NAI Pleasant Valley

FOR LEASE

Crossings Plaza



7743 Mentor Ave.

Mentor, OH

Property Features

- Two Suites Available:
  Suite 7743 - 1,320 SF, Inline
  Suite 7741 - 3,411 SF, End Cap
- High Retail Area on Mentor Ave. (Rt 20)
- Zoned - Retail, Office
- Momument Signage
- 14’ High Ceilings
- 40 Parking Spaces
- Over 17,690 VPD on Mentor Ave.



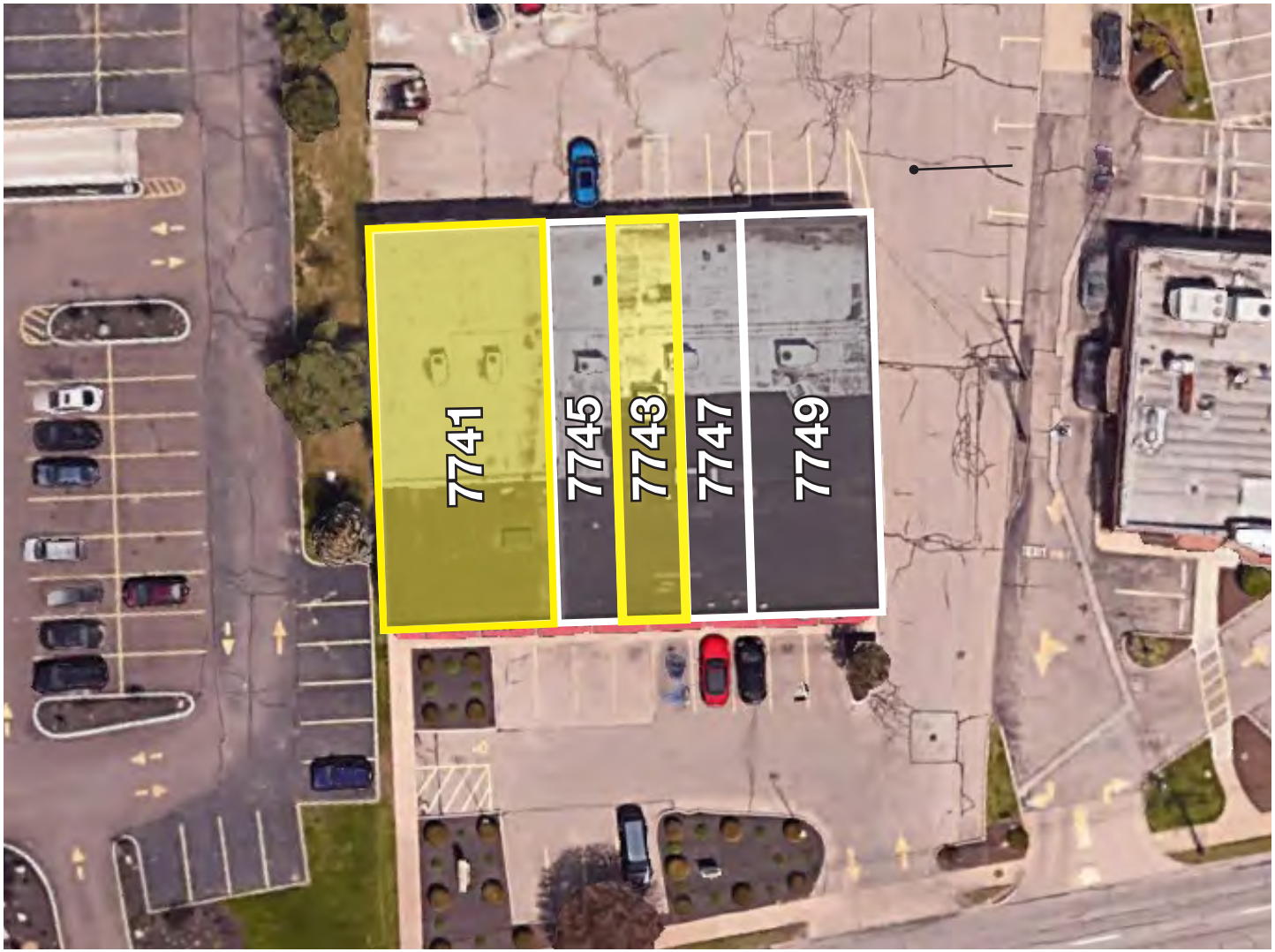
Hiedi Winston
+1 440 752 2617
hwinston@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

6060 Rockside Woods Blvd., Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com

NAI Pleasant Valley

SITE PLAN & AVAILABLE SPACE



SUITE	TENANT
7741	VACANT
7743	VACANT
7745	Mentor Phone Repair
7747	Sudden Urge Tattoo
7749	Cirilla's

