

**FOR SALE
OR LEASE**

10,458 SF Former Used Car Dealership
1650 Mentor Ave., Painesville, OH 44077



PROPERTY OVERVIEW

- 10,458 SF building on .71 AC
- Zoned for used car sales & services
- Recently renovated showroom area
- 4 exterior drive-in doors, 2 interior
- Located on a high-traffic road
- Signage available on the building
- Fenced parking lot
- Security system with camera
- Priced for Sale at: \$695,000
- Priced for Lease at: \$8.00/SF, NNN

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,119	47,312	97,016
Households	3,025	18,365	38,217
Median HH Income	\$65,344	\$68,430	\$69,360
Average HH Income	\$77,466	\$82,280	\$84,734
Daytime Population	2,439	33,442	50,254

[View in Google Maps](#)



The information submitted here is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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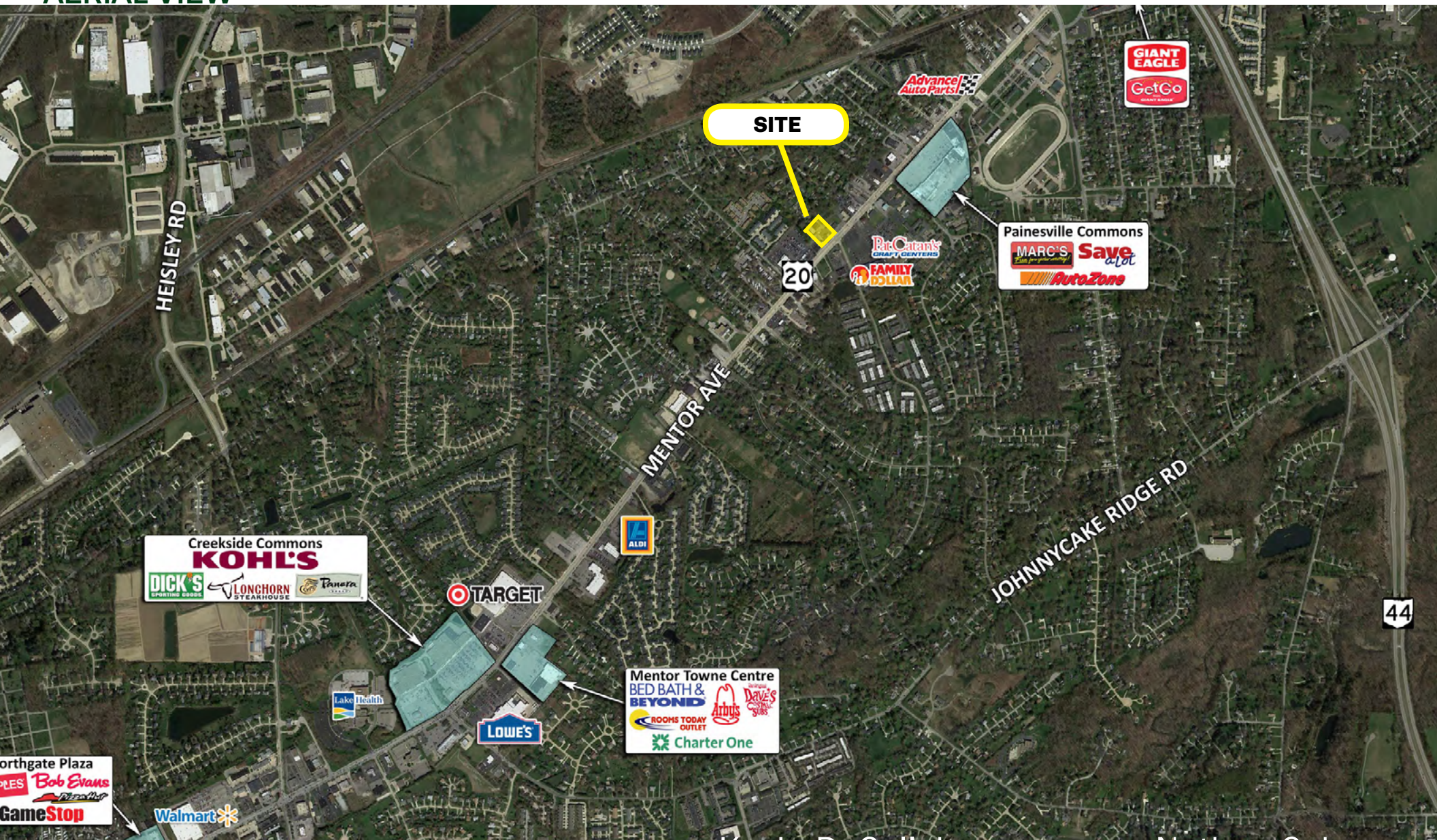
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AERIAL VIEW



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