



# 7200 MENTOR AVENUE

MENTOR, OHIO

## THE PROPERTY

- Medical, Office and Flex space available
- 555 SF - 3,177 SF
- Private pods with medical offices and exam rooms
- Window offices available facing Mentor Avenue with nearby conference room
- Storage/heated garage flex space
- Close proximity to Great Lakes Mall, local restaurants and retail stores

## DEMOGRAPHICS

### ESTIMATED POPULATION

1 Mile: 4,174  
 3 Miles: 38,075  
 5 Miles: 114,590

### DAYTIME EMPLOYEES

1 Mile: 5,703  
 3 Miles: 32,106  
 7 Miles: 63,692

### AVERAGE HH INCOME

3 Miles: \$81,171  
 5 Miles: \$84,760  
 7 Miles: \$83,777

### Contact Agent:

Michael J. Hirsch (216) 514-1400 ext 107 mhirsch@kowitzrealstate.com  
 Kowitz & Company Real Estate Group | 216.514.1400 | www.kowitzrealstate.com

# SPACE AVAILABLE

7200 MENTOR AVENUE, MENTOR, OHIO



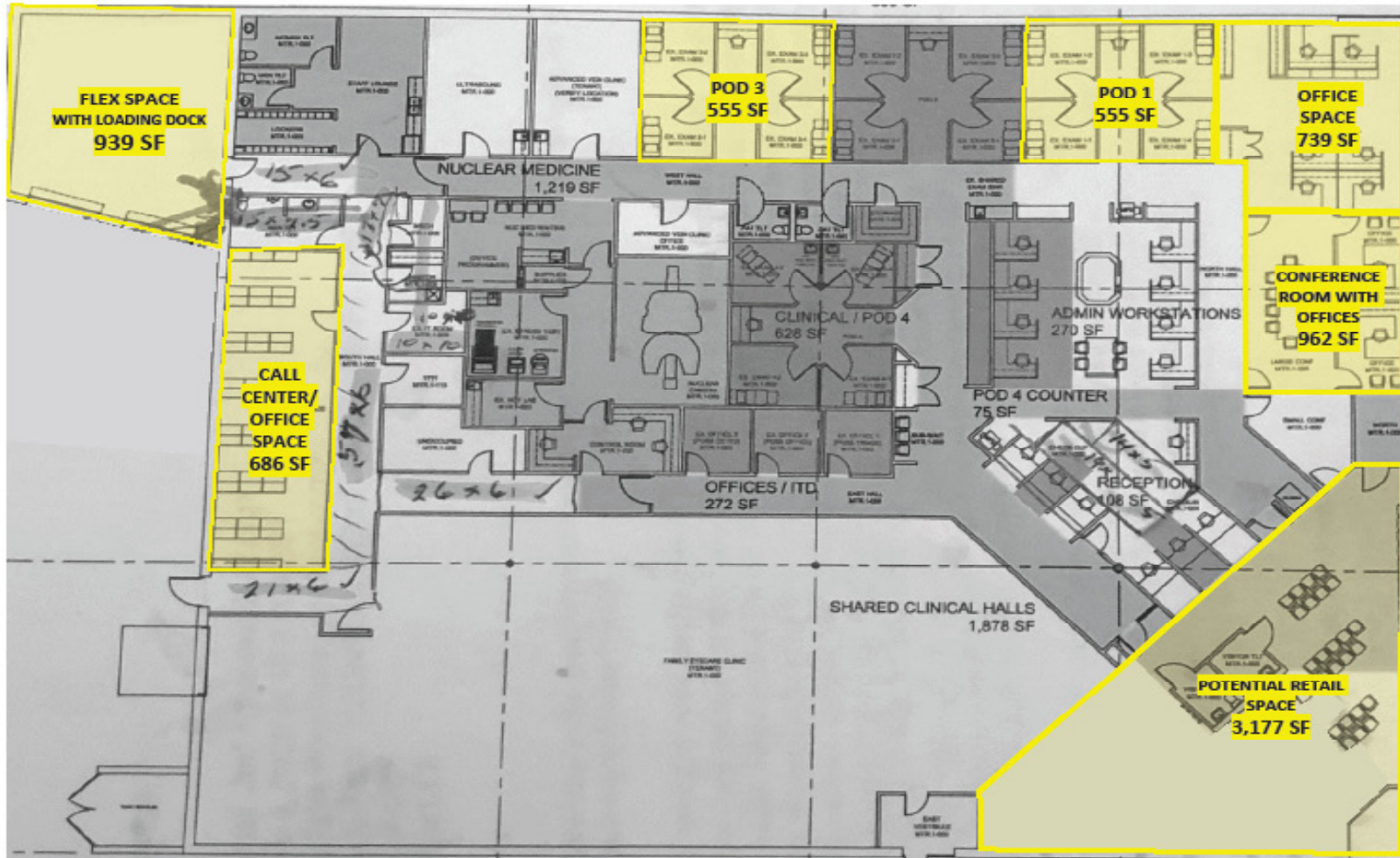
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| 7200 Mentor Ave     |   | 1 mi radius | 3 mi radius | 5 mi radius |
|---------------------|---|-------------|-------------|-------------|
| Mentor, OH 44060    |   |             |             |             |
| POPULATION          | 2020 Estimated Population                             | 4,174       | 38,075      | 114,590     |
|                     | 2025 Projected Population                             | 4,174       | 37,949      | 114,030     |
|                     | 2010 Census Population                                | 3,493       | 36,960      | 114,371     |
|                     | 2000 Census Population                                | 3,554       | 38,295      | 119,511     |
|                     | Projected Annual Growth 2020 to 2025                  | -           | -           | -           |
|                     | Historical Annual Growth 2000 to 2020                 | 0.9%        | -           | -0.2%       |
|                     | 2020 Median Age                                       | 37.6        | 45.2        | 45.3        |
| HOUSEHOLDS          | 2020 Estimated Households                             | 1,843       | 16,836      | 51,210      |
|                     | 2025 Projected Households                             | 1,880       | 17,120      | 51,962      |
|                     | 2010 Census Households                                | 1,508       | 15,721      | 49,066      |
|                     | 2000 Census Households                                | 1,481       | 15,468      | 48,679      |
|                     | Projected Annual Growth 2020 to 2025                  | 0.4%        | 0.3%        | 0.3%        |
