ♦ 7617 MENTOR AVENUE ♦ MENTOR, OHIO



PROPERTY HIGHLIGHTS

- ♦ Up to 6,000 SF retail space available for lease; can be combined:
 - Space B 2,000 SF
 - Space C 4,000 SF
- ♦ Nearby Great Lakes Mall, a central attraction in Mentor
- ♦ Nearby retailers include Best Buy, Giant Eagle, Panera Bread, Wendy's, Mr. Hero, Melt Bar & Grill, Pet Supplies Plus, and more
- ♦ Mentor is rated Ohio's 21st city in population and 7th in total retail sales



DEMOGRAPHICS		
Estimated Population	Average Household Income	Daytime Employees
3 Miles: 43,719	3 Miles: \$69,268	3 Miles: 28,451
5 Miles: 106,555	5 Miles: \$69,798	5 Miles: 62,553
7 Miles: 164,176	7 Miles: \$69,659	7 Miles: 84,570

KOWIT & COMPANY
 6009-B Landerhaven Drive
 Mayfield Heights, Ohio 44124
 Phone: 216.514.1400

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AERIAL

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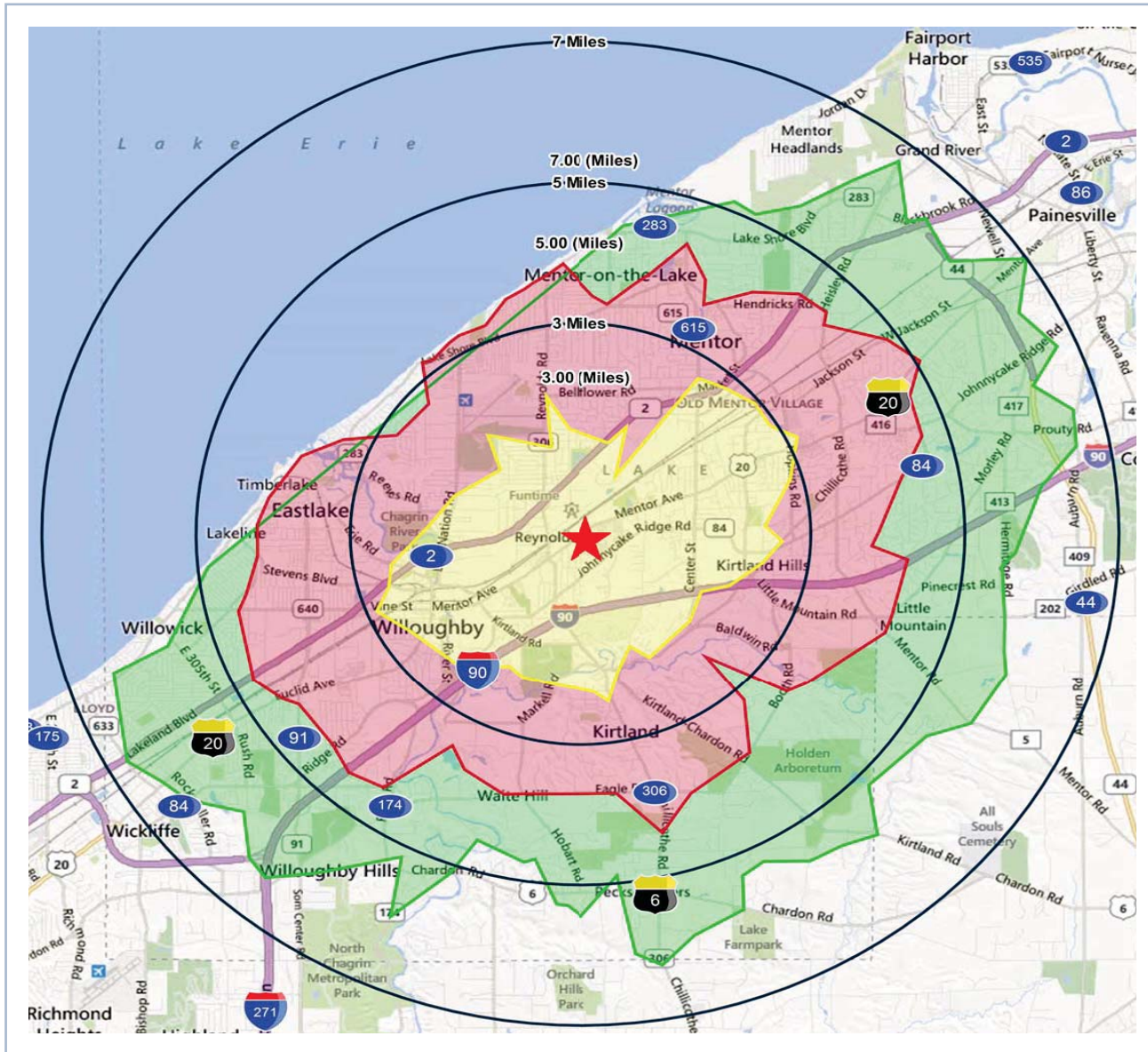
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AREA MAP

