

FOR SALE

Former Macy's at Great Lakes Mall

7850 Mentor Ave., Mentor, OH 44060



PROPERTY OVERVIEW

- Former Macy's building, Anchor to 1,200,000 SF Great Lakes Mall
- Located 20 Miles Northeast of Downtown Cleveland
- In Close Proximity to I-90
- Surrounded by Notable Retailers Including: Dick's Sporting Goods, JC Penny, Dillard's, Hobby Lobby, At Home, Burlington, TJ Maxx, Ross and Round 1 Entertainment Center

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,773	38,497	105,502
Households	2,233	16,691	46,271
Median HH Income	\$64,244	\$74,763	\$72,962
Average HH Income	\$71,912	\$90,686	\$88,662
Daytime Population	6,919	28,782	58,271



[View in Google Maps](#)



The information submitted herein is not guaranteed. Although obtained from reliable resources, 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.

Tony Visconsi

216.861.5349

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INVESTMENT SUMMARY	
ASKING PRICE	\$5,700,000
FIRST FLOOR	86,200 SF
SECOND FLOOR	104,562 SF
TOTAL GLA	190,762 SF
LAND SIZE	12.29 ACRES
STORIES	2
OWNERSHIP	FEE SIMPLE
ZONING	B-2, GENERAL BUSINESS



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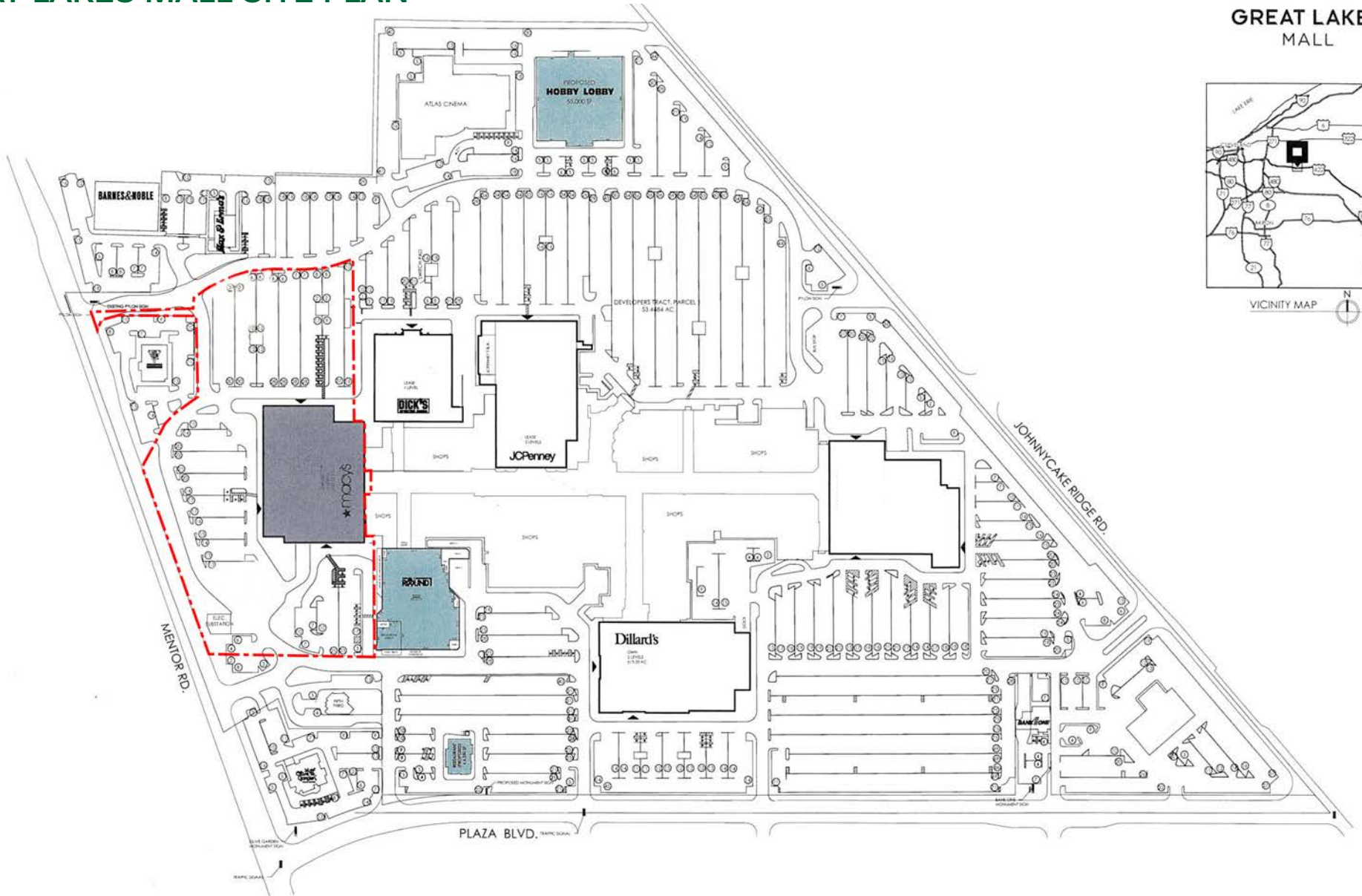
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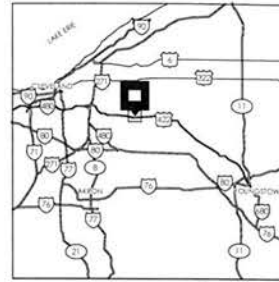
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GREAT LAKES MALL SITE PLAN



