

9436 HAMILTON DR

9436 HAMILTON DR, Mentor, OH 44060



PROPERTY DESCRIPTION

Unlock the potential of a custom-designed office tailored specifically to your business needs. This 2,500 sqft build-to-suit space offers an amazing opportunity in creating a modern, efficient workspace that reflects your brand and supports operations. Flexible layout options allow for open workspaces, private offices, conference rooms, and break areas—designed exactly to your specifications.

PROPERTY HIGHLIGHTS

- Excellent location
- Spacious interior
- Ample parking
- Versatile floor plan

OFFERING SUMMARY

Lease Rate:	\$14.00 per year (Gross)
Available SF:	2,500 SF
Lot Size:	1.18 Acres
Building Size:	2,500 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,480	42,937	87,483
Total Population	3,692	107,858	216,930
Average HH Income	\$79,041	\$70,541	\$72,035

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RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
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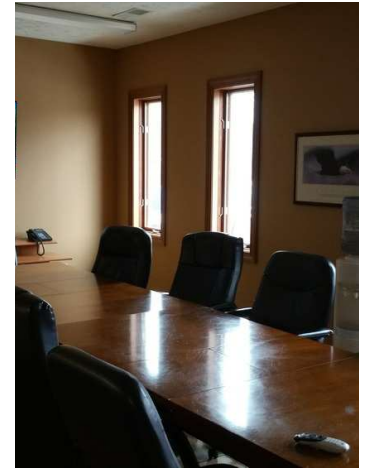
CHANDLER JEKUTIS
Residential Realtor / Commercial Associate
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KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

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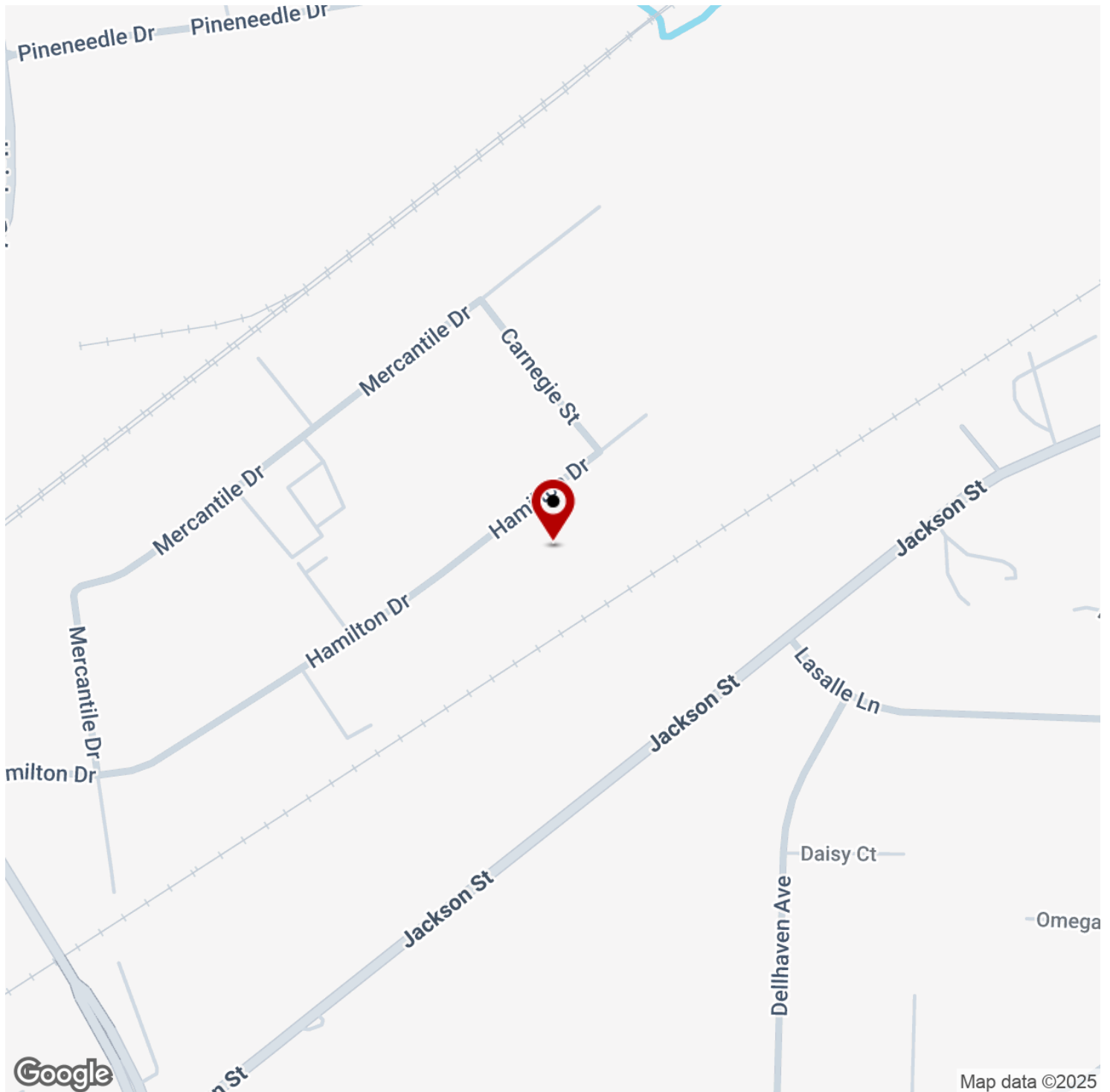
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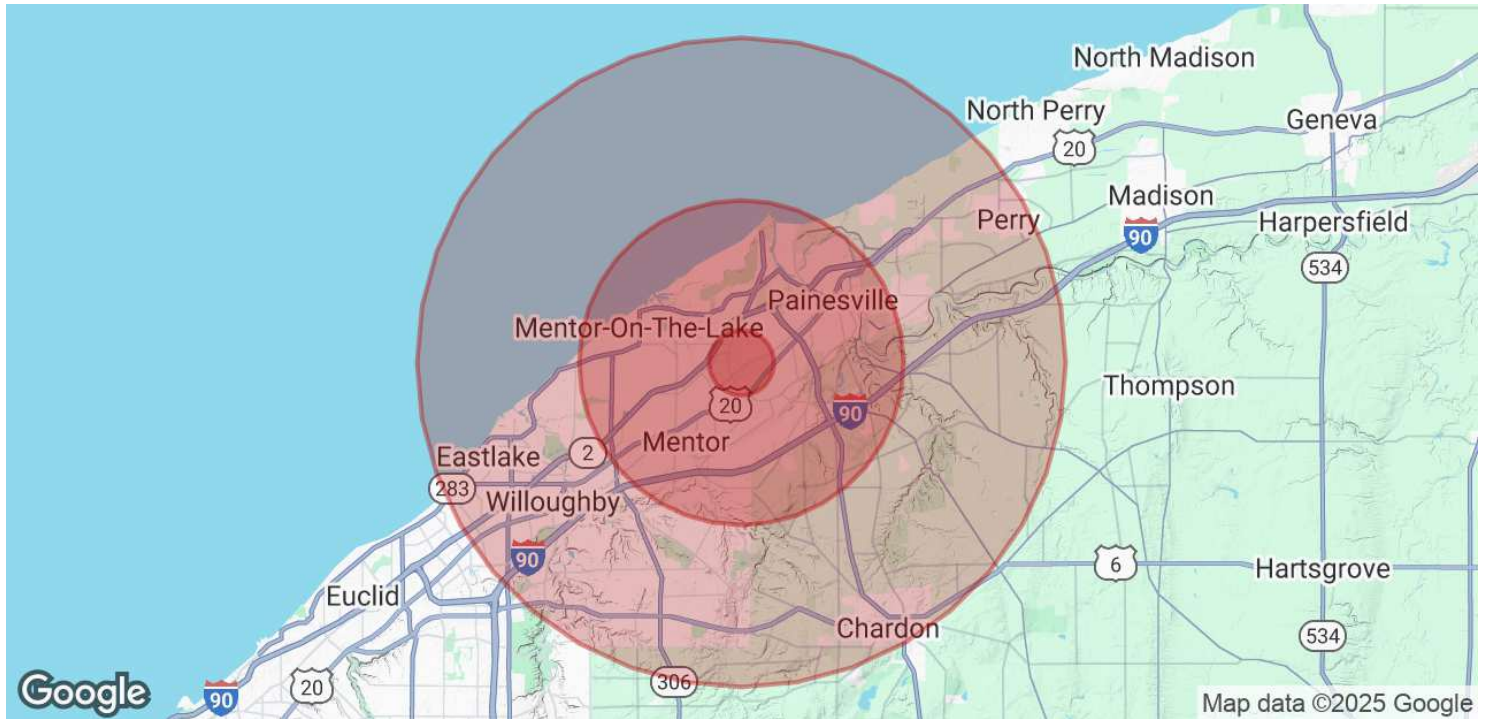
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,692	107,858	216,930
Average Age	44.8	41.1	41.7
Average Age (Male)	43.7	40.3	40.9
Average Age (Female)	45.7	41.9	42.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,480	42,937	87,483
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$79,041	\$70,541	\$72,035
Average House Value	\$213,960	\$196,596	\$213,797

