

2670 Salt Springs Road
Youngstown, OH 44509

\$8/sf + NN*

*\$1.20/sf NN includes Real Estate Taxes and Insurance

WAREHOUSE/OFFICE SPACE FOR LEASE

Aerial – Site View



Space Details



38,774 sf former FedEx warehouse and shipping center with loading docks and large parking lot

Available late 2024

Off Salt Springs Road in industrial area

Demographic Data

	1 mi radius	5 mi radius	10 mi radius
Estimated Population (2023)	1,768	116,017	290,848
Projected Population (2028)	1,659	113,116	285,332
Estimated Households (2023)	833	50,352	125,664
Projected Households (2028)	768	48,232	121,192
Estimated Average Household Income (2023)	\$38,028	\$72,459	\$82,926
Projected Average Household Income (2028)	\$44,299	\$82,041	\$93,510
Total Businesses	141	3,983	10,729
Total Employees	3,670	52,724	122,140

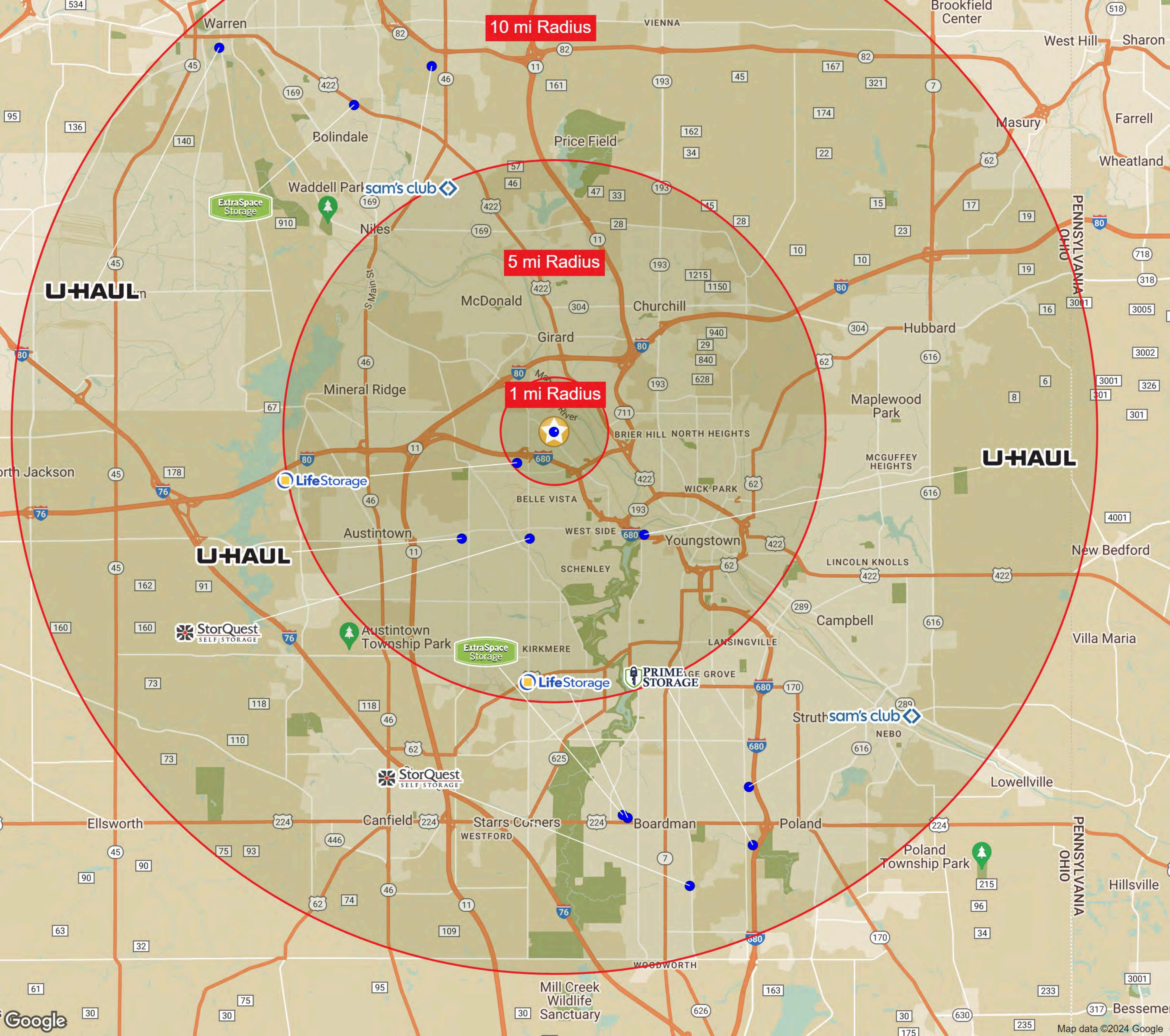
COCCA DEVELOPMENT, LTD

100 DEBARTOLO PLACE SUITE 400 BOARDMAN, OHIO 44512

(330) 729-1010

WWW.COCCADEVELOPMENT.COM





10 mi Radius

5 mi Radius

1 mi Radius

U-HAUL

U-HAUL

U-HAUL

StorQuest
SELF STORAGE

StorQuest
SELF STORAGE

LifeStorage

PRIME
STORAGE

Struthsam's club

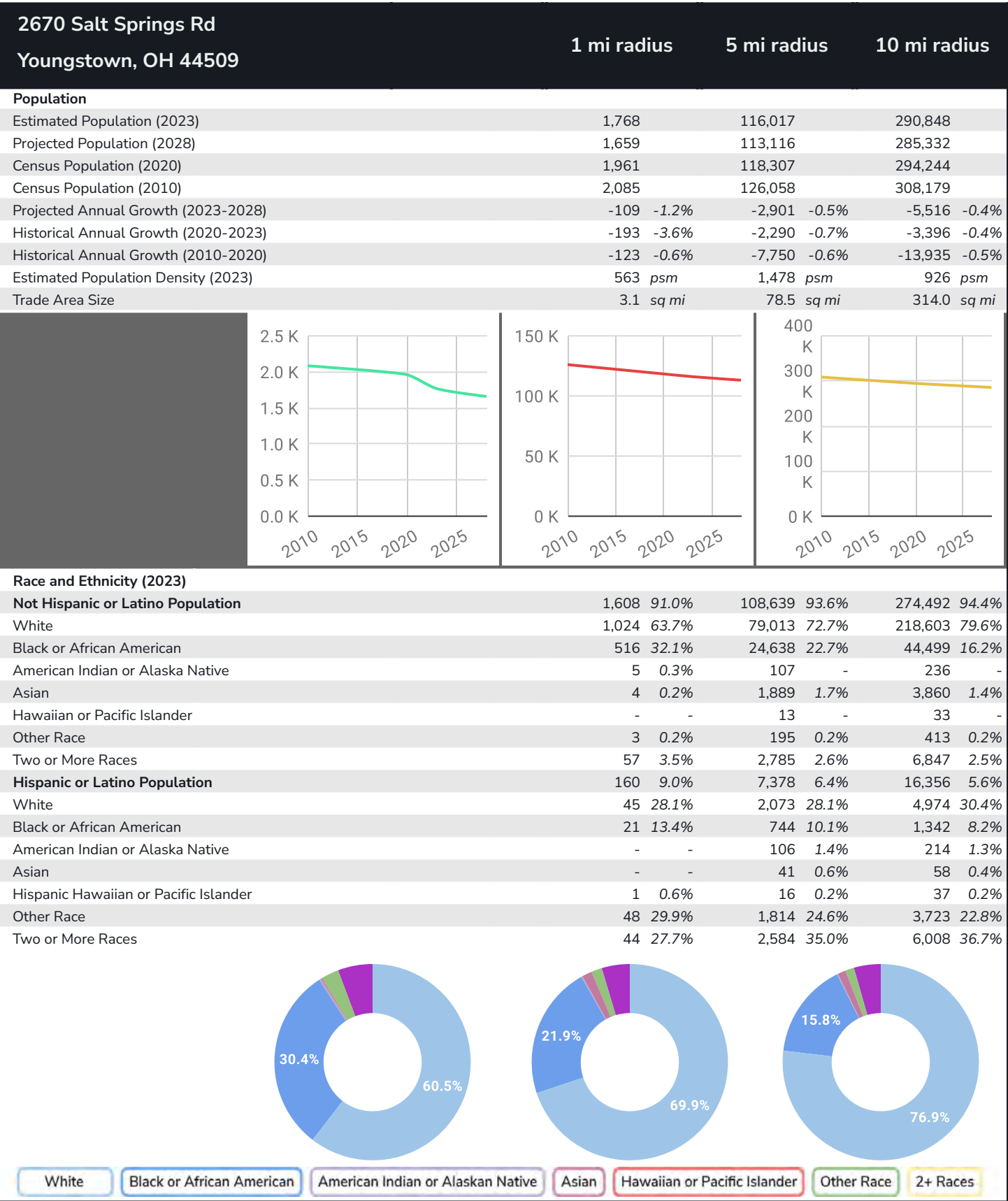
Waddell Parksam's club

Austintown
Township Park

Poland
Township Park

Mill Creek
Wildlife
Sanctuary

Lat/Lon: 41.1289/-80.702



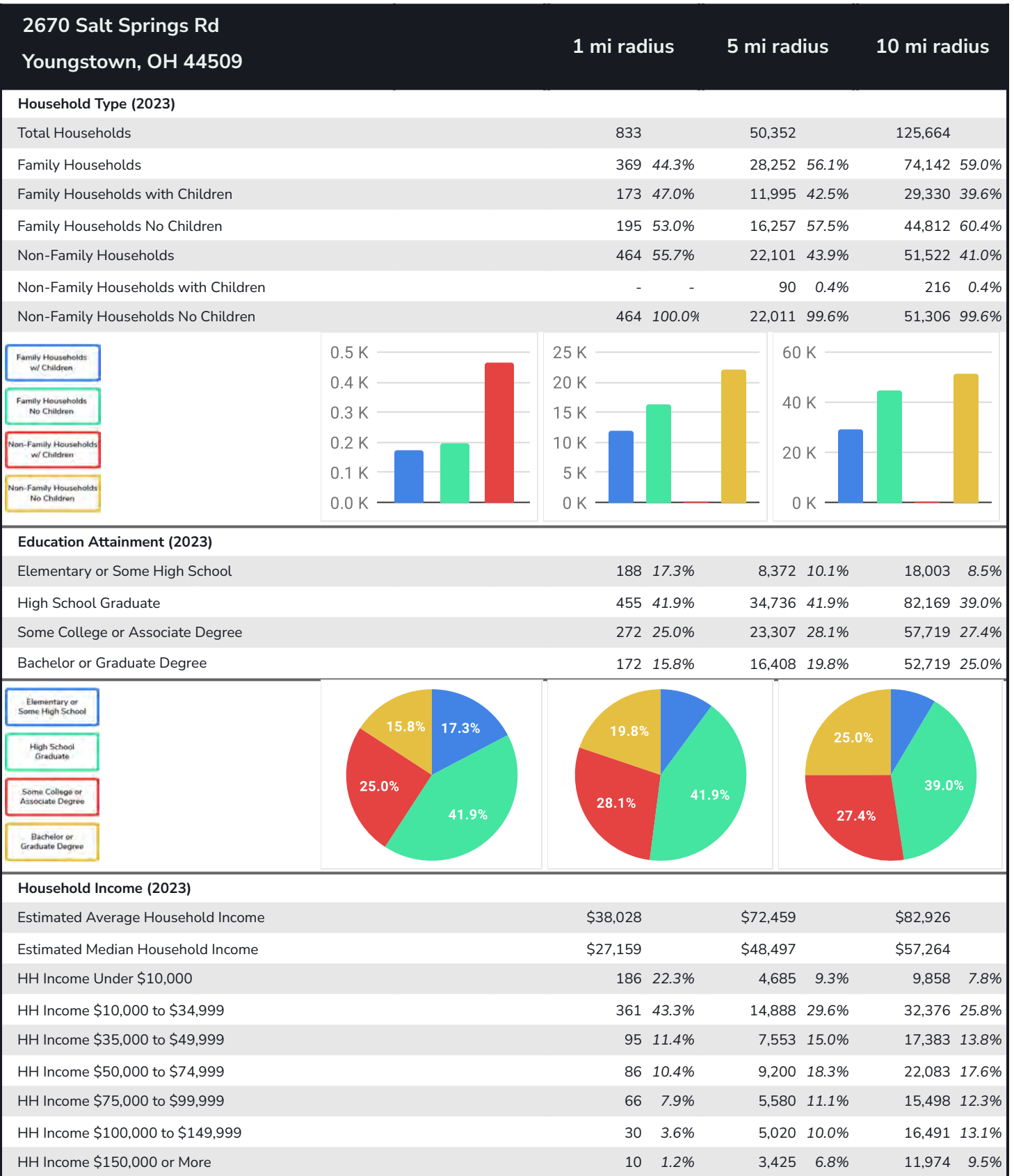