|                     | Historical Annual Growth 2000 to 2020                 | 1.2%        | 0.4%        | 0.3%        |
| RACE AND ETHNICITY  | 2020 Estimated White                                  | 87.2%       | 92.3%       | 92.1%       |
|                     | 2020 Estimated Black or African American              | 7.6%        | 3.7%        | 3.8%        |
|                     | 2020 Estimated Asian or Pacific Islander              | 2.6%        | 2.0%        | 1.9%        |
|                     | 2020 Estimated American Indian or Native Alaskan      | -           | 0.1%        | 0.1%        |
|                     | 2020 Estimated Other Races                            | 2.5%        | 2.0%        | 2.0%        |
|                     | 2020 Estimated Hispanic                               | 8.4%        | 3.3%        | 2.5%        |
| INCOME              | 2020 Estimated Average Household Income               | \$81,171    | \$84,760    | \$83,777    |
|                     | 2020 Estimated Median Household Income                | \$79,343    | \$71,377    | \$69,596    |
|                     | 2020 Estimated Per Capita Income                      | \$35,863    | \$37,571    | \$37,489    |
| EDUCATION (AGE 25+) | 2020 Estimated Elementary (Grade Level 0 to 8)        | 2.6%        | 2.1%        | 2.0%        |
|                     | 2020 Estimated Some High School (Grade Level 9 to 11) | 5.0%        | 5.3%        | 5.1%        |
|                     | 2020 Estimated High School Graduate                   | 27.9%       | 29.9%       | 30.8%       |
|                     | 2020 Estimated Some College                           | 23.7%       | 22.3%       | 22.2%       |
|                     | 2020 Estimated Associates Degree Only                 | 9.5%        | 10.1%       | 10.5%       |
|                     | 2020 Estimated Bachelors Degree Only                  | 21.6%       | 19.9%       | 19.0%       |
|                     | 2020 Estimated Graduate Degree                        | 9.7%        | 10.4%       | 10.4%       |
| BUSINESS            | 2020 Estimated Total Businesses                       | 455         | 2,538       | 5,248       |
|                     | 2020 Estimated Total Employees                        | 5,703       | 32,106      | 63,692      |
|                     | 2020 Estimated Employee Population per Business       | 12.5        | 12.6        | 12.1        |
|                     | 2020 Estimated Residential Population per Business    | 9.2         | 15.0        | 21.8        |

