

**35,000 SF OFFICE  
SPACE FOR LEASE**



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7085 Mentor Ave, Willoughby, OH 44094

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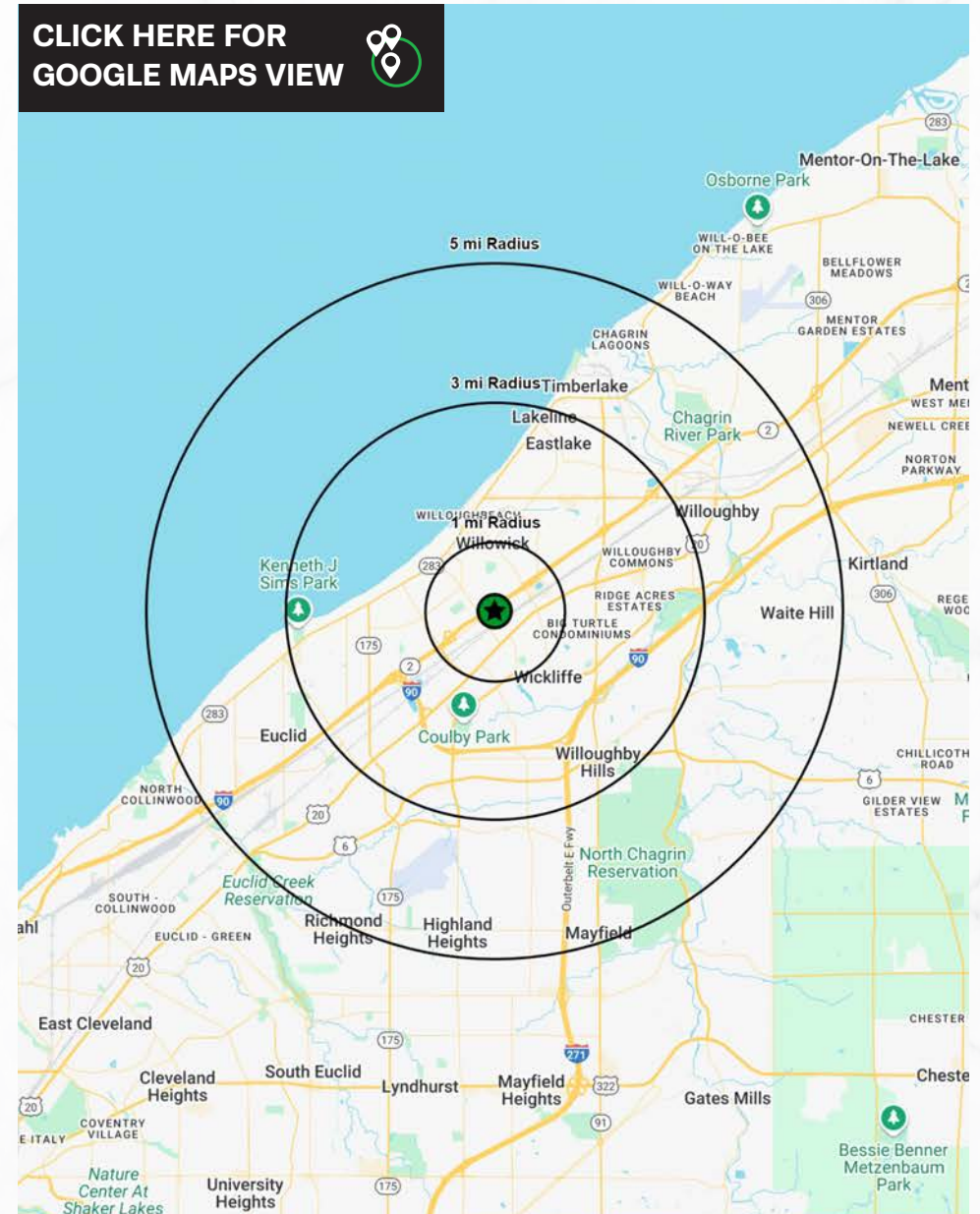
## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- 35,000 SF office space
- Great open floor plan for call center
- Fully air-conditioned
- Can be demised down to approximately 2,000 SF or used as storage space for overflow
- Asking lease rate: \$8.75 psf NNN

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	12,555	75,774	130,559
HOUSEHOLDS	5,800	36,583	61,043
AVERAGE HH INCOME	\$89,824	\$80,758	\$89,010
MEDIAN HH INCOME	\$76,930	\$63,062	\$69,094
DAYTIME POPULATION	6,151	55,897	105,484

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GOOGLE MAPS VIEW



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PHOTOS



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MICRO AERIAL



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