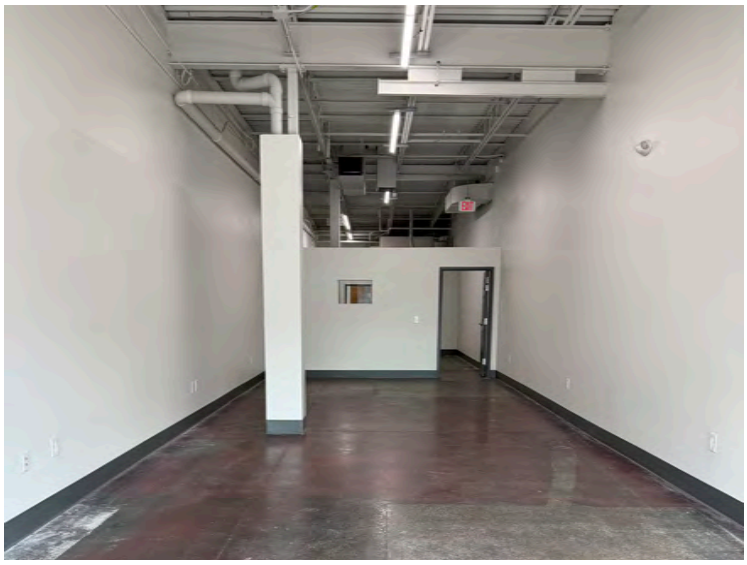
Hiedi Winston
+1 440 752 2617
hwinston@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

6060 Rockside Woods Blvd., Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com

NAI Pleasant Valley

FOR LEASE
Suite 7743









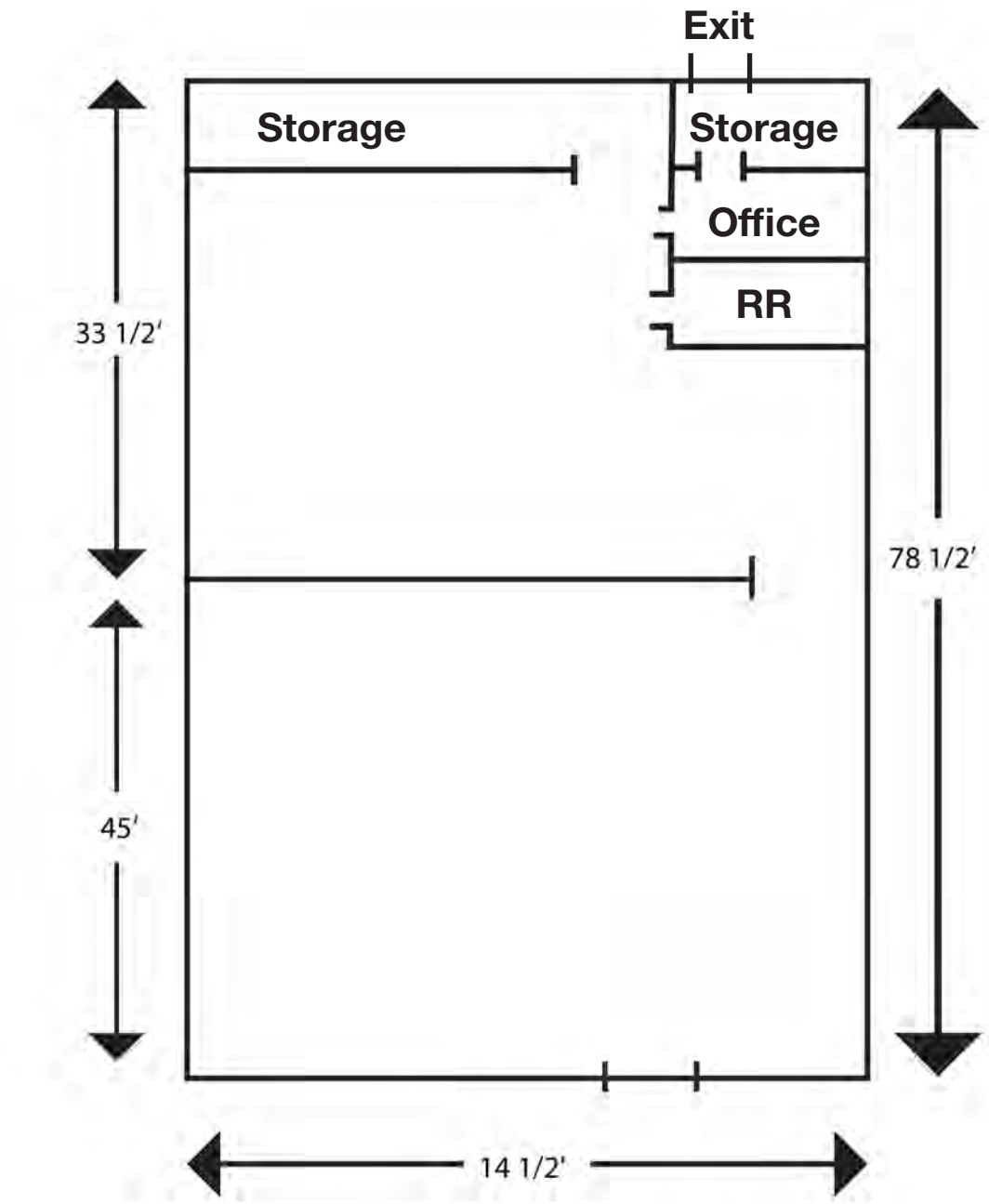
Hiedi Winston
+1 440 752 2617
hwinston@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

