

RETAIL SPACE FOR LEASE

5401 Ashley Circle
Austintown, OH 44515

\$14/sf + NNN*

*\$3.35/sf NNN includes but not limited to Real Estate Taxes, Insurance, and CAM (such as parking lot maintenance, snow removal, lawn care, etc.)

Aerial – Site View



Demographic Data

	1 mi radius	5 mi radius	10 mi radius
Estimated Population (2021)	2,065	81,886	270,812
Projected Population (2026)	2,048	81,810	269,398
Estimated Households (2021)	892	36,102	118,108
Projected Households (2026)	922	37,434	121,892
Estimated Average Household Income (2021)	\$64,188	\$65,501	\$65,553
Projected Average Household Income (2026)	\$72,128	\$77,080	\$76,564
Total Businesses	227	2,199	9,739
Total Employees	3,914	28,116	122,102

Space Details



Up to 9,445 sf available – currently separate suites can be combined or reduced as needed

2,745 sf – former office space

6,700 sf – former office/warehouse space

Join Dasco Home Health in prime office space with large parking lot just off SR 46 and near Interstate 80 exit

Near Hollywood Gaming Racetrack & Casino and Petro Truck Stop

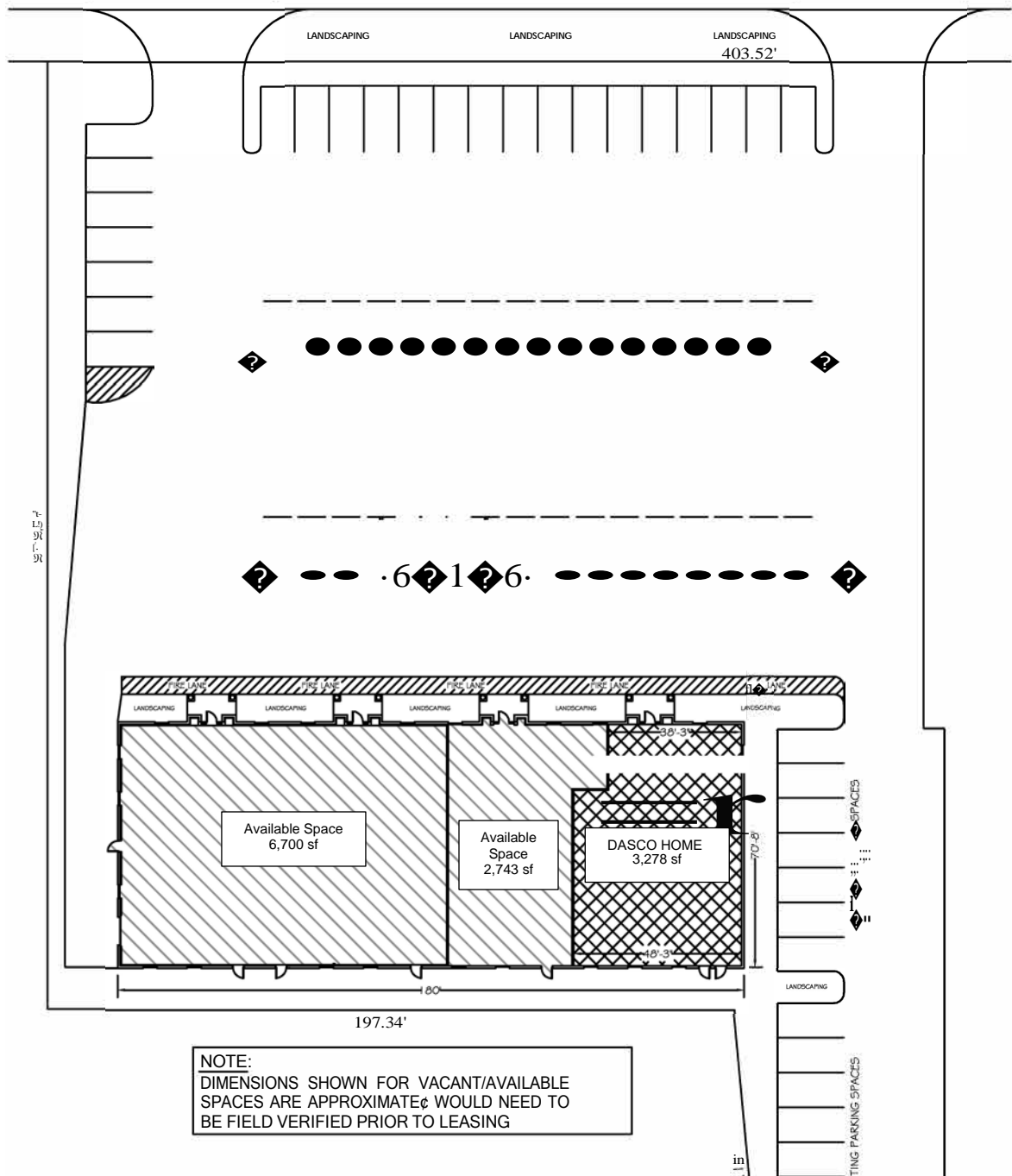
COCCA DEVELOPMENT, LTD

100 DEBARTOLO PLACE SUITE 400 BOARDMAN, OHIO 44512

(330) 729-1010

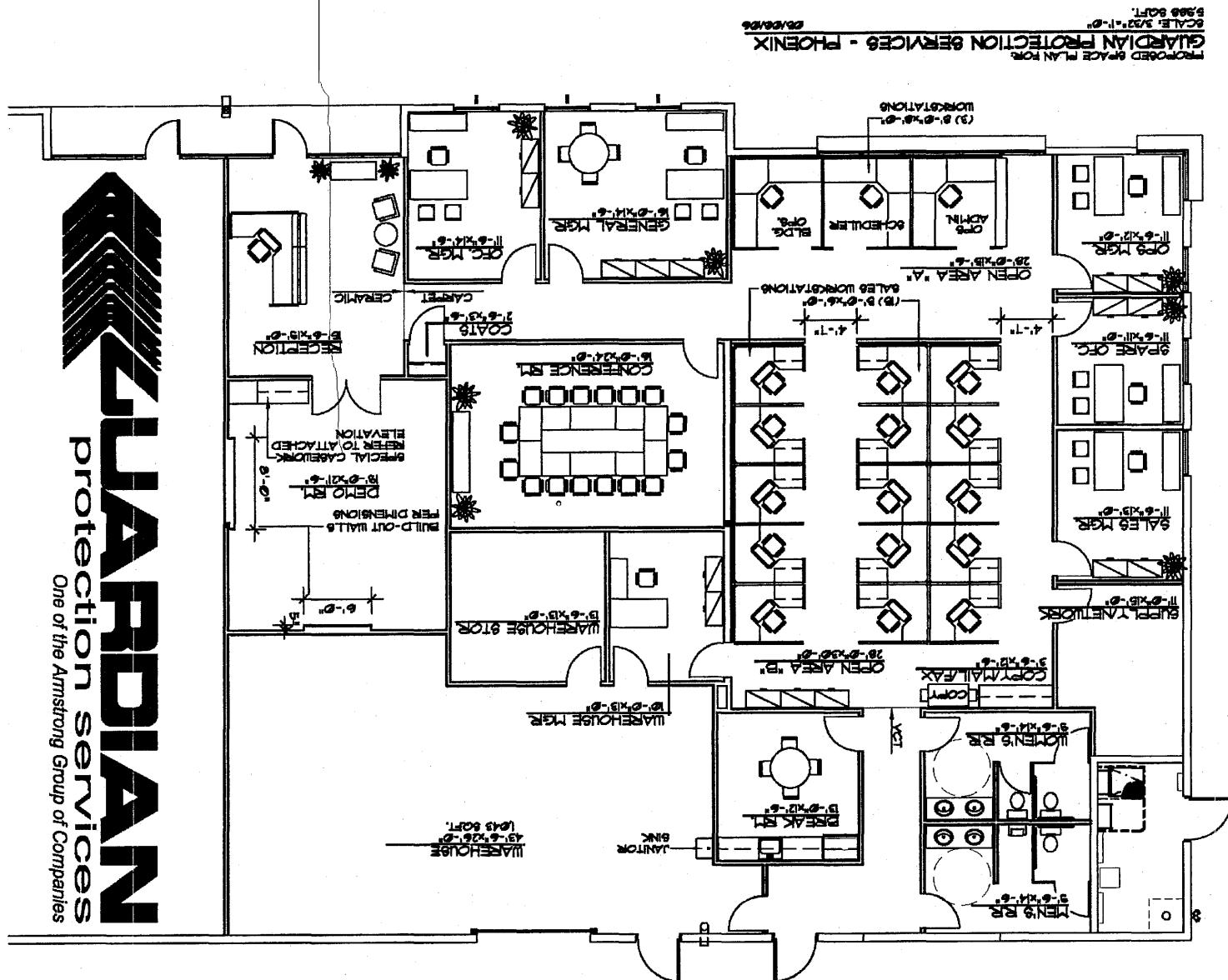
WWW.COCCADEVELOPMENT.COM

—ASHLEY CIRCLE GO' R.W.—



NOTE:
DIMENSIONS SHOWN FOR VACANT/AVAILABLE
SPACES ARE APPROXIMATE & WOULD NEED TO
BE FIELD VERIFIED PRIOR TO LEASING

"EXHIBIT B"