Lat/Lon: 41.1289/-80.702

2670 Salt Springs Rd Youngstown, OH 44509		1 mi radius		5 mi radius		10 mi radius	
Age Distribution (2023)							
Age Under 5 Years	203	11.5%	5,936	5.1%	14,394	4.9%	
Age 5 to 9 Years	122	6.9%	6,101	5.3%	15,171	5.2%	
Age 10 to 14 Years	98	5.6%	5,973	5.1%	15,600	5.4%	
Age 15 to 19 Years	91	5.2%	6,590	5.7%	16,263	5.6%	
Age 20 to 24 Years	168	9.5%	8,593	7.4%	18,811	6.5%	
Age 25 to 29 Years	124	7.0%	7,992	6.9%	18,658	6.4%	
Age 30 to 34 Years	92	5.2%	7,737	6.7%	18,480	6.4%	
Age 35 to 39 Years	80	4.5%	6,414	5.5%	16,166	5.6%	
Age 40 to 44 Years	92	5.2%	6,506	5.6%	16,652	5.7%	
Age 45 to 49 Years	72	4.1%	6,076	5.2%	16,081	5.5%	
Age 50 to 54 Years	95	5.4%	7,015	6.0%	18,369	6.3%	
Age 55 to 59 Years	94	5.3%	7,498	6.5%	19,521	6.7%	
Age 60 to 64 Years	99	5.6%	8,289	7.1%	21,383	7.4%	
Age 65 to 69 Years	91	5.1%	7,863	6.8%	20,486	7.0%	
Age 70 to 74 Years	67	3.8%	6,554	5.6%	17,452	6.0%	
Age 75 to 79 Years	53	3.0%	4,407	3.8%	11,675	4.0%	
Age 80 to 84 Years	47	2.7%	3,039	2.6%	7,799	2.7%	
Age 85 Years or Over	81	4.6%	3,434	3.0%	7,888	2.7%	
Median Age	32.5		41.6		42.8		
Generation (2023)							
iGeneration (Age Under 15 Years)	423	23.9%	18,011	15.5%	45,164	15.5%	
Generation 9/11 Millennials (Age 15 to 34 Years)	475	26.9%	30,912	26.6%	72,212	24.8%	
Gen Xers (Age 35 to 49 Years)	244	13.8%	18,995	16.4%	48,900	16.8%	