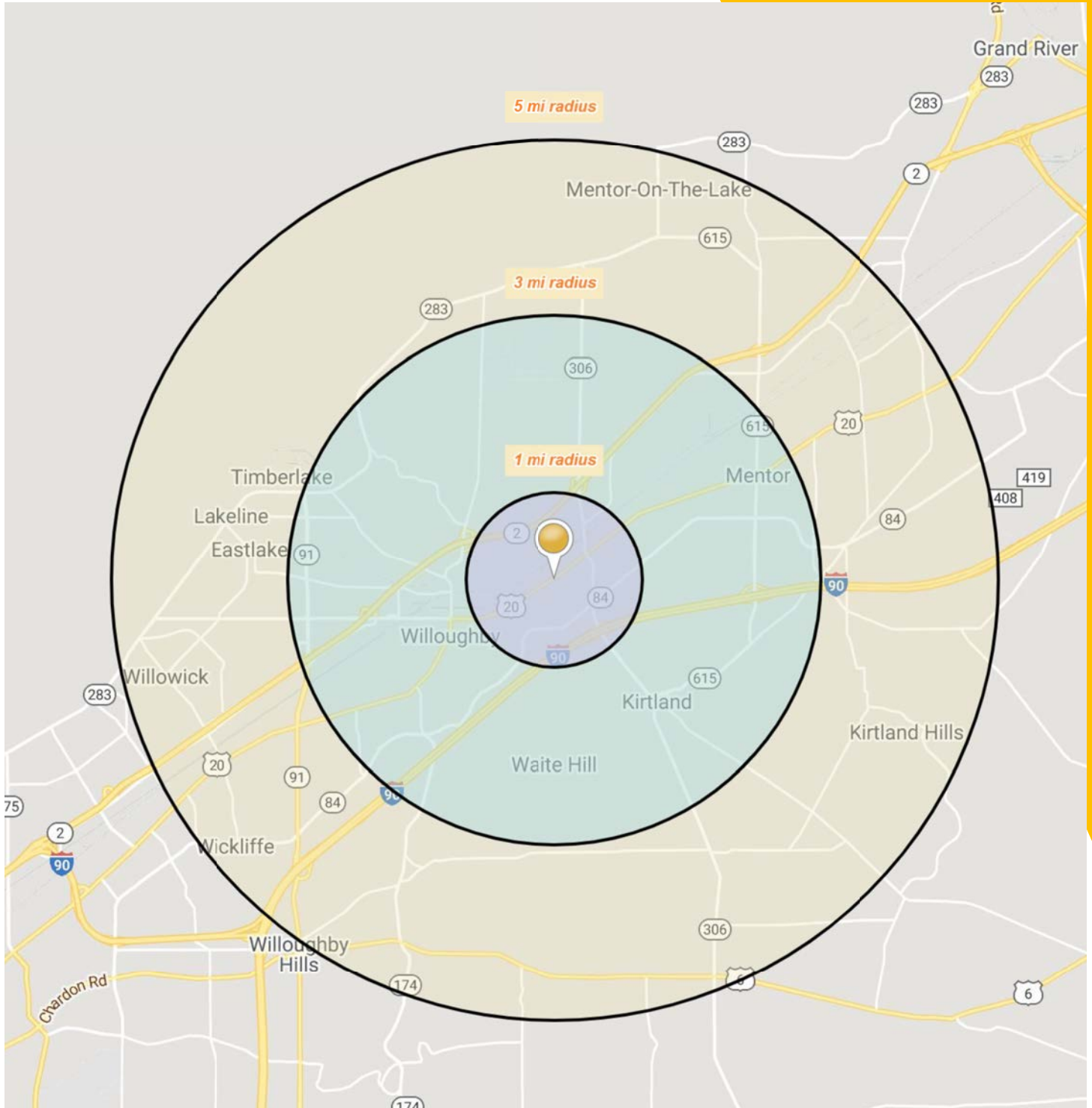
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