GREAT LAKES MALL



VICINITY MAP



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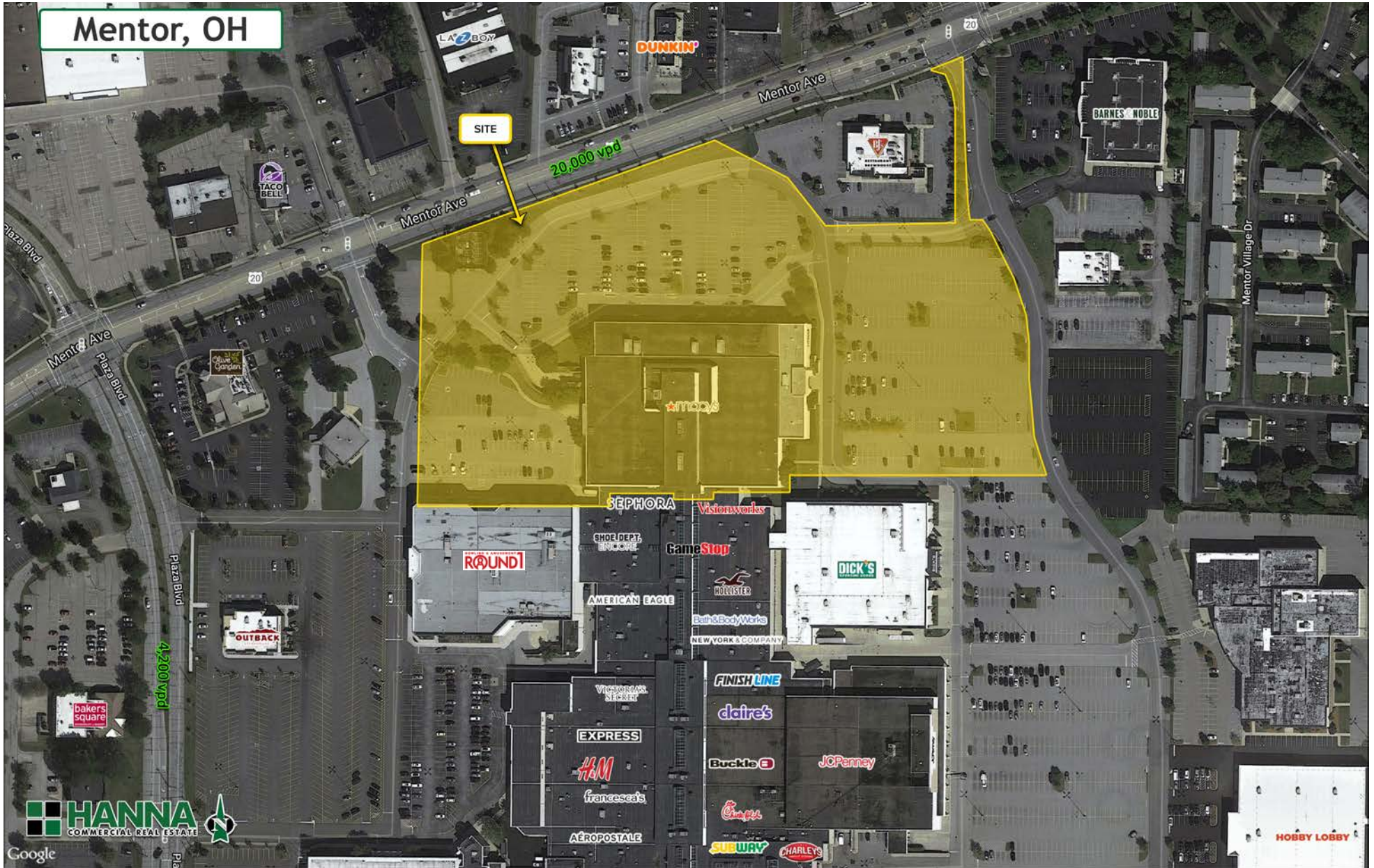
