



The News-Herald Building
Industrial/Office
7085 Mentor Ave.
Mentor, OH 44060

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SEQUOIA REALTY CORP.
9389 Mentor Ave.
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SUMMARY

7085 Mentor Ave., Mentor, OH 44060

FOR SALE

\$3,750,000 (\$49.72/Sq. Ft.)

- The News-Herald Building
- Plant your company or corporate flag here.
- Join other successful companies operating in Mentor, Ohio like Avery Dennison, Steris, Lubrizol, Lincoln Electric, Buyers Products, Stratus and many more.
- 75,413 Total Sq. Ft. on 9.93+/- Acres
- 47,000+/- Sq. Ft. Industrial Warehouse
 - 3 Bays
 - Large Center Bay – 15’ Clear
 - High Bay – 38’ Clear
 - Rear Bay- 21’ Clear
 - 6 Docks
 - High Power - 2,000 amps, 480 3 phase, all Sieman equipment.
- 30,000+/- Sq. Ft. Office Class B+
- Air Conditioned Throughout
- Aprx 465’ Frontage on Mentor Ave.
- Huge Parking Lot with 190+ Parking Spaces
- Zoned M-1 Light Manufacturing with the City of Mentor, OH
- Additional 2.13+/- Acre Adjacent Lot Available for Sale at \$95,000
- Possible Investment, Office and Warehouse spaces easily demised
- Strategically located for distribution and transportation with easy access to I-90, I-271 & and SR-2
- Property located on a main route for Lake County’s public transportation system, Laketrans. They serve over 750,000 riders each year.
- OhioMeansJobs Lake County is a group of agencies and organizations that created a system to provide workforce services to employers and job seekers.
- Many call Mentor, OH the best place to live in Northeast Ohio and here are a couple of reasons why; excellent schools, 1,200 acre park and recreation system, low crime rate, attractive and affordable neighborhoods. It’s also a great destination for visitors who come to see attractions like Headlands Beach (Ohio’s longest and best swimming beach), the Mentor Lagoons Nature Preserve and the James A. Garfield National Historic Site. Visit <https://cityofmentor.com/about-mentor/> for additional information on this wonderful city.
- Nestled in Central Lake County, known for its Lakefront Beaches, 55 Parks, Wineries & much more. Public transportation is offered through Laketrans with many convenient spots located all across the county. Visit <https://www.mylakeoh.com/> for additional information on this remarkable county.



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PHOTOS

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PHOTOS

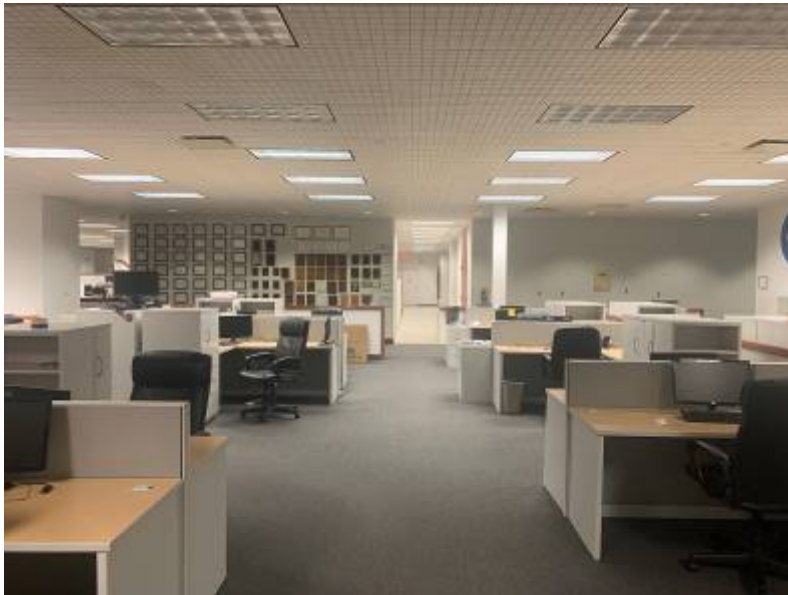
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AERIAL PLAT