Suites D-F
6,700 sf

GUARDIAN
protection services
One of the Armstrong Group of Companies



5401 Ashley Circle
Austintown, OH

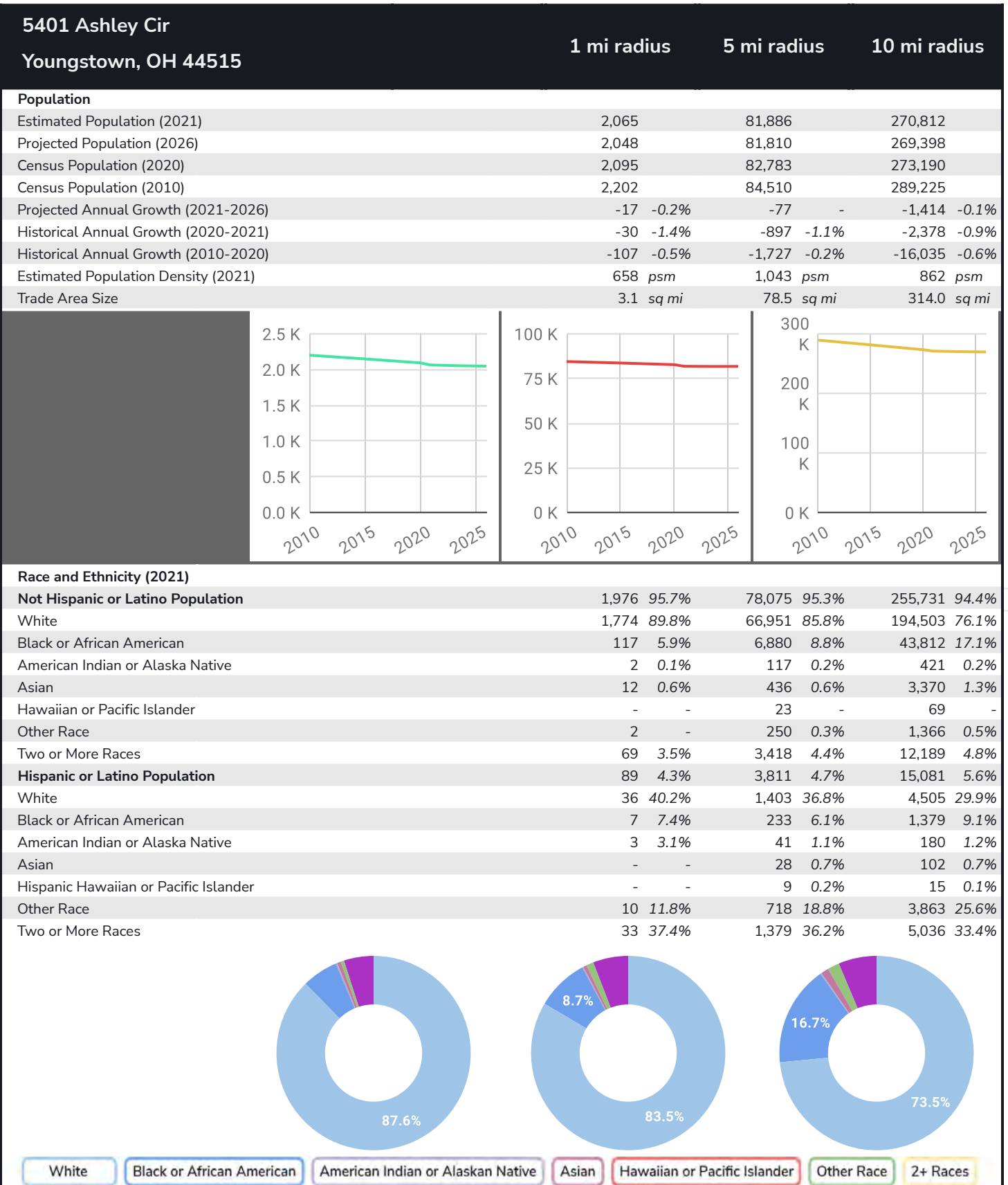


5401 Ashley Circle
Austintown, OH

Graphic Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

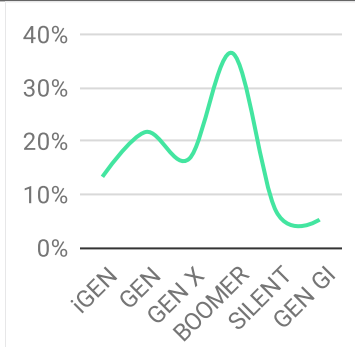
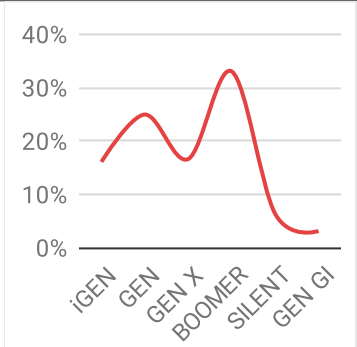
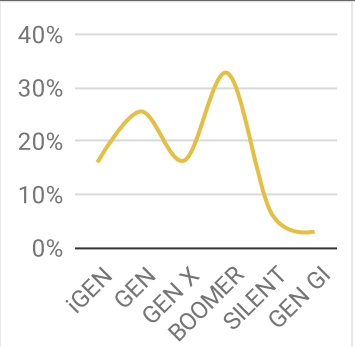
Lat/Lon: 41.1141/-80.7664



