

# 4,100 SF OFFICE SPACE FOR LEASE

7660 Tyler Blvd, Mentor, OH 44060



## CONTACT US:

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PROPERTY OVERVIEW

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- 4,100 SF first floor office space with own entrance
- Located in the heart of Mentor
- Down the road from Great Lakes Mall and major retail corridor on Mentor Ave
- Close proximity to Route 2 and I-90 interchange
- Traffic counts of over 9,000 vpd on Tyler Blvd

### 2023 DEMOGRAPHICS

|                    | 1 Miles   | 3 Miles   | 5 Miles   |
|--------------------|-----------|-----------|-----------|
| Population         | 5,529     | 54,847    | 103,508   |
| Households         | 2,356     | 24,800    | 46,103    |
| Median HH Income   | \$93,452  | \$81,707  | \$84,010  |
| Average HH Income  | \$122,168 | \$103,763 | \$108,120 |
| Daytime Population | 8,560     | 31,113    | 54,469    |

[View in Google Maps](#)



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**HANNA**  
COMMERCIAL REAL ESTATE

# 4,100 SF OFFICE SPACE FOR LEASE

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MICRO AERIAL



62,788 vpd

9,130 vpd

TYLER BLVD

CORPORATE BLVD

4,100 SF  
AVAILABLE  
FOR LEASE

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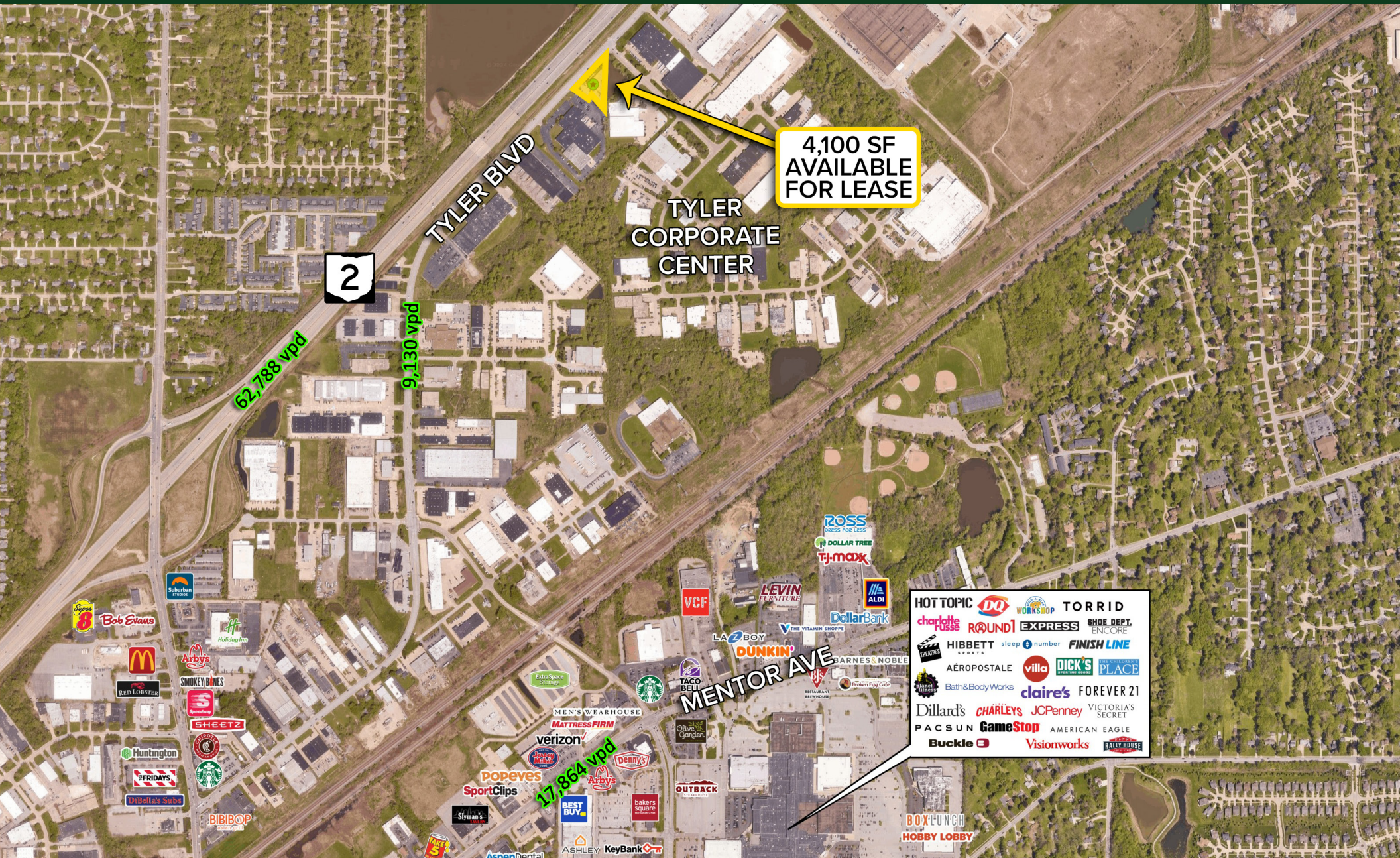
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MACRO AERIAL



4,100 SF  
AVAILABLE  
FOR LEASE

2

62,788 vpd

9,130 vpd

17,864 vpd

- HOT TOPIC
- DQ
- WORKSHOP
- TORRID
- charlotte russe
- ROUND1
- EXPRESS
- SHOE DEPT. ENCORE
- HIBBETT SPORTS
- sleep number
- FINISH LINE
- AÉROPOSTALE
- villa
- DICK'S
- PLACE
- Bath & Body Works
- claire's
- FOREVER 21
- Dillard's
- CHARLEY'S
- JCPenney
- VICTORIA'S SECRET
- PACSUN
- GameStop
- AMERICAN EAGLE
- Buckle
- Visionworks
- BALLY HOUSE

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