

FOR LEASE

**2,150 SF
FOR LEASE**

**2,343 SF
FOR LEASE**



THE AVENUE SHOPPES

7591-7601 Mentor Ave, Mentor, OH 44060

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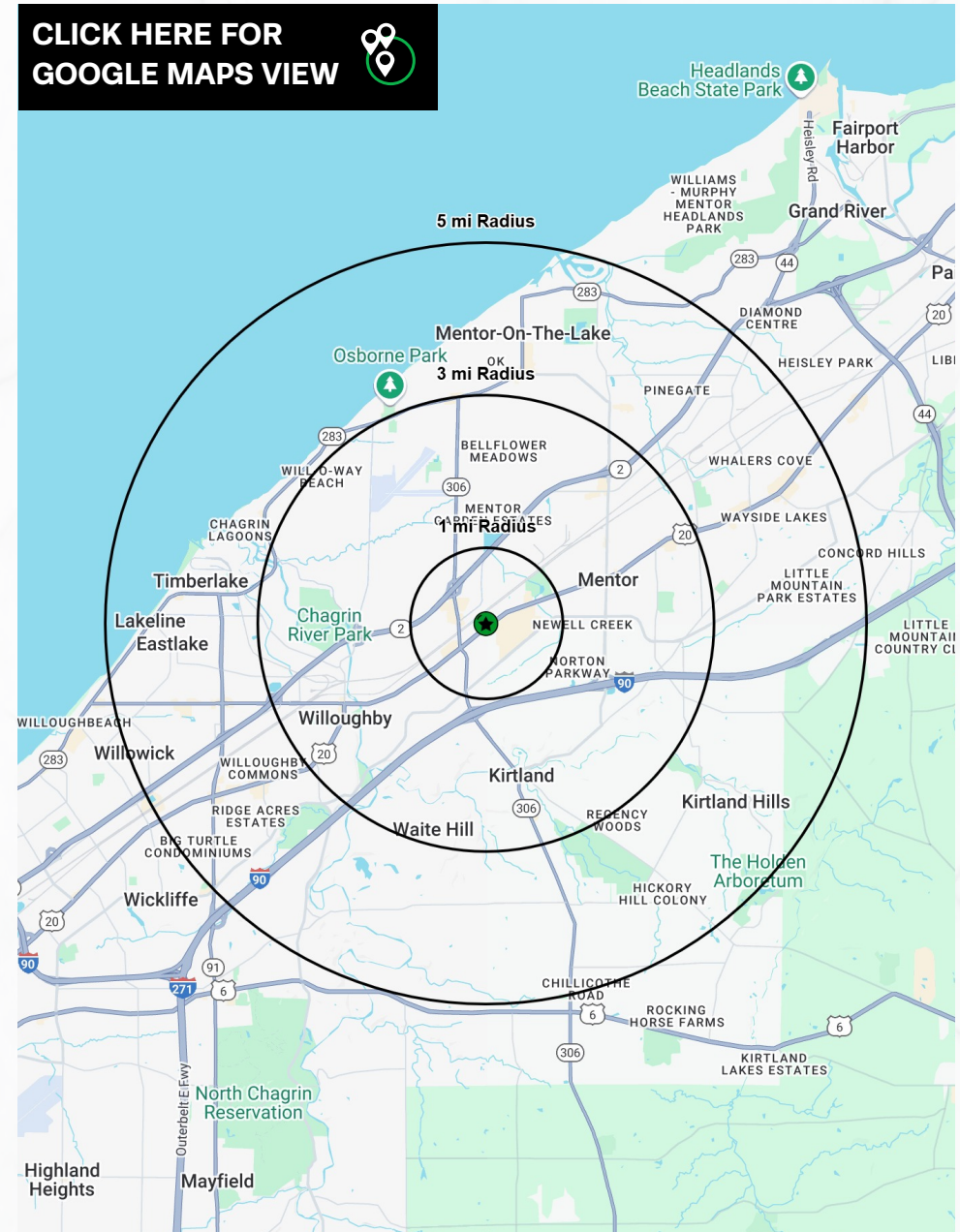
PROPERTY OVERVIEW

PROPERTY SUMMARY

- Inline restaurant spaces for lease!
- 2,150 SF and 2,343 SF spaces available
- Join El Rodeo, Sleep Outfitters, Lady Jane's, Spotlight Dance Center, and more
- Minutes away from Great Lakes Mall
- Over 17,700 VPD pass the site on Mentor Ave

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	4,790	46,079	108,174
HOUSEHOLDS	2,342	20,780	49,257
AVERAGE HH INCOME	\$99,754	\$117,985	\$111,929
MEDIAN HH INCOME	\$67,168	\$87,248	\$84,277
DAYTIME POPULATION	13,491	45,227	96,020