Graphic Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.1141/-80.7664

5401 Ashley Cir			1 mi radius		5 mi radius		10 mi radius	
Youngstown, OH 44515								
Age Distribution (2021)								
Age Under 5 Years	85	4.1%	4,357	5.3%	14,343	5.3%		
Age 5 to 9 Years	88	4.3%	4,374	5.3%	14,241	5.3%		
Age 10 to 14 Years	100	4.9%	4,412	5.4%	14,648	5.4%		
Age 15 to 19 Years	101	4.9%	4,371	5.3%	15,404	5.7%		
Age 20 to 24 Years	127	6.2%	5,304	6.5%	18,198	6.7%		
Age 25 to 29 Years	110	5.3%	5,617	6.9%	18,763	6.9%		
Age 30 to 34 Years	109	5.3%	5,119	6.3%	16,708	6.2%		
Age 35 to 39 Years	114	5.5%	4,569	5.6%	14,789	5.5%		
Age 40 to 44 Years	117	5.6%	4,612	5.6%	14,626	5.4%		
Age 45 to 49 Years	113	5.5%	4,406	5.4%	14,766	5.5%		
Age 50 to 54 Years	136	6.6%	4,888	6.0%	16,421	6.1%		
Age 55 to 59 Years	150	7.3%	5,644	6.9%	18,627	6.9%		
Age 60 to 64 Years	185	8.9%	6,200	7.6%	19,966	7.4%		
Age 65 to 69 Years	167	8.1%	5,657	6.9%	18,187	6.7%		