Baby Boomers (Age 50 to 74 Years)	446	25.2%	37,219	32.1%	97,211	33.4%	
Silent Generation (Age 75 to 84 Years)	100	5.7%	7,446	6.4%	19,473	6.7%	
G.I. Generation (Age 85 Years or Over)	81	4.6%	3,434	3.0%	7,888	2.7%	

Graphic Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.1289/-80.702



Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
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2670 Salt Springs Rd Youngstown, OH 44509							1 mi radius	5 mi radius	10 mi radius
Population									
Estimated Population (2023)							1,768	116,017	290,848
Projected Population (2028)							1,659	113,116	285,332
Census Population (2020)							1,961	118,307	294,244
Census Population (2010)							2,085	126,058	308,179
Projected Annual Growth (2023 to 2028)							-109 -1.2%	-2,901 -0.5%	-5,516 -0.4%
Historical Annual Growth (2020 to 2023)							-193 -3.3%	-2,290 -0.6%	-3,396 -0.4%
Historical Annual Growth (2010 to 2020)							-123 -2.0%	-7,750 -2.0%	-13,935 -1.5%
Estimated Population Density (2023)							563 psm	1,478 psm	926 psm
Trade Area Size							3.1 sq mi	78.5 sq mi	314.0 sq mi
Households									
Estimated Households (2023)							833	50,352	125,664
Projected Households (2028)							768	48,232	121,192
Census Households (2020)							878	51,566	128,512
Census Households (2010)							879	52,578	129,586
