

Land Located at I-90 and SR 615

5.65± Acres For Sale (Zoned Community Service)

Mentor, Ohio 44060 (Lake County)



Property Highlights:

- 5.65± Acres
- Zoned: B-1 Community Service
- Great Site for Medical Office, Nursing Home, Assisted Living, Non-Profit Campus or Church
- All Utilities On Site
- Borders Kirtland Hills in Mentor, Ohio
- Southwest Corner of SR 615 and I-90 has Great Access to SR 44 with Visibility from I-90
- Neighboring Companies/Institutions Include: **Symphony at Mentor** formerly **Kemper House**-Memory Care Facility and **Heartland of Mentor**-Skilled Nursing & Rehab Center

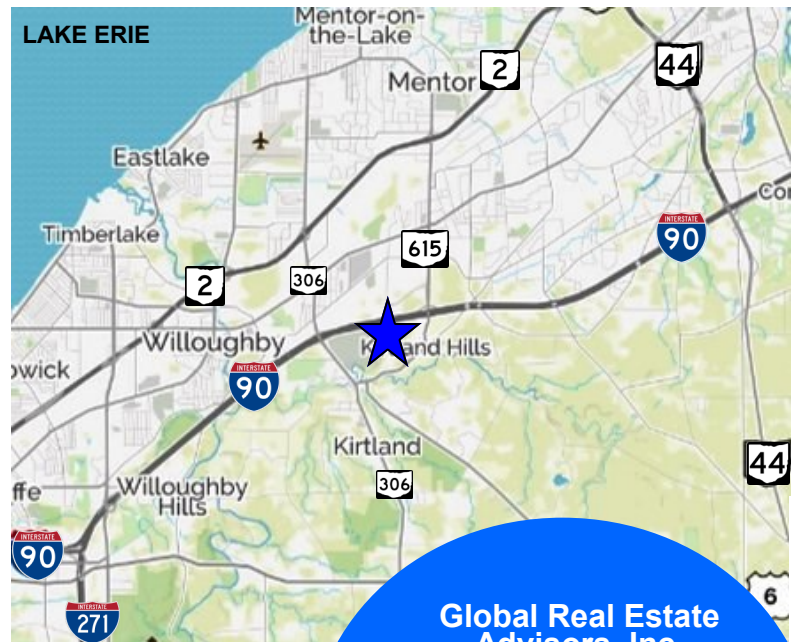
**Sale Priced at
\$250,000.00 Per Acre**