Age 70 to 74 Years	114	5.5%	4,636	5.7%	15,294	5.6%		
Age 75 to 79 Years	82	3.9%	3,087	3.8%	10,498	3.9%		
Age 80 to 84 Years	59	2.8%	2,098	2.6%	7,184	2.7%		
Age 85 Years or Over	108	5.2%	2,534	3.1%	8,150	3.0%		
Median Age	47.5		42.2		42.1			
Generation (2021)								
iGeneration (Age Under 15 Years)	274	13.3%	13,143	16.1%	43,232	16.0%		
Generation 9/11 Millennials (Age 15 to 34 Years)	447	21.7%	20,412	24.9%	69,073	25.5%		
Gen Xers (Age 35 to 49 Years)	344	16.7%	13,587	16.6%	44,181	16.3%		
Baby Boomers (Age 50 to 74 Years)	752	36.4%	27,025	33.0%	88,495	32.7%		
Silent Generation (Age 75 to 84 Years)	140	6.8%	5,185	6.3%	17,682	6.5%		
G.I. Generation (Age 85 Years or Over)	108	5.2%	2,534	3.1%	8,150	3.0%		
								

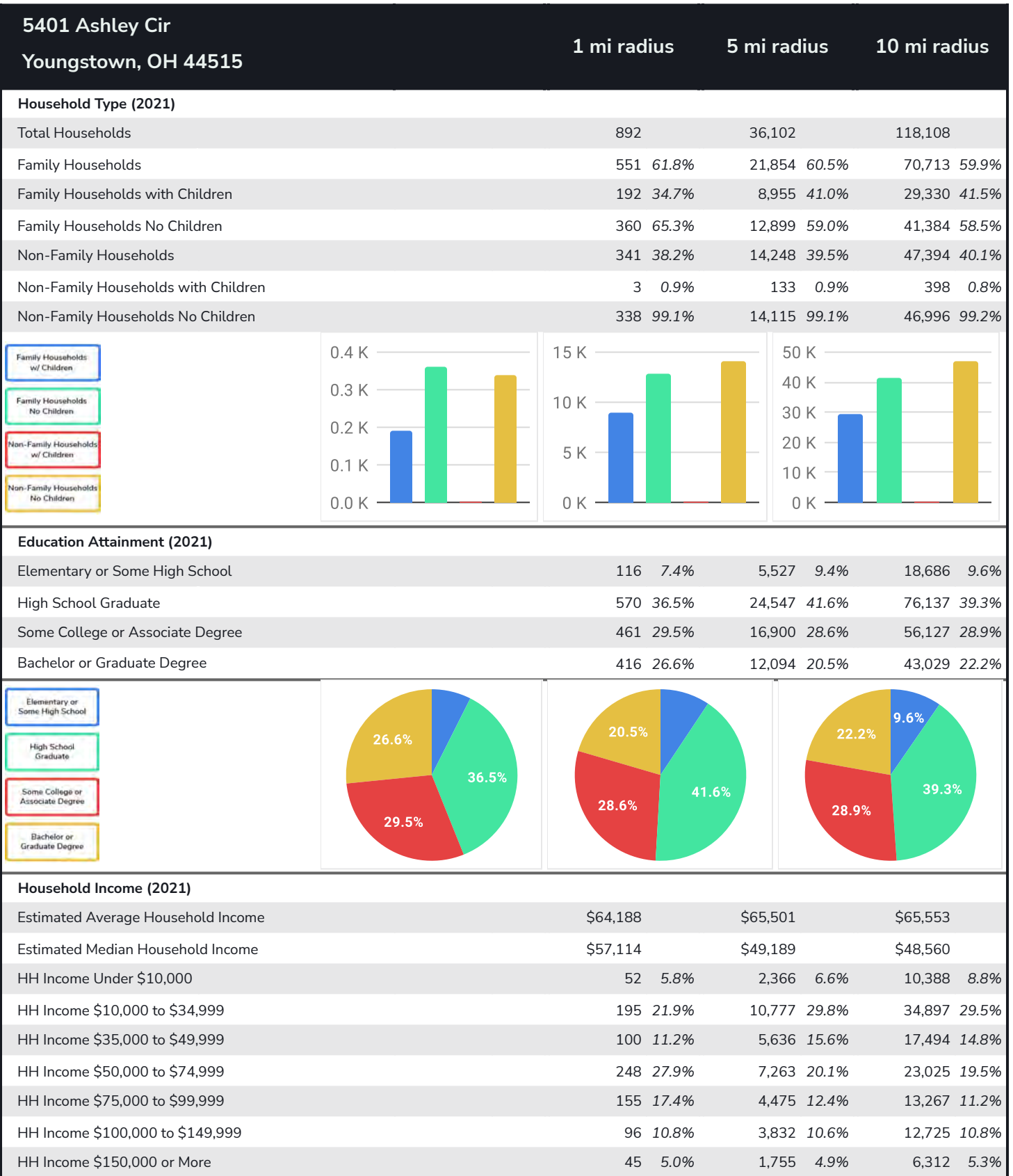
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Graphic Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.1141/-80.7664