2020 American Community Survey (ACS)

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Managing Director of Commercial Real Estate

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Direct: 440.299.5190 | Cell: 216.219.0290

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PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and Mentor Chamber of Commerce. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail with logging over 2,000 trail miles to date.

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PROFESSIONAL BACKGROUND

Chandler has established himself as a trusted expert in the commercial real estate industry across Northeast Ohio. With a deep-rooted passion for real estate, he specializes in investment and industrial sales, providing invaluable insights and opportunities for business owners, investors, and developers alike. Chandler's approach is centered around identifying high-value opportunities that drive long-term growth, ensuring his clients maximize their investments.

Beyond his work in commercial sales, Chandler actively manages a diverse portfolio that includes mixed-use industrial buildings, retail properties, and his own personal residential rental properties. This hands-on involvement allows him to leverage his market expertise to oversee seamless transactions and strategic investments that align with both short- and long-term goals.

Chandler's work ethic and dedication extend far beyond the office. Outside of real estate, he enjoys snowboarding, training in Brazilian jiu-jitsu, and exploring the outdoors. These passions reflect his love for challenge, discipline, and adventure—qualities that he brings into every professional endeavor. Whether he's navigating the slopes, honing his skills on the mats, or venturing into nature, Chandler's drive and adaptability are evident in all aspects of his life.

This relentless pursuit of excellence shapes his approach to real estate, infusing his work with energy, strategic thinking, and an unwavering commitment to success.

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WHY

Hire KW Commercial for Office:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers

Location, speed to market and economic performance are just as important to me as they are to my clients. Whether you're an investor, landlord or tenant, I provide local market knowledge with national and international exposure to assist buyers in making informed decisions that benefit your bottom line.

My Office core client services include:

- Tenant representation
- Landlord representation
- Buyer representation
- Seller representation



ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means

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