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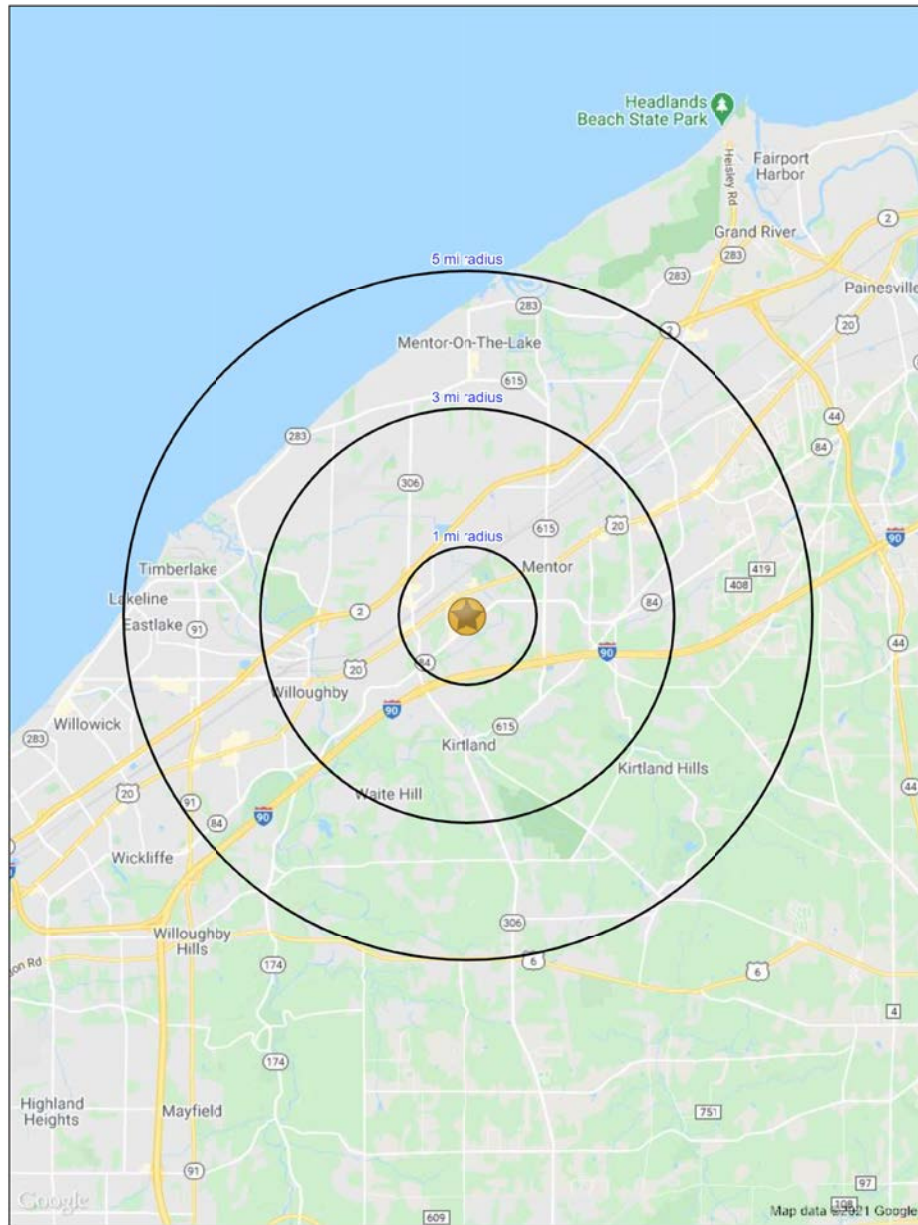
SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.6558/-81.362

