

FOR LEASE



7,366 SF FREESTANDING RESTAURANT

7814 Reynolds Rd, Mentor, OH 44060

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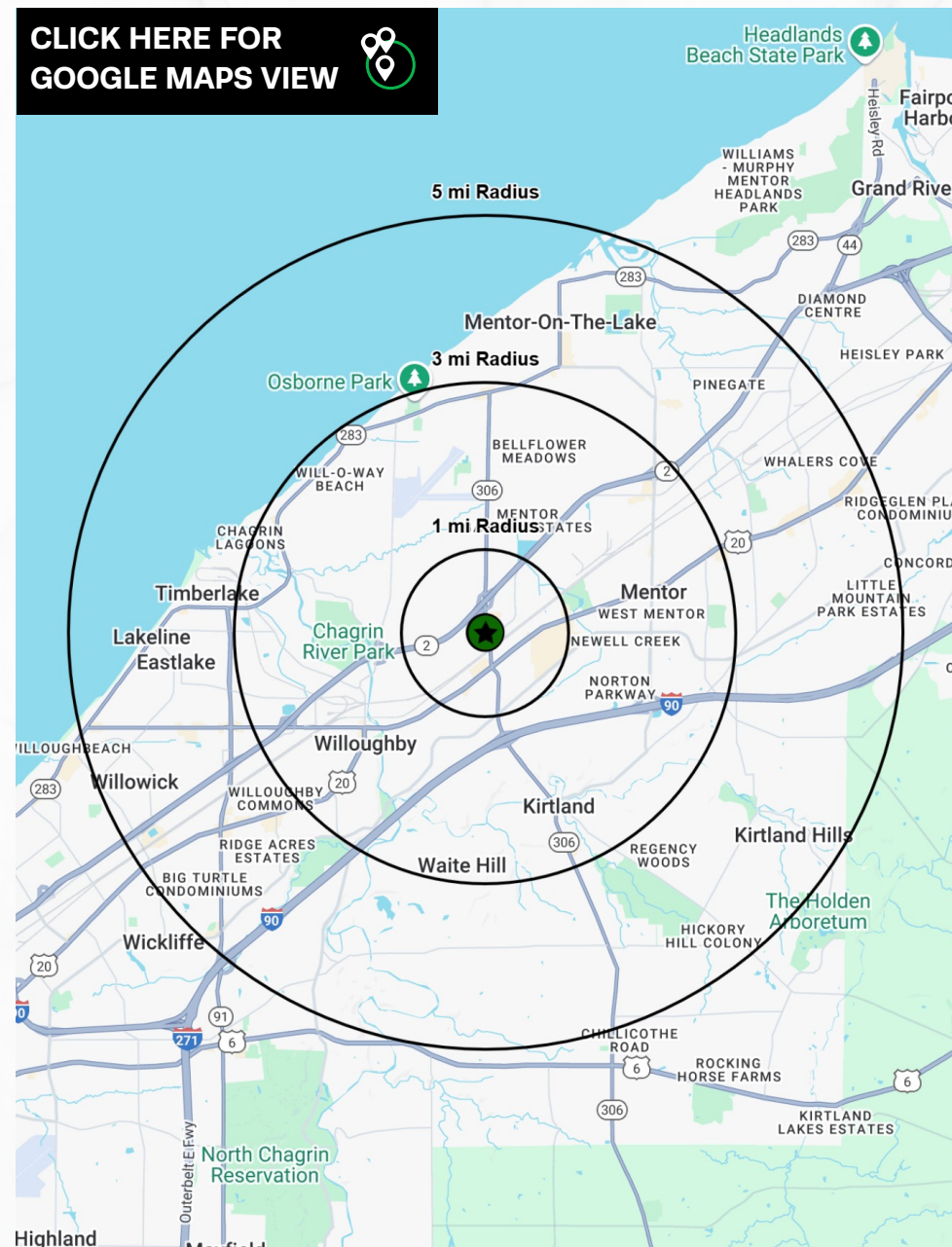
PROPERTY OVERVIEW

PROPERTY SUMMARY

- Freestanding 7,366 SF former TGI Friday's – FOR LEASE
- Outstanding traffic count of 29,942 VPD on Reynolds Rd
- Turnkey restaurant space with kitchen equipment already in place
- Dense Population of 109,879 people within a 5-mile radius and an average household income of \$106,575 within a 2-mile radius
- Landlord renewed D1, D2, D3, D3A, D6 liquor licenses through 2026 and is willing to transfer them to a qualified tenant at no additional cost

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	4,347	48,829	109,099
HOUSEHOLDS	1,934	22,219	49,928
AVERAGE HH INCOME	\$111,465	\$113,838	\$110,417
MEDIAN HH INCOME	\$83,896	\$84,601	\$82,608
DAYTIME POPULATION	4,463	48,956	95,618

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PHOTOS



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MICRO AERIAL



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MACRO AERIAL

Mentor, OH

SITE
7,366 SF
on 1.87 AC

Points East S.C.
Marcs OLD NAVY DSW
PET SUPPLIES PLUS
Marshall's
Panera Third Federal
the Tile Shop

Mentor City Center

TITANS gym
The UPS Store
Affordable UNIFORMS

Avenue Shoppes

SPOTLIGHT DANCE
SLEEP OUTFITTERS

Great Lakes Plaza

FAMOUS footwear
Michaels
Burlington coat factory

VCF VALUE CITY FURNITURE
DUNKIN' DONUTS
LEVIN FURNITURE
CORALIFE
theVitamin Shoppe
TACO BELL

PLATO'S CLOSET
HOME SAVINGS
MATTRESS FIRM

Mentor City S.C.
TJ-maxx
ALDI
Dollar Bank
DOLLAR TREE

Dillard's BARNES & NOBLE
HOBBY LOBBY JCPenney
GREAT LAKES MALL
sleep number
H&M DICK'S
planet fitness
OUTBACK STEAKHOUSE
CHASE

Erie Commons
at home
JO-ANN
Chuck & Cheese
Petitti