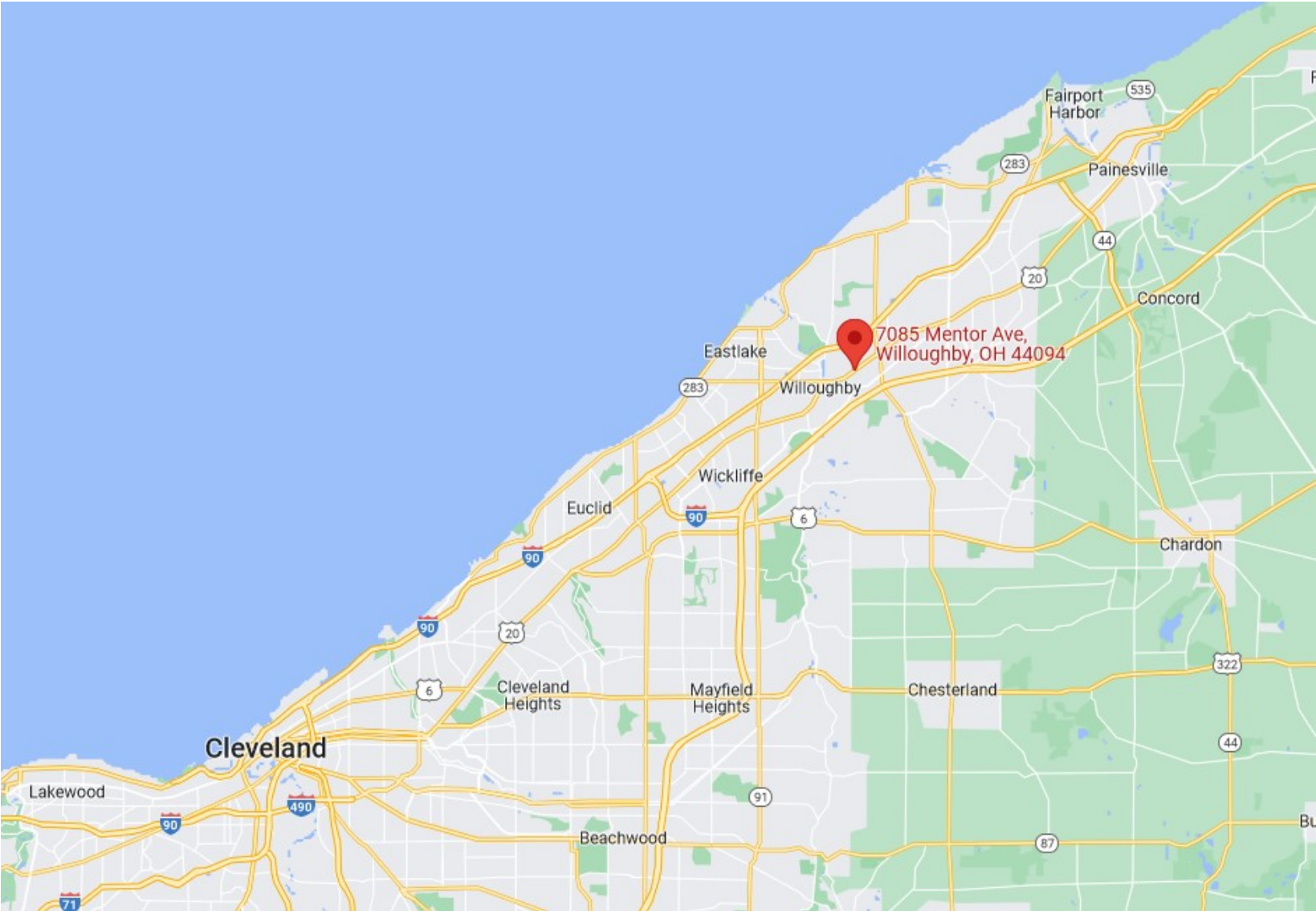
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ROAD MAP

