



FORMER BANK BRANCH FOR LEASE/SALE

7770 MENTOR AVENUE, MENTOR, OH 44060

Highlights

- Newly refurbished professional space in the heart of Mentor's retail powerhouse
- Opportunity to own almost an acre of land in the redevelopment of the Great Lakes Mall trade area
- Former bank branch with drive-thru, converted in 2021 to modern office space
- Over 20 parking spaces with multiple points of access
- Tremendous branding opportunity for professional office owner-users or tenants
- 2021 improvements include:
 - Renovated ADA restrooms
 - Updated break area
 - Updated conference room
 - Updated flooring

Availability

3,606 SF

Lease Rate

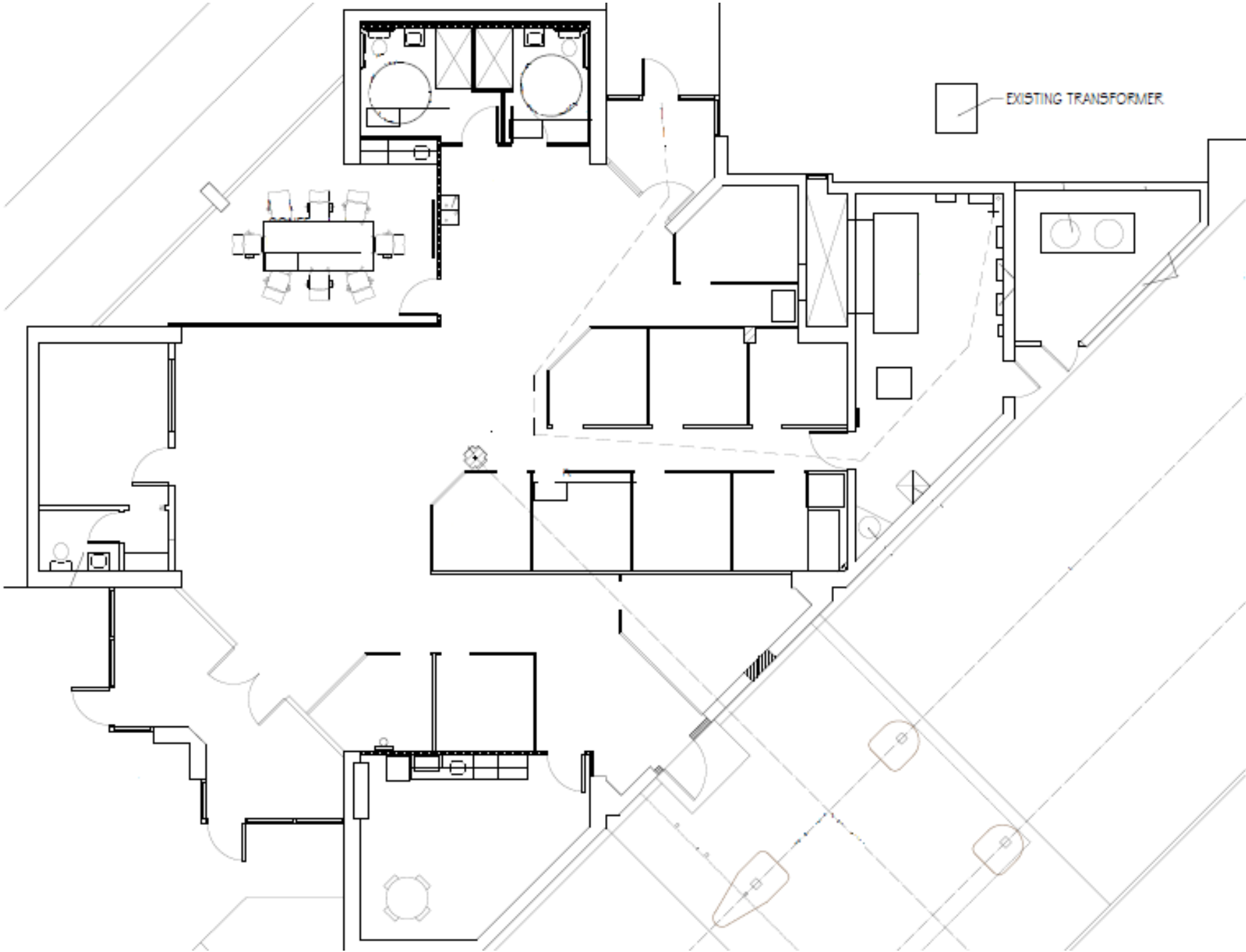
\$22.00/NNN

Sale Price

\$595,000



Floor Plan







Mentor City Center

Fitness First
 TITANS gym
 The UPS Store
 Record Den
 Affordable UNIFORMS

HOME SAVINGS
 STARBUCKS COFFEE

Mentor City S.C.

ALDI
 DOLLAR TREE
 THE VITAMIN SHOPPE
 Dollar Bank

Avenue Shoppes

TITLE
 BURGER IM

7770 Mentor Ave

Erie Commons & Great Lakes Plaza

at home
 Michaels
 JOANN
 Burlington
 Petitti
 PNC
 SHERWIN WILLIAMS
 KeyBank
 HobbyTown USA

Dillard's
 JCPenney
 DICK'S SPORTING GOODS
 macy's
 backstage
 planet fitness
 Bj's RESTAURANT BREWERY
 ATLAS CINEMAS
 OUTBACK STEAKHOUSE
 HOBBY LOBBY
 ROUND1 BOWLING & AMUSEMENT
 Olive Garden
 BARNES & NOBLE
 H&M



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