Estimated Households with Children (2023)							173 20.8%	12,084 24.0%	29,546 23.5%
Estimated Average Household Size (2023)							2.01	2.20	2.25
Average Household Income									
Estimated Average Household Income (2023)							\$38,028	\$72,459	\$82,926
Projected Average Household Income (2028)							\$44,299	\$82,041	\$93,510
Estimated Average Family Income (2023)							\$37,668	\$90,279	\$103,577
Median Household Income									
Estimated Median Household Income (2023)							\$27,159	\$48,497	\$57,264
Projected Median Household Income (2028)							\$26,417	\$48,412	\$57,628
Estimated Median Family Income (2023)							\$33,243	\$64,826	\$76,101
Per Capita Income									
Estimated Per Capita Income (2023)							\$18,326	\$31,999	\$36,152
Projected Per Capita Income (2028)							\$20,929	\$35,547	\$40,047
Estimated Per Capita Income 5 Year Growth							\$2,603 14.2%	\$3,549 11.1%	\$3,895 10.8%
Estimated Average Household Net Worth (2023)							\$142,706	\$230,823	\$287,116
Daytime Demos (2023)									
Total Businesses							141	3,983	10,729
Total Employees							3,670	52,724	122,140
Company Headquarter Businesses							8 5.7%	170 4.3%	410 3.8%
Company Headquarter Employees							510 13.9%	7,904 15.0%	16,208 13.3%
Employee Population per Business							26.1	13.2	11.4
Residential Population per Business							12.6	29.1	27.1

