

8310-8358 Tyler Boulevard - *Tyler Center Plaza*

Professional and Retail Suites For Lease

Mentor, Ohio 44060 (Lake County)

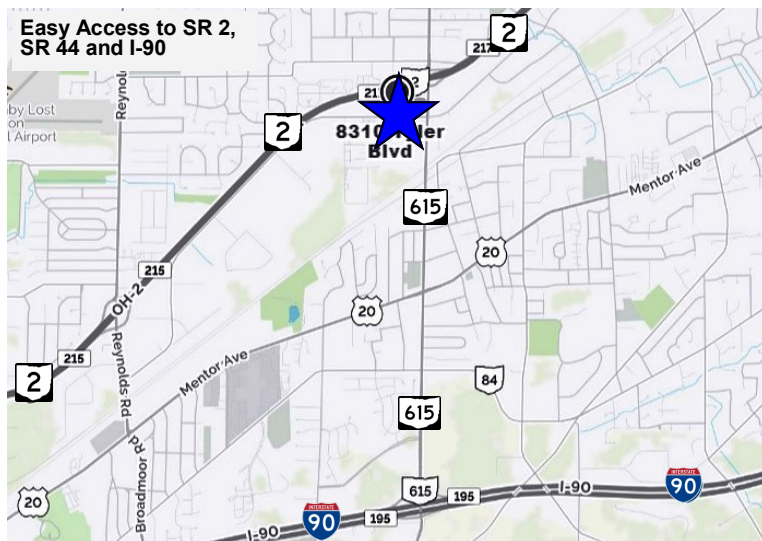


**New
Ownership**

Building and Location Features:

- Outstanding Location
- 2 ADA Elevators
- Handicapped Accessible and Common Area ADA Restrooms in Hall
- Below Market Lease Rates
- Will "Build to Suit" Interior
- Ample Parking in Front and Rear of Building
- Present Tenants:
 - Stadium Grill, Asian Nails, Imperial Dragon, Thomas Employment, Subway and Several Office Tenants*
- Traffic Signal on Tyler Blvd
- Across from The Giant Eagle Plaza with Taco Bell, Wendy's, Starbuck's, Raising Canes Chicken and Future Development
- Great Visibility on SR 2 Between SR 306 and SR 615

Continued....



Contact:
Neil Sawicki, SIOR, Broker

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GLOBAL

Real Estate Advisors Inc.
Broker

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Available Suites - Retail

- **8316 Tyler Blvd**
1,000± SF Suite - Street Level
Adjacent to Imperial Dragon
Access to Common Area ADA Restrooms

Available Suites - Office

- **8338 Tyler Blvd**
200± SF Second Floor Suite
Two (2) Offices within Unit
Plenty of Window Space
- **8340 Tyler Blvd**
975± SF Second Floor Suite
Three (3) Offices within Unit
Large 19'x12' Conference Room with Windows
Space may be Combined with 8342 Tyler Blvd
- **8342 Tyler Blvd**
926± SF Second Floor Suite
Large 22' x 15' Unit
Will Build to Suite
Allowance for Build-Out to Qualified Tenant
Plenty of Window Space
Space may be Combined with 8340 Tyler Blvd

**Call for Lease Rates
and
Additional Information**



New Ownership!