Expanded Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.1141/-80.7664

5401 Ashley Cir Youngstown, OH 44515							1 mi radius	5 mi radius	10 mi radius
Population									
Estimated Population (2021)							2,065	81,886	270,812
Projected Population (2026)							2,048	81,810	269,398
Census Population (2020)							2,095	82,783	273,190
Census Population (2010)							2,202	84,510	289,225
Projected Annual Growth (2021 to 2026)							-17 -0.2%	-77 -	-1,414 -0.1%
Historical Annual Growth (2020 to 2021)							-30 -1.4%	-897 -1.1%	-2,378 -0.9%
Historical Annual Growth (2010 to 2020)							-107 -4.9%	-1,727 -2.0%	-16,035 -5.5%
Estimated Population Density (2021)							658 psm	1,043 psm	862 psm
Trade Area Size							3.1 sq mi	78.5 sq mi	314.0 sq mi
Households									
Estimated Households (2021)							892	36,102	118,108
Projected Households (2026)							922	37,434	121,892
Census Households (2020)							901	36,547	119,215
Census Households (2010)							912	35,875	121,275
Estimated Households with Children (2021)							195 21.8%	9,088 25.2%	29,728 25.2%
Estimated Average Household Size (2021)							2.23	2.24	2.23
Average Household Income									
Estimated Average Household Income (2021)							\$64,188	\$65,501	\$65,553
Projected Average Household Income (2026)							\$72,128	\$77,080	\$76,564
Estimated Average Family Income (2021)							\$84,180	\$79,069	\$80,860
Median Household Income									
Estimated Median Household Income (2021)							\$57,114	\$49,189	\$48,560
Projected Median Household Income (2026)							\$64,395	\$56,702	\$56,104
Estimated Median Family Income (2021)							\$70,809	\$63,512	\$63,405
Per Capita Income									
Estimated Per Capita Income (2021)							\$28,011	\$28,985	\$28,930
Projected Per Capita Income (2026)							\$32,732	\$35,378	\$34,985
Estimated Per Capita Income 5 Year Growth							\$4,721 16.9%	\$6,392 22.1%	\$6,055 20.9%
Estimated Average Household Net Worth (2021)							\$245,583	\$292,051	\$306,652
Daytime Demos (2021)									
Total Businesses							227	2,199	9,739
Total Employees							3,914	28,116	122,102
Company Headquarter Businesses							16 6.9%	98 4.5%	421 4.3%
Company Headquarter Employees							591 15.1%	3,268 11.6%	16,763 13.7%
Employee Population per Business							17.2	12.8	12.5
Residential Population per Business							9.1	37.2	27.8