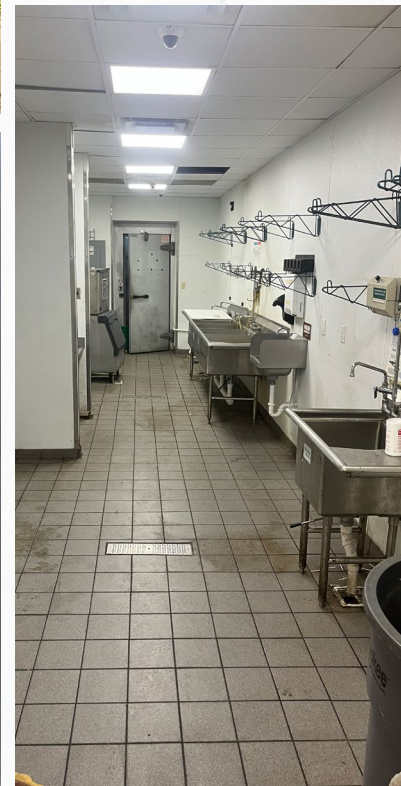
CLICK HERE FOR
GOOGLE MAPS VIEW



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PICTURES



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PICTURES



SUITE 7599

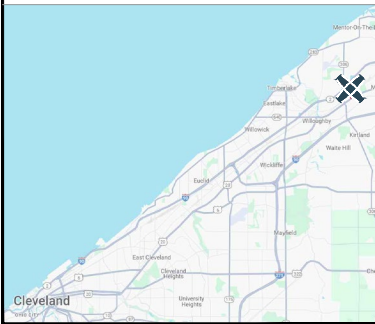


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SITE PLAN

Vicinity Map



Tenant Index

7589	SPOTLIGHT DANCE	7,039 SF
7593		2,320 SF
7595	LADY JANE'S	1,486 SF
7595B	LANDLORD	±849 SF
7597	AVAILABLE	2,150 SF
7599	AVAILABLE	2,343 SF
7601	SLEEP OUTFITTERS	4,955 SF
7601B	EL RODEO	7,254 SF
TOTAL		±27,547 SF

Leasing Contact

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DATE: **02.19.2025**
DWG TYPE: **LEASING**
PROJECT #: **2025-xxx**
SHEET:

LP1.0

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TITLE:

**Lease
Plan**

#	DATE	DRAWN BY	ISSUED FOR / REQUESTED BY
1	02.19.2025	E. NEWLAND	REQUESTED BY ROBYN CAPUANO HAYS

FILE NAME: OH_Mentor_7589 Mentor_Ave_021925

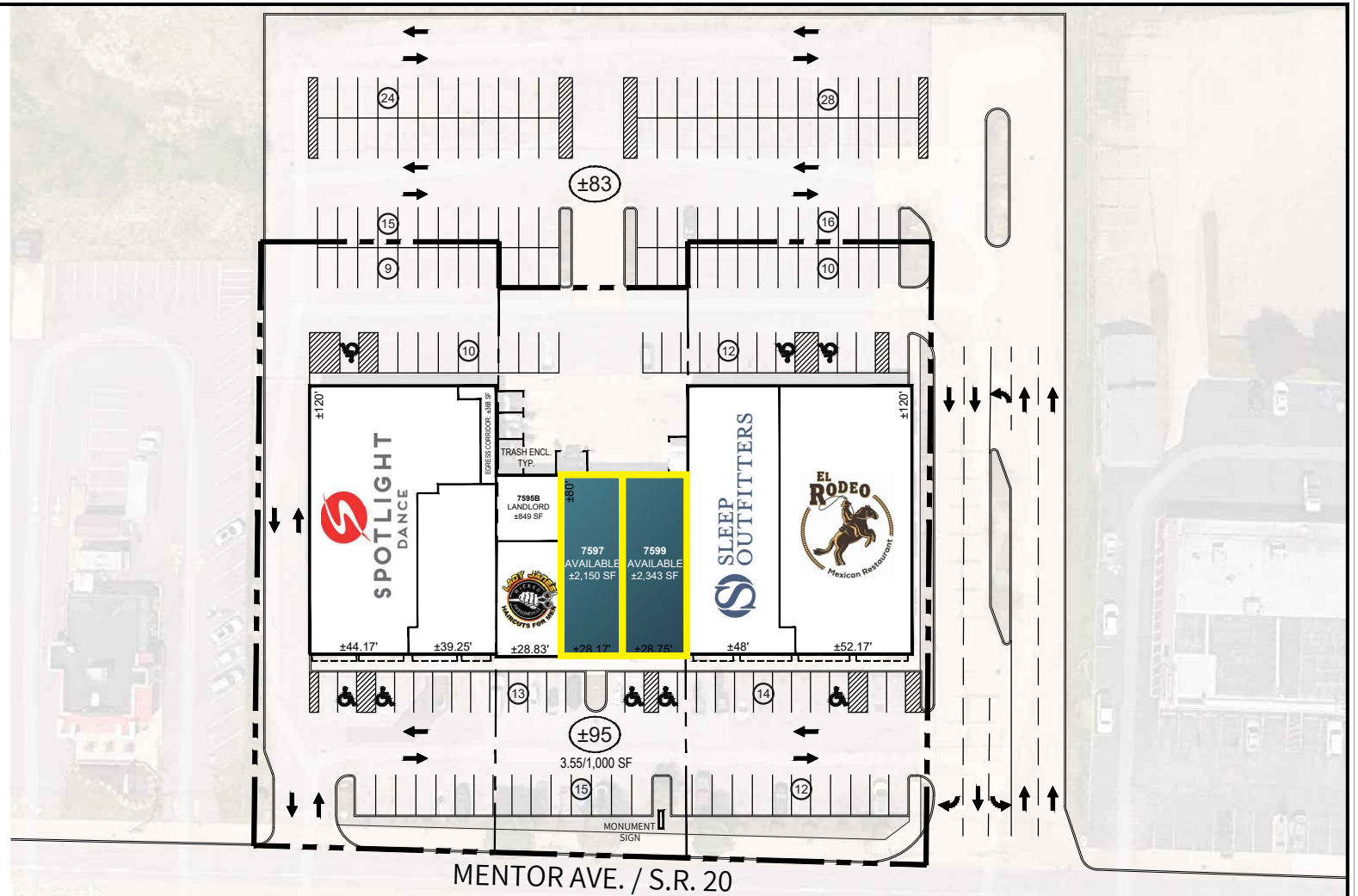
7585 Mentor Ave.

7585 MENTOR AVE.
MENTOR, OHIO 44060

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MICRO AERIAL



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MACRO AERIAL

Mentor, OH