7850 Mentor Ave		RS1		
Mentor, OH 44060		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	4,773	38,497	105,502
	2025 Projected Population	4,786	38,295	104,948
	2010 Census Population	3,962	37,215	106,023
	2000 Census Population	3,929	38,756	110,951
	Projected Annual Growth 2020 to 2025	-	-0.1%	-0.1%
	Historical Annual Growth 2000 to 2020	1.1%	-	-0.2%
2020 Median Age	49.1	45.6	45.9	
HOUSEHOLDS	2020 Estimated Households	2,233	16,691	46,271
	2025 Projected Households	2,284	16,926	46,926
	2010 Census Households	1,782	15,499	44,696
	2000 Census Households	1,696	15,107	44,023
	Projected Annual Growth 2020 to 2025	0.5%	0.3%	0.3%
	Historical Annual Growth 2000 to 2020	1.6%	0.5%	0.3%
RACE AND ETHNICITY	2020 Estimated White	91.4%	92.3%	93.0%
	2020 Estimated Black or African American	4.0%	3.5%	3.0%
	2020 Estimated Asian or Pacific Islander	2.2%	2.1%	1.8%
	2020 Estimated American Indian or Native Alaskan	-	-	0.1%
	2020 Estimated Other Races	2.4%	2.0%	2.0%
	2020 Estimated Hispanic	2.8%	3.2%	2.7%
INCOME	2020 Estimated Average Household Income	\$71,912	\$90,686	\$88,662
	2020 Estimated Median Household Income	\$64,244	\$74,763	\$72,962
	2020 Estimated Per Capita Income	\$33,901	\$39,409	\$38,949
	2020 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.1%	1.9%
EDUCATION (AGE 25+)	2020 Estimated Some High School (Grade Level 9 to 11)	4.7%	4.7%	4.8%
	2020 Estimated High School Graduate	24.7%	27.9%	29.9%
	2020 Estimated Some College	22.8%	21.1%	22.2%
	2020 Estimated Associates Degree Only	12.4%	10.5%	10.2%
	2020 Estimated Bachelors Degree Only	22.1%	22.3%	19.8%
	2020 Estimated Graduate Degree	11.0%	11.4%	11.1%
BUSINESS	2020 Estimated Total Businesses	413	2,229	4,670
	2020 Estimated Total Employees	6,919	28,782	58,271
	2020 Estimated Employee Population per Business	16.7	12.9	12.5
	2020 Estimated Residential Population per Business	11.5	17.3	22.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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