

9179 Mentor Ave. (US 20)  
**Retail Space For Lease**  
Mentor, Ohio 44060 (Lake County)



**Property Features:**

- Suite Size: 1,200± SF
- Co-Tenants include *Scotese Orthodontics*, *Papa Joe's*, *American Family Insurance*, and *Radio Station Cougar 93.7*
- Newly Installed ATM in Parking Lot
- Ample Parking
- Hands-on, Responsive, Local Management
- Great Visibility– Approximately 18,000 Vehicles Pass Site Daily
- Great Location on Mentor Avenue with Easy Access to SR 615, Heisley Road, SR 2 and SR 44



**Lease Rate: \$15.00 NNN**



[www.GlobalCommercialRE.com](http://www.GlobalCommercialRE.com)  
8585 East Ave., Mentor, Ohio 44060

**Real Estate Advisors Inc.**  
BROKER

**Global Real Estate  
Advisors Inc.**  
David Sigg, CCIM  
Office: 440.255.5552 x. 224  
[Sigg@GlobalCommercialRE.com](mailto:Sigg@GlobalCommercialRE.com)

Neil Sawicki, SIOR, Broker  
440.255.5552 x 221  
[Neil@GlobalCommercialRE.com](mailto:Neil@GlobalCommercialRE.com)

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.



9179 Mentor Ave. (US 20)  
**Retail Space For Lease**  
Mentor, Ohio 44060 (Lake County)



[www.GlobalCommercialRE.com](http://www.GlobalCommercialRE.com)  
8585 East Ave., Mentor, Ohio 44060

**Real Estate Advisors Inc.**

**BROKER**

**Global Real Estate  
Advisors Inc.**

**David Sigg, CCIM**

**Office: 440.255.5552 x. 224**

**Sigg@GlobalCommercialRE.com**

**Neil Sawicki, SIOR, Broker**

**440.255.5552 x 221**

**Neil@GlobalCommercialRE.com**

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.