CENTURY PLAZA ❖ 7617 MENTOR AVENUE ❖ MENTOR, OHIO

RETAIL SPACE FOR LEASE



AREA MAP HIGHLIGHTS

- ❖ Mile Rings & Drive Times
- 3,5,7 Mile Rings
- 3,5,7 Minute Drive Times

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DEMOGRAPHICS

CENTURY PLAZA ❖ 7617 MENTOR AVENUE ❖ MENTOR, OHIO

7617 Mentor Avenue

Mentor, Ohio

	3 Miles	5 Miles	7 Miles	5.00 (Miles)	
POPULATION	2013 Estimated Population	43,719	106,555	164,176	77,637
	2018 Projected Population	43,562	106,165	163,465	77,357
	2010 Census Population	43,780	106,704	164,452	77,746
	2000 Census Population	45,499	112,015	167,242	81,880
	Projected Annual Growth 2013 to 2018	-0.1%	-0.1%	-0.1%	-0.1%
	Historical Annual Growth 2000 to 2013	-0.3%	-0.4%	-0.1%	-0.4%
	2013 Median Age	43.7	44.1	43.3	44.3
HOUSEHOLDS	2013 Estimated Households	18,540	45,193	69,182	33,064
	2018 Projected Households	18,527	45,161	69,078	33,040
	2010 Census Households	18,558	45,239	69,276	33,096
	2000 Census Households	18,092	44,675	67,393	32,565
	Projected Annual Growth 2013 to 2018	-	-	-	-
	Historical Annual Growth 2000 to 2013	0.2%	0.1%	0.2%	0.1%
RACE AND ETHNICITY	2013 Estimated White	95.3%	95.6%	93.7%	95.5%
	2013 Estimated Black or African American	1.7%	1.5%	3.0%	1.6%
	2013 Estimated Asian or Pacific Islander	1.3%	1.3%	1.3%	1.3%
	2013 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%	0.1%
	2013 Estimated Other Races	1.5%	1.5%	1.9%	1.5%
	2013 Estimated Hispanic	1.5%	1.6%	2.0%	1.6%
INCOME	2013 Estimated Average Household Income	\$69,268	\$69,798	\$69,659	\$68,986
	2013 Estimated Median Household Income	\$60,610	\$59,953	\$58,930	\$59,387
	2013 Estimated Per Capita Income	\$29,476	\$29,702	\$29,441	\$29,497
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.2%	2.2%	2.2%
	2013 Estimated Some High School (Grade Level 9 to 11)	5.6%	6.5%	6.2%	6.3%
	2013 Estimated High School Graduate	35.0%	34.9%	34.1%	35.7%
	2013 Estimated Some College	21.7%	22.2%	23.1%	21.7%
	2013 Estimated Associates Degree Only	8.2%	7.9%	8.2%	7.9%
	2013 Estimated Bachelors Degree Only	19.1%	18.0%	17.4%	17.9%
	2013 Estimated Graduate Degree	8.4%	8.4%	8.6%	8.2%
BUSINESS	2013 Estimated Total Businesses	2,388	5,220	6,881	4,414
	2013 Estimated Total Employees	28,451	62,553	84,570	54,088
	2013 Estimated Employee Population per Business	11.9	12.0	12.3	12.3
	2013 Estimated Residential Population per Business	18.3	20.4	23.9	17.6

DEMO HIGHLIGHTS

❖ Estimated Population

3 Miles: 43,719
5 Miles: 106,555
7 Miles: 164,176

❖ Average Household Income

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❖ Daytime Employees

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