6060 Rockside Woods Blvd., Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com

NAI Pleasant Valley

FOR LEASE
Suite 7743



Front

Hiedi Winston
+1 440 752 2617
hwinston@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

6060 Rockside Woods Blvd., Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com

NAI Pleasant Valley

FOR LEASE
Retail



Hiedi Winston
+1 440 752 2617
hwinston@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

6060 Rockside Woods Blvd., Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com

NAI Pleasant Valley

FOR LEASE
Demographics

1 mile	3 miles	5 miles
KEY FACTS		
4,493 Population	43,636 Population	105,235 Population
48.7 Median Age	46.1 Median Age	46.9 Median Age
2.1 Average Household Size	2.2 Average Household Size	2.2 Average Household Size
$66,589 Median Household Income	$83,703 Median Household Income	$78,200 Median Household Income
EDUCATION		
4.0% No High School Diploma	3.8% No High School Diploma	4.2% No High School Diploma
20.1% High School Graduate	27.3% High School Graduate	29.6% High School Graduate
32.0% Some College/ Associate's Degree	31.5% Some College/ Associate's Degree	30.8% Some College/ Associate's Degree
43.9% Bachelor's/Grad/ Prof Degree	37.5% Bachelor's/Grad/ Prof Degree	35.4% Bachelor's/Grad/ Prof Degree
BUSINESS		
547 Total Businesses	2,427 Total Businesses	4,785 Total Businesses
9,730 Total Employees	33,532 Total Employees	63,607 Total Employees
EMPLOYMENT		
67.9% White Collar	67.5% White Collar	64.5% White Collar
19.1% Blue Collar	19.7% Blue Collar	21.0% Blue Collar
13.0% Services	12.8% Services	14.6% Services
1.3% Unemployment Rate	2.6% Unemployment Rate	2.5% Unemployment Rate
INCOME		
$66,589 Median Household Income	$83,703 Median Household Income	$78,200 Median Household Income
$46,892 Per Capita Income	$50,951 Per Capita Income	$48,932 Per Capita Income
$226,808 Median Net Worth	$345,678 Median Net Worth	$307,702 Median Net Worth

2025 Households by income (Esri)

1 mile — The largest group: $50,000 - $74,999 (24.3%). The smallest group: <$15,000 (6.1%)

Indicator ▲	Value	Diff
<$15,000	6.1%	+0.6%
$15,000 - $24,999	8.0%	+1.4%
$25,000 - $34,999	8.7%	+0.6%
$35,000 - $49,999	10.1%	-0.6%
$50,000 - $74,999	24.3%	+6.2%
$75,000 - $99,999	8.2%	-3.3%
$100,000 - $149,999	15.1%	-3.5%
$150,000 - $199,999	10.0%	-0.7%
$200,000+	9.4%	-0.7%

Bars show deviation from Lake County

3 miles — The largest group: $100,000 - $149,999 (18.9%). The smallest group: <$15,000 (5.0%)

Indicator ▲	Value	Diff
<$15,000	5.0%	-0.5%
$15,000 - $24,999	5.5%	-1.1%
$25,000 - $34,999	7.6%	-0.5%
$35,000 - $49,999	9.7%	-1.0%
$50,000 - $74,999	17.6%	-0.5%
$75,000 - $99,999	11.4%	-0.1%
$100,000 - $149,999	18.9%	+0.3%
$150,000 - $199,999	12.4%	+1.7%
$200,000+	11.9%	+1.8%

Bars show deviation from Lake County

5 miles — The largest group: $100,000 - $149,999 (18.6%). The smallest group: <$15,000 (5.4%)

Indicator ▲	Value	Diff
<$15,000	5.4%	-0.1%
$15,000 - $24,999	6.1%	-0.5%
$25,000 - $34,999	8.8%	+0.7%
$35,000 - $49,999	9.7%	-1.0%
$50,000 - $74,999	18.2%	+0.1%
$75,000 - $99,999	11.3%	-0.2%
$100,000 - $149,999	18.6%	0
$150,000 - $199,999	11.2%	+0.5%
$200,000+	10.7%	+0.6%

Bars show deviation from Lake County

Hiedi Winston
+1 440 752 2617
hwinston@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

6060 Rockside Woods Blvd., Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com