www.GlobalCommercialRE.com

8585 East Ave., Mentor, Ohio 44060

Real Estate Advisors Inc.
BROKER



**Global Real Estate
Advisors, Inc.**

Neil Sawicki, SIOR, Broker

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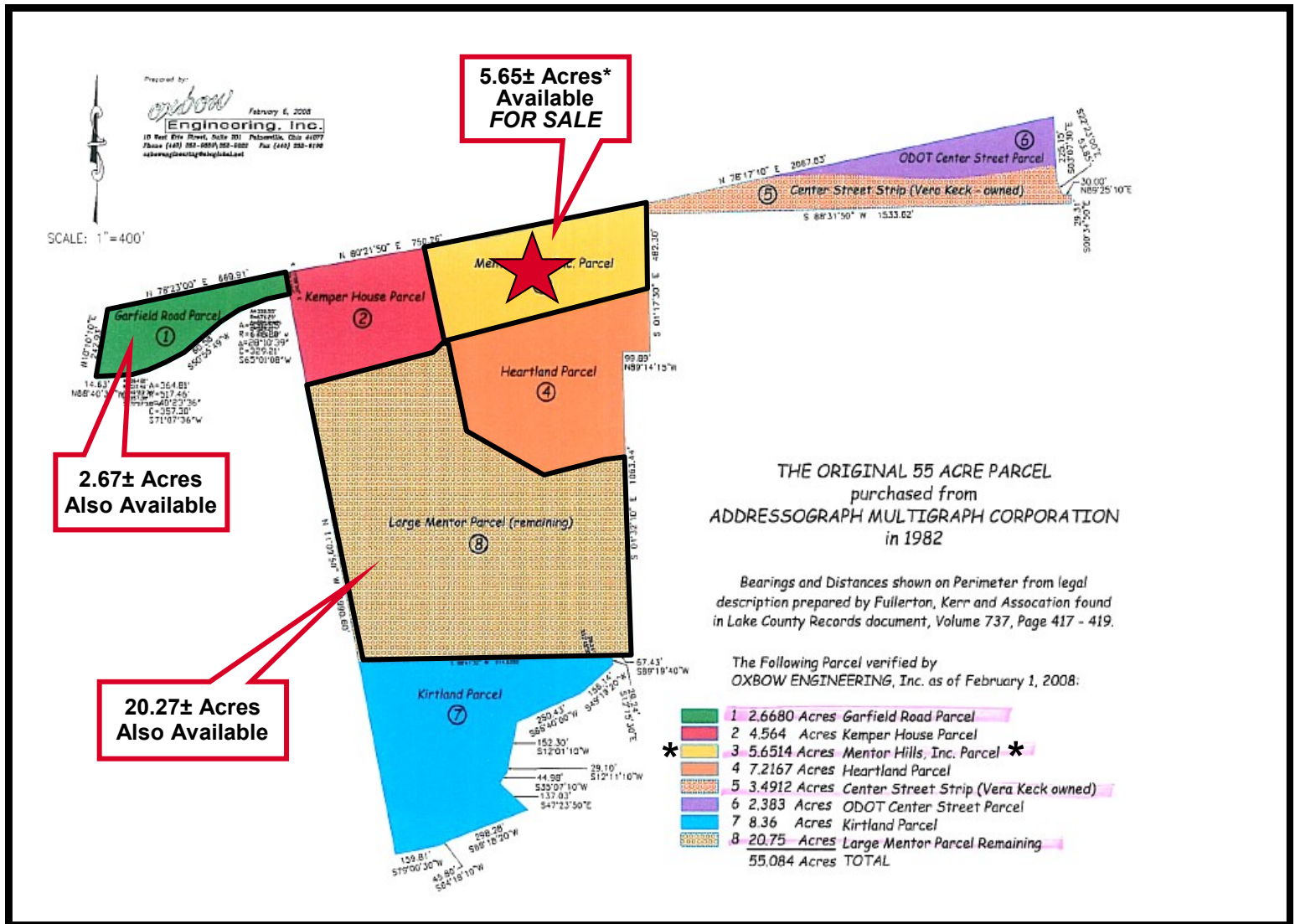
440.339.8585 Cell

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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State Route 615 and Interstate 90

Senior Care Corridor

Southwest Quadrant

- *Heartland of Mentor*: MedBridge Certified Rehab Center, Skilled Nursing & Rehabilitation
- *Symphony at Mentor*: A Memory Care Community
- Approximately 30± Acres of Available Land - Contact Neil Sawicki at 440-339-8585

Northwest Quadrant

- *Parker Place*: Gracious Retirement Living
- *Mentor Ridge Health & Rehabilitation*: Skilled Nursing Facility
- *Atria Newell Creek*: Independent Living, Assisted Living and Memory Care

Medical - Professional - Office

- Future Site of *Cleveland Clinic Medical Center*
- 598 New Residential Units Built by *Pulte Homes & Petro's Homes*
- *CT Consultants* Corporate Headquarters
- *Avery Dennison* Corporate Headquarters
- *Noah's Party Center and Conference Hall*
- 2 Vacant Parcels, Approximately 19± Acres Available - Contact Neil Sawicki at 440-339-8585

For Additional Information Contact:

Neil Sawicki, SIOR, Broker

440-255-5552 Ext. 221

440-339-8585 Cell

Demographics for Norton Parkway/SR 615/I-90

2016 & 2021 Statistics	1 Mile	3 Miles	5 Miles
2016 Average Household Income	\$74,088	\$86,448	\$79,752
2021 Projected Average Household Income	\$83,224	\$95,617	\$88,375
2016 Population	2,146	27,982	97,504
2021 Projected Population	2,236	28,238	97,503



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