Expanded Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.1141/-80.7664

5401 Ashley Cir Youngstown, OH 44515

1 mi radius 5 mi radius 10 mi radius

Race & Ethnicity						
White (2021)	1,809	87.6%	68,355	83.5%	199,008	73.5%
Black or African American (2021)	124	6.0%	7,113	8.7%	45,191	16.7%
American Indian or Alaska Native (2021)	5	0.2%	158	0.2%	601	0.2%
Asian (2021)	12	0.6%	464	0.6%	3,473	1.3%
Hawaiian or Pacific Islander (2021)	-	-	32	-	84	-
Other Race (2021)	12	0.6%	967	1.2%	5,229	1.9%
Two or More Races (2021)	102	4.9%	4,797	5.9%	17,225	6.4%
Not Hispanic or Latino Population (2021)	1,976	95.7%	78,075	95.3%	255,731	94.4%
Hispanic or Latino Population (2021)	89	4.3%	3,811	4.7%	15,081	5.6%
Not Hispanic or Latino Population (2026)	1,947	95.0%	77,594	94.8%	253,047	93.9%
Hispanic or Latino Population (2026)	101	5.0%	4,216	5.2%	16,351	6.1%
Not Hispanic or Latino Population (2020)	2,037	97.2%	79,399	95.9%	258,162	94.5%
Hispanic or Latino Population (2020)	58	2.8%	3,383	4.1%	15,028	5.5%
Not Hispanic or Latino Population (2010)	2,154	97.8%	82,073	97.1%	277,393	95.9%
Hispanic or Latino Population (2010)	48	2.2%	2,437	2.9%	11,832	4.1%
Projected Hispanic Annual Growth (2021 to 2026)	13	2.8%	405	2.1%	1,270	1.7%
Historic Hispanic Annual Growth (2010 to 2021)	41	7.9%	1,374	5.1%	3,249	2.5%
Age Distribution (2021)						
Age Under 5	85	4.1%	4,357	5.3%	14,343	5.3%
Age 5 to 9 Years	88	4.3%	4,374	5.3%	14,241	5.3%
Age 10 to 14 Years	100	4.9%	4,412	5.4%	14,648	5.4%
Age 15 to 19 Years	101	4.9%	4,371	5.3%	15,404	5.7%
Age 20 to 24 Years	127	6.2%	5,304	6.5%	18,198	6.7%
Age 25 to 29 Years	110	5.3%	5,617	6.9%	18,763	6.9%
Age 30 to 34 Years	109	5.3%	5,119	6.3%	16,708	6.2%
Age 35 to 39 Years	114	5.5%	4,569	5.6%	14,789	5.5%
Age 40 to 44 Years	117	5.6%	4,612	5.6%	14,626	5.4%
Age 45 to 49 Years	113	5.5%	4,406	5.4%	14,766	5.5%
Age 50 to 54 Years	136	6.6%	4,888	6.0%	16,421	6.1%
Age 55 to 59 Years	150	7.3%	5,644	6.9%	18,627	6.9%
Age 60 to 64 Years	185	8.9%	6,200	7.6%	19,966	7.4%
Age 65 to 74 Years	281	13.6%	10,294	12.6%	33,481	12.4%
Age 75 to 84 Years	140	6.8%	5,185	6.3%	17,682	6.5%
Age 85 Years or Over	108	5.2%	2,534	3.1%	8,150	3.0%
Median Age	47.5		42.2		42.1	
Gender Age Distribution (2021)						
Female Population	1,085	52.6%	42,638	52.1%	140,387	51.8%
Age 0 to 19 Years	192	17.7%	8,564	20.1%	28,678	20.4%
Age 20 to 64 Years	571	52.6%	23,553	55.2%	77,289	55.1%
Age 65 Years or Over	323	29.7%	10,521	24.7%	34,420	24.5%
Female Median Age	50.3		44.2		44.1	
Male Population	980	47.4%	39,248	47.9%	130,425	48.2%
Age 0 to 19 Years	183	18.6%	8,950	22.8%	29,958	23.0%
Age 20 to 64 Years	591	60.3%	22,807	58.1%	75,575	57.9%
Age 65 Years or Over	207	21.1%	7,491	19.1%	24,892	19.1%
Male Median Age	44.5		40.2		40.0	