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
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1 mi radius

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10 mi radius

Race & Ethnicity

White (2023)	1,069	60.4%	81,086	69.9%	223,577	76.9%
Black or African American (2023)	537	30.4%	25,382	21.9%	45,841	15.8%
American Indian or Alaska Native (2023)	6	0.3%	213	0.2%	451	0.2%
Asian (2023)	4	0.2%	1,930	1.7%	3,918	1.3%
Hawaiian or Pacific Islander (2023)	1	-	29	-	70	-
Other Race (2023)	51	2.9%	2,008	1.7%	4,136	1.4%
Two or More Races (2023)	101	5.7%	5,369	4.6%	12,856	4.4%
Not Hispanic or Latino Population (2023)	1,608	91.0%	108,639	93.6%	274,492	94.4%
Hispanic or Latino Population (2023)	160	9.0%	7,378	6.4%	16,356	5.6%
Not Hispanic or Latino Population (2028)	1,510	91.0%	105,921	93.6%	269,390	94.4%
Hispanic or Latino Population (2028)	149	9.0%	7,194	6.4%	15,942	5.6%
Not Hispanic or Latino Population (2020)	1,779	90.7%	111,051	93.9%	278,287	94.6%
Hispanic or Latino Population (2020)	182	9.3%	7,256	6.1%	15,957	5.4%
Not Hispanic or Latino Population (2010)	1,950	93.5%	119,571	94.9%	295,781	96.0%
Hispanic or Latino Population (2010)	135	6.5%	6,486	5.1%	12,399	4.0%
Projected Hispanic Annual Growth (2023 to 2028)	-11	-1.3%	-184	-0.5%	-414	-0.5%
Historic Hispanic Annual Growth (2010 to 2023)	25	1.4%	892	1.1%	3,957	2.5%

Age Distribution (2023)

Age Under 5	203	11.5%	5,936	5.1%	14,394	4.9%
Age 5 to 9 Years	122	6.9%	6,101	5.3%	15,171	5.2%
Age 10 to 14 Years	98	5.6%	5,973	5.1%	15,600	5.4%
Age 15 to 19 Years	91	5.2%	6,590	5.7%	16,263	5.6%
Age 20 to 24 Years	168	9.5%	8,593	7.4%	18,811	6.5%
Age 25 to 29 Years	124	7.0%	7,992	6.9%	18,658	6.4%
Age 30 to 34 Years	92	5.2%	7,737	6.7%	18,480	6.4%
Age 35 to 39 Years	80	4.5%	6,414	5.5%	16,166	5.6%
Age 40 to 44 Years	92	5.2%	6,506	5.6%	16,652	5.7%
Age 45 to 49 Years	72	4.1%	6,076	5.2%	16,081	5.5%
Age 50 to 54 Years	95	5.4%	7,015	6.0%	18,369	6.3%
Age 55 to 59 Years	94	5.3%	7,498	6.5%	19,521	6.7%
Age 60 to 64 Years	99	5.6%	8,289	7.1%	21,383	7.4%
Age 65 to 74 Years	157	8.9%	14,417	12.4%	37,938	13.0%
Age 75 to 84 Years	100	5.7%	7,446	6.4%	19,473	6.7%
Age 85 Years or Over	81	4.6%	3,434	3.0%	7,888	2.7%
Median Age	32.5		41.6		42.8	