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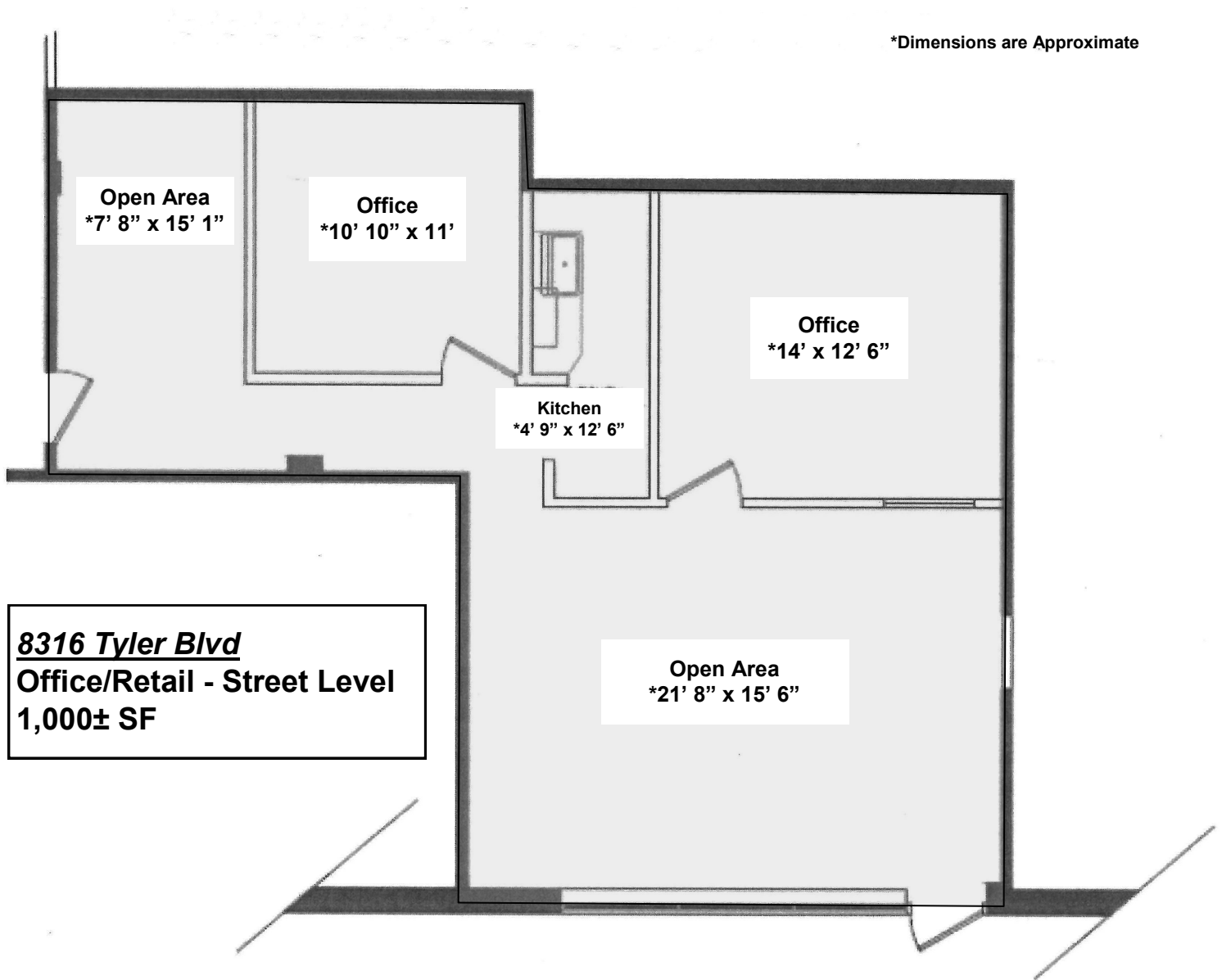
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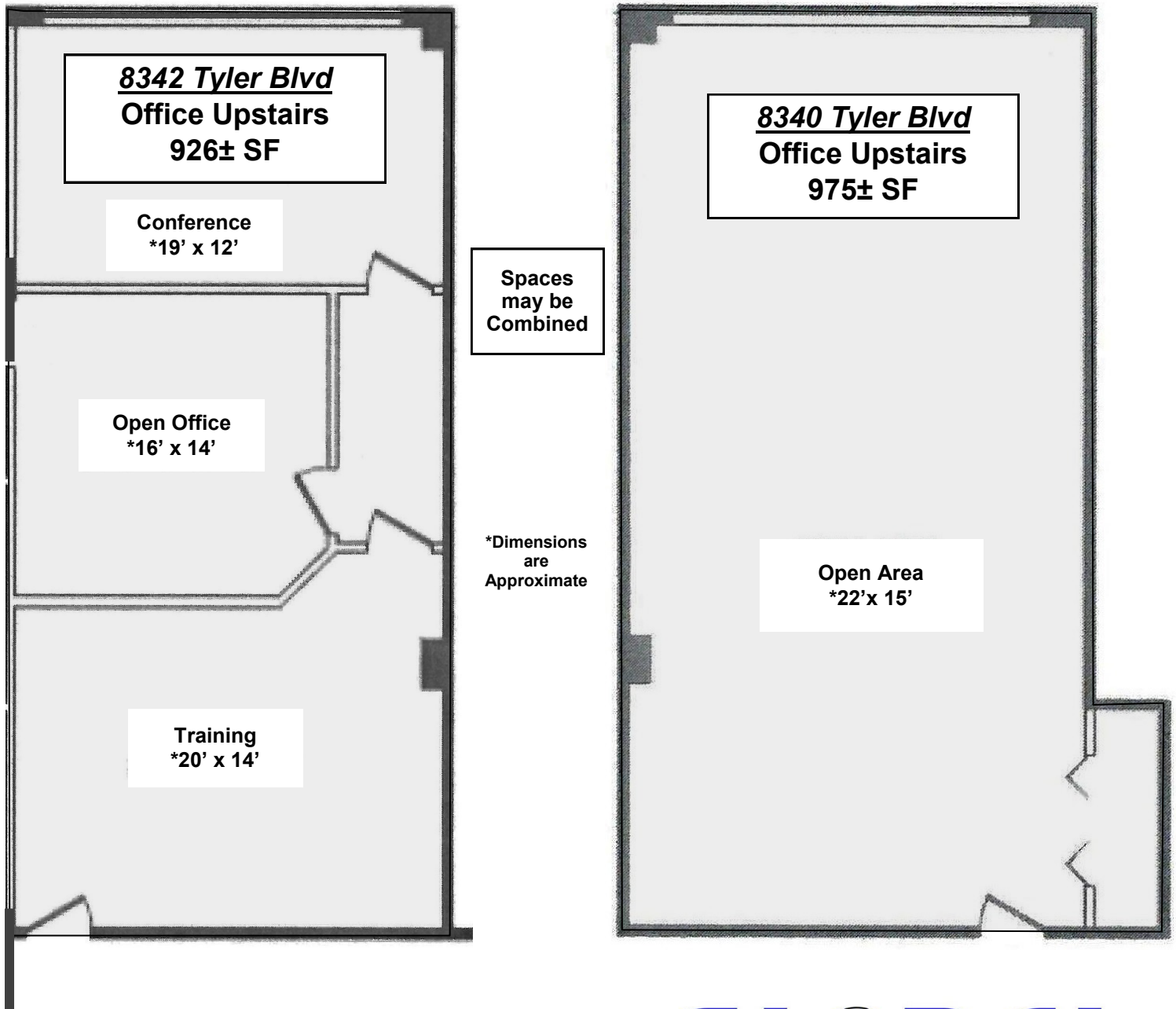
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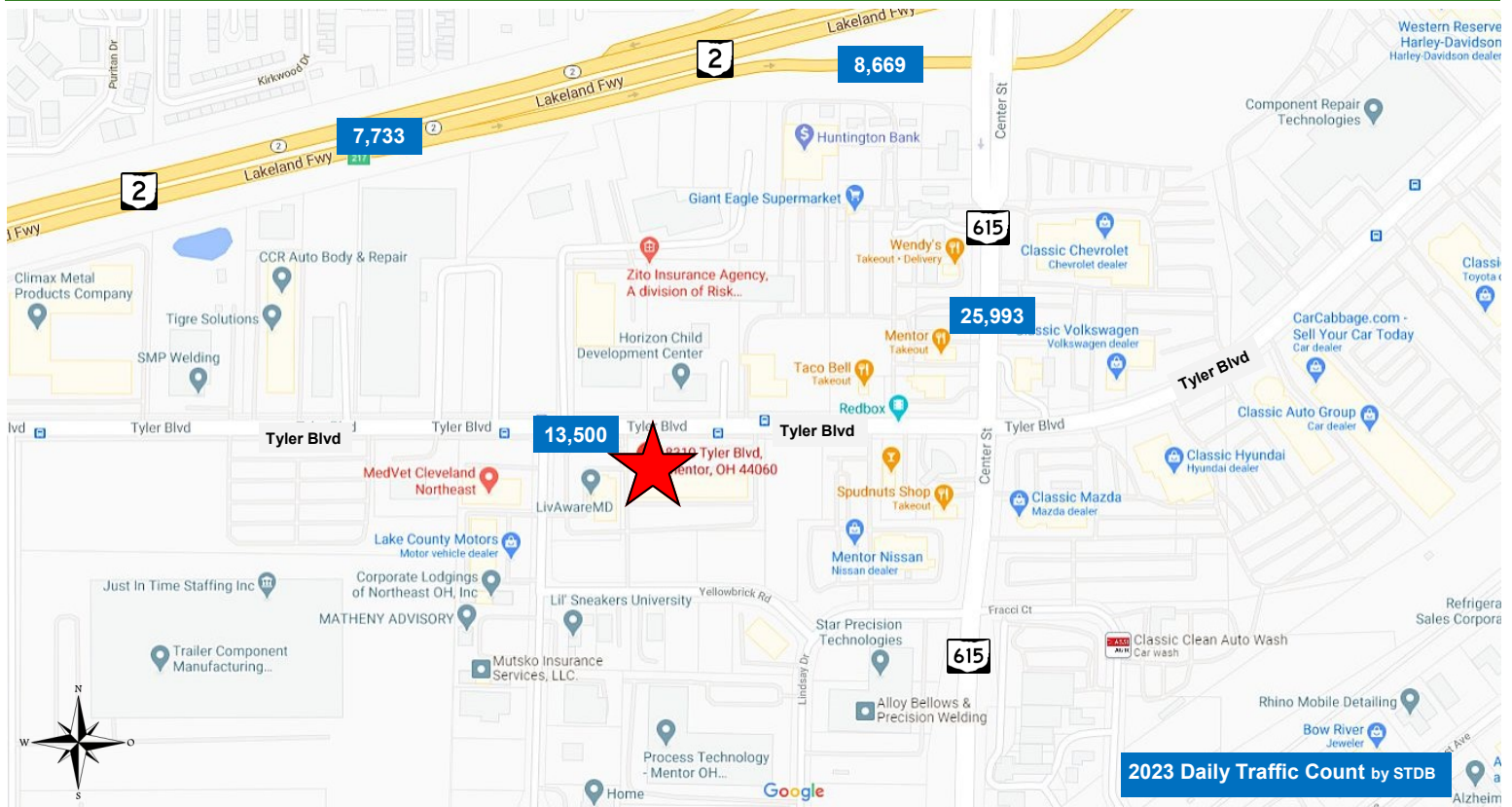
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2025 Projected Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	6,104	54,755	105,297
Total Households	2,600	23,241	44,122
Average Household Income	\$95,589	\$99,003	\$99,184
Total Housing Units	2,746	24,794	47,273

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