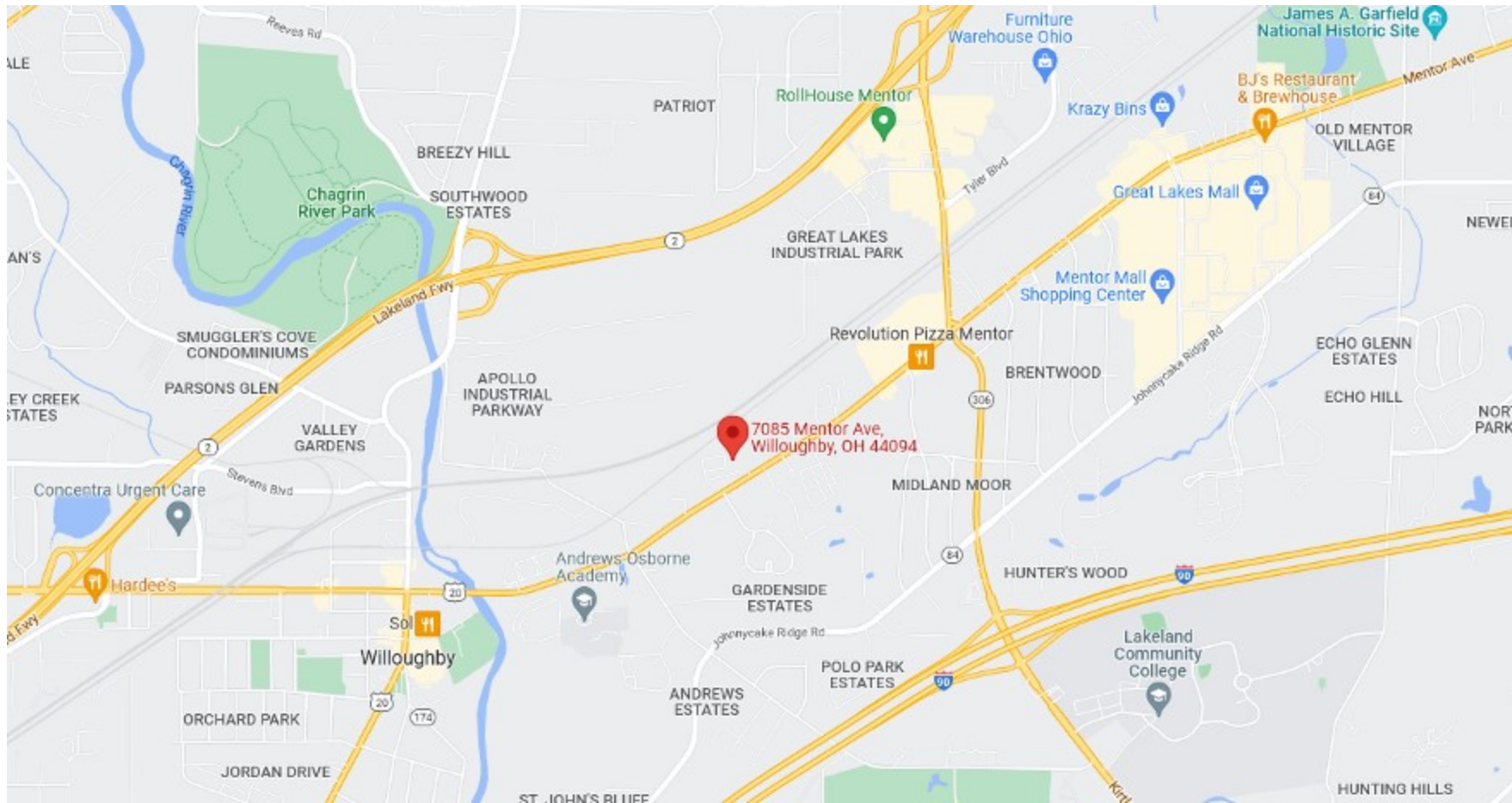
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LOCAL ROAD MAP

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Demographic and Income Comparison Profile

7085 Mentor Ave, Willoughby, Ohio, 44094
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.64815
Longitude: -81.38878

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	3,679	41,539	112,470
Households	1,571	17,841	48,571
Families	1,002	11,193	30,739
Average Household Size	2.34	2.30	2.30
Owner Occupied Housing Units	1,193	12,978	36,141
Renter Occupied Housing Units	378	4,863	12,430
Median Age	42.8	44.3	43.9
2021 Summary			
Population	4,271	42,852	114,504
Households	1,841	18,740	50,224
Families	1,155	11,399	30,821
Average Household Size	2.31	2.26	2.26
Owner Occupied Housing Units	1,257	13,322	36,585
Renter Occupied Housing Units	584	5,418	13,639
Median Age	45.8	47.0	46.3
Median Household Income	\$67,522	\$61,536	\$61,430
Average Household Income	\$86,804	\$78,274	\$77,959
2026 Summary			
Population	4,458	43,423	115,524
Households	1,927	19,090	50,894
Families	1,201	11,505	30,953
Average Household Size	2.31	2.25	2.25
Owner Occupied Housing Units	1,329	13,706	37,414
Renter Occupied Housing Units	597	5,385	13,480
Median Age	46.4	47.4	46.7
Median Household Income	\$74,855	\$67,185	\$66,317
Average Household Income	\$96,335	\$86,508	\$85,782
Trends: 2021-2026 Annual Rate			
Population	0.86%	0.27%	0.18%
Households	0.92%	0.37%	0.27%
Families	0.78%	0.19%	0.09%
Owner Households	1.12%	0.57%	0.45%
Median Household Income	2.08%	1.77%	1.54%





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