Gender Age Distribution (2023)

Female Population	967	54.7%	59,387	51.2%	149,005	51.2%
Age 0 to 19 Years	243	25.1%	11,979	20.2%	29,839	20.0%
Age 20 to 64 Years	513	53.0%	32,673	55.0%	82,078	55.1%
Age 65 Years or Over	212	21.9%	14,734	24.8%	37,088	24.9%
Female Median Age	32.8		44.0		44.8	
Male Population	801	45.3%	56,630	48.8%	141,843	48.8%
Age 0 to 19 Years	271	33.9%	12,621	22.3%	31,588	22.3%
Age 20 to 64 Years	403	50.3%	33,446	59.1%	82,043	57.8%
Age 65 Years or Over	127	15.8%	10,563	18.7%	28,211	19.9%
Male Median Age	31.2		39.2		40.8	

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
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1 mi radius

5 mi radius

10 mi radius

Household Income Distribution (2023)

HH Income \$200,000 or More	9	1.1%	1,534	3.0%	5,861	4.7%
HH Income \$150,000 to \$199,999	-	-	1,891	3.8%	6,114	4.9%
HH Income \$100,000 to \$149,999	30	3.6%	5,020	10.0%	16,491	13.1%
HH Income \$75,000 to \$99,999	66	7.9%	5,580	11.1%	15,498	12.3%
HH Income \$50,000 to \$74,999	86	10.4%	9,200	18.3%	22,083	17.6%
HH Income \$35,000 to \$49,999	95	11.4%	7,553	15.0%	17,383	13.8%
HH Income \$25,000 to \$34,999	149	17.9%	5,976	11.9%	13,626	10.8%
HH Income \$15,000 to \$24,999	110	13.3%	5,562	11.0%	11,847	9.4%
HH Income Under \$15,000	287	34.4%	8,036	16.0%	16,761	13.3%
HH Income \$35,000 or More	286	34.4%	30,779	61.1%	83,430	66.4%
HH Income \$75,000 or More	105	12.6%	14,025	27.9%	43,963	35.0%

Housing (2023)

Total Housing Units	923		56,955		140,868	
Housing Units Occupied	833	90.2%	50,352	88.4%	125,664	89.2%
Housing Units Owner-Occupied	527	63.3%	33,946	67.4%	85,968	68.4%
Housing Units, Renter-Occupied	306	36.7%	16,406	32.6%	39,696	31.6%
Housing Units, Vacant	90	10.8%	6,603	13.1%	15,204	12.1%

Marital Status (2023)

Never Married	573	42.6%	38,077	38.9%	84,893	34.6%
Currently Married	188	14.0%	34,727	35.4%	100,905	41.1%
Separated	102	7.6%	3,241	3.3%	7,230	2.9%
Widowed	227	16.9%	7,074	7.2%	17,298	7.0%
Divorced	255	19.0%	14,887	15.2%	35,359	14.4%

Household Type (2023)

Population Family	1,175	66.5%	84,558	72.9%	221,072	76.0%
Population Non-Family	495	28.0%	26,231	22.6%	62,092	21.3%
Population Group Quarters	98	5.5%	5,227	4.5%	7,685	2.6%
Family Households	369	44.3%	28,252	56.1%	74,142	59.0%
Non-Family Households	464	55.7%	22,101	43.9%	51,522	41.0%
Married Couple with Children	16	8.4%	6,203	17.9%	16,299	16.2%
Average Family Household Size	3.2		3.0		3.0	

Household Size (2023)

1 Person Households	433	52.0%	19,663	39.1%	45,853	36.5%
2 Person Households	220	26.4%	16,839	33.4%	42,967	34.2%
3 Person Households	94	11.3%	6,446	12.8%	16,741	13.3%
4 Person Households	47	5.6%	4,315	8.6%	12,100	9.6%
5 Person Households	27	3.3%	2,048	4.1%	5,349	4.3%
6 or More Person Households	11	1.3%	1,041	2.1%	2,654	2.1%

Household Vehicles (2023)

Households with 0 Vehicles Available	219	26.3%	4,986	9.9%	11,080	8.8%
Households with 1 Vehicles Available	284	34.1%	19,990	39.7%	47,705	38.0%
Households with 2 or More Vehicles Available	330	39.6%	25,376	50.4%	66,880	53.2%
Total Vehicles Available	1,124		80,341		210,369	
Average Vehicles Per Household	1.3		1.6		1.7	

Expanded Profile

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Labor Force (2023)

Estimated Labor Population Age 16 Years or Over	1,329		96,694		242,237	
Estimated Civilian Employed	478	36.0%	51,022	52.8%	131,474	54.3%
Estimated Civilian Unemployed	40	3.0%	2,566	2.7%	5,911	2.4%
Estimated in Armed Forces	-	-	60	-	228	-
Estimated Not in Labor Force	810	61.0%	43,047	44.5%	104,624	43.2%
Unemployment Rate	3.0%		2.7%		2.4%	

Occupation (2023)

Occupation: Population Age 16 Years or Over	478		51,021		131,473	
Management, Business, Financial Operations	53	11.0%	6,404	12.6%	18,036	13.7%
Professional, Related	45	9.3%	9,138	17.9%	28,300	21.5%
Service	62	12.9%	10,441	20.5%	23,931	18.2%
Sales, Office	130	27.2%	10,547	20.7%	26,686	20.3%
Farming, Fishing, Forestry	-	-	121	0.2%	228	0.2%
Construct, Extraction, Maintenance	80	16.7%	3,758	7.4%	10,268	7.8%
Production, Transport Material Moving	110	22.9%	10,613	20.8%	24,025	18.3%
White Collar Workers	227	47.4%	26,089	51.1%	73,022	55.5%
Blue Collar Workers	251	52.6%	24,932	48.9%	58,452	44.5%

Consumer Expenditure (2023)

Total Household Expenditure	\$30.47 M		\$2.82 B		\$7.72 B	
Total Non-Retail Expenditure	\$16.24 M	53.3%	\$1.49 B	52.9%	\$4.08 B	52.8%
Total Retail Expenditure	\$14.24 M	46.7%	\$1.33 B	47.1%	\$3.64 B	47.2%
Apparel	\$1.04 M	3.4%	\$97.21 M	3.5%	\$268.21 M	3.5%
Contributions	\$927.19 K	3.0%	\$89.55 M	3.2%	\$249.81 M	3.2%
Education	\$843.52 K	2.8%	\$77.79 M	2.8%	\$220.68 M	2.9%
Entertainment	\$1.63 M	5.4%	\$155.93 M	5.5%	\$431.8 M	5.6%
Food and Beverages	\$4.58 M	15.0%	\$418.28 M	14.8%	\$1.14 B	14.8%
Furnishings and Equipment	\$1.02 M	3.3%	\$97.11 M	3.4%	\$268.66 M	3.5%
Gifts	\$684.99 K	2.2%	\$66.29 M	2.4%	\$185.75 M	2.4%
Health Care	\$2.68 M	8.8%	\$246.09 M	8.7%	\$667.54 M	8.6%
Household Operations	\$1.17 M	3.8%	\$109.84 M	3.9%	\$302.5 M	3.9%
Miscellaneous Expenses	\$571.23 K	1.9%	\$53.38 M	1.9%	\$146.5 M	1.9%
Personal Care	\$408.19 K	1.3%	\$37.79 M	1.3%	\$103.66 M	1.3%
Personal Insurance	\$189.53 K	0.6%	\$18.92 M	0.7%	\$53.16 M	0.7%
Reading	\$66.05 K	0.2%	\$6.19 M	0.2%	\$16.99 M	0.2%
Shelter	\$6.62 M	21.7%	\$597.09 M	21.2%	\$1.63 B	21.1%
Tobacco	\$231.03 K	0.8%	\$18.85 M	0.7%	\$49.31 M	0.6%
Transportation	\$5.35 M	17.6%	\$510.06 M	18.1%	\$1.4 B	18.1%
Utilities	\$2.45 M	8.0%	\$217.14 M	7.7%	\$583.56 M	7.6%

Educational Attainment (2023)

Adult Population Age 25 Years or Over	1,086		82,823		210,610	
Elementary (Grade Level 0 to 8)	77	7.1%	2,354	2.8%	5,108	2.4%
Some High School (Grade Level 9 to 11)	111	10.2%	6,018	7.3%	12,896	6.1%
High School Graduate	455	41.9%	34,736	41.9%	82,169	39.0%
Some College	230	21.1%	16,358	19.8%	40,446	19.2%
Associate Degree Only	42	3.9%	6,949	8.4%	17,274	8.2%
Bachelor Degree Only	112	10.3%	11,181	13.5%	34,349	16.3%
Graduate Degree	60	5.5%	5,227	6.3%	18,370	8.7%

Expanded Profile

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Units In Structure (2023)

1 Detached Unit	584	66.5%	38,379	73.0%	95,938	74.0%
1 Attached Unit	12	1.3%	1,568	3.0%	4,178	3.2%
2 to 4 Units	66	7.5%	2,657	5.1%	6,963	5.4%
5 to 9 Units	31	3.5%	1,652	3.1%	4,508	3.5%
10 to 19 Units	47	5.3%	2,248	4.3%	4,629	3.6%
20 to 49 Units	20	2.3%	1,321	2.5%	3,100	2.4%
50 or More Units	62	7.1%	1,721	3.3%	3,833	3.0%
Mobile Home or Trailer	9	1.1%	755	1.4%	2,370	1.8%
Other Structure	2	0.2%	52	-	145	0.1%

Homes Built By Year (2023)

Homes Built 2010 or later	12	1.3%	1,611	3.1%	3,760	2.9%
Homes Built 2000 to 2009	21	2.4%	1,950	3.7%	6,534	5.0%
Homes Built 1990 to 1999	30	3.4%	2,489	4.7%	8,765	6.8%
Homes Built 1980 to 1989	27	3.1%	2,692	5.1%	8,082	6.2%
Homes Built 1970 to 1979	108	12.3%	7,986	15.2%	21,760	16.8%
Homes Built 1960 to 1969	38	4.3%	7,941	15.1%	18,263	14.1%
Homes Built 1950 to 1959	301	34.2%	11,145	21.2%	25,840	19.9%
Homes Built Before 1949	297	33.8%	14,539	27.7%	32,658	25.2%

Home Values (2023)

Home Values \$1,000,000 or More	2	0.3%	96	0.3%	384	0.4%
Home Values \$500,000 to \$999,999	8	1.6%	656	1.9%	2,075	2.4%
Home Values \$400,000 to \$499,999	7	1.4%	525	1.5%	1,877	2.2%
Home Values \$300,000 to \$399,999	16	3.0%	1,535	4.5%	5,433	6.3%
Home Values \$200,000 to \$299,999	64	12.2%	3,693	10.9%	11,633	13.5%
Home Values \$150,000 to \$199,999	35	6.7%	4,830	14.2%	14,042	16.3%
Home Values \$100,000 to \$149,999	60	11.4%	6,608	19.5%	16,721	19.5%
Home Values \$70,000 to \$99,999	56	10.7%	6,469	19.1%	13,582	15.8%
Home Values \$50,000 to \$69,999	48	9.2%	3,526	10.4%	7,588	8.8%
Home Values \$25,000 to \$49,999	147	27.9%	2,828	8.3%	5,971	6.9%
Home Values Under \$25,000	83	15.8%	3,180	9.4%	6,661	7.7%
Owner-Occupied Median Home Value	\$57,707		\$106,298		\$130,283	
Renter-Occupied Median Rent	\$483		\$561		\$572	

Transportation To Work (2023)

Drive to Work Alone	268	56.0%	42,019	82.4%	108,357	82.4%
Drive to Work in Carpool	63	13.2%	3,979	7.8%	9,378	7.1%
Travel to Work by Public Transportation	49	10.2%	1,038	2.0%	2,005	1.5%
Drive to Work on Motorcycle	-	-	1	-	48	-
Walk or Bicycle to Work	22	4.7%	879	1.7%	1,549	1.2%
Other Means	8	1.7%	828	1.6%	1,794	1.4%
Work at Home	68	14.2%	2,278	4.5%	8,343	6.3%

Travel Time (2023)

Travel to Work in 14 Minutes or Less	148	30.9%	17,882	35.0%	44,727	34.0%
Travel to Work in 15 to 29 Minutes	127	26.5%	21,984	43.1%	51,389	39.1%
Travel to Work in 30 to 59 Minutes	95	19.9%	6,316	12.4%	19,525	14.9%
Travel to Work in 60 Minutes or More	41	8.5%	2,561	5.0%	7,490	5.7%
Average Minutes Travel to Work	17.7		17.4		17.9	