Expanded Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.1141/-80.7664

5401 Ashley Cir

Youngstown, OH 44515

1 mi radius

5 mi radius

10 mi radius

Household Income Distribution (2021)

HH Income \$200,000 or More	1	0.1%	870	2.4%	3,315	2.8%
HH Income \$150,000 to \$199,999	44	4.9%	885	2.5%	2,997	2.5%
HH Income \$100,000 to \$149,999	96	10.8%	3,832	10.6%	12,725	10.8%
HH Income \$75,000 to \$99,999	155	17.4%	4,475	12.4%	13,267	11.2%
HH Income \$50,000 to \$74,999	248	27.9%	7,263	20.1%	23,025	19.5%
HH Income \$35,000 to \$49,999	100	11.2%	5,636	15.6%	17,494	14.8%
HH Income \$25,000 to \$34,999	84	9.5%	4,507	12.5%	13,942	11.8%
HH Income \$15,000 to \$24,999	52	5.9%	4,109	11.4%	13,595	11.5%
HH Income Under \$15,000	111	12.4%	4,526	12.5%	17,748	15.0%
HH Income \$35,000 or More	645	72.3%	22,960	63.6%	72,822	61.7%
HH Income \$75,000 or More	297	33.3%	10,061	27.9%	32,304	27.4%

Housing (2021)

Total Housing Units	929		38,931		131,248	
Housing Units Occupied	892	96.1%	36,102	92.7%	118,108	90.0%
Housing Units Owner-Occupied	662	74.2%	24,956	69.1%	79,630	67.4%
Housing Units, Renter-Occupied	230	25.8%	11,146	30.9%	38,478	32.6%
Housing Units, Vacant	36	4.1%	2,828	7.8%	13,141	11.1%

Marital Status (2021)

Never Married	529	29.5%	23,231	33.8%	80,300	35.3%
Currently Married	845	47.1%	27,801	40.4%	86,858	38.2%
Separated	17	0.9%	2,076	3.0%	8,532	3.7%
Widowed	149	8.3%	5,865	8.5%	19,334	8.5%
Divorced	253	14.1%	9,770	14.2%	32,556	14.3%

Household Type (2021)

Population Family	1,594	77.2%	64,362	78.6%	208,722	77.1%
Population Non-Family	393	19.0%	16,367	20.0%	54,283	20.0%
Population Group Quarters	78	3.8%	1,156	1.4%	7,807	2.9%
Family Households	551	61.8%	21,854	60.5%	70,713	59.9%
Non-Family Households	341	38.2%	14,248	39.5%	47,394	40.1%
Married Couple with Children	143	16.9%	5,172	18.6%	15,617	18.0%
Average Family Household Size	2.9		2.9		3.0	

Household Size (2021)

1 Person Households	302	33.8%	12,502	34.6%	41,824	35.4%
2 Person Households	317	35.6%	12,151	33.7%	39,476	33.4%
3 Person Households	116	13.0%	5,155	14.3%	16,674	14.1%
4 Person Households	103	11.6%	3,812	10.6%	11,965	10.1%
5 Person Households	37	4.2%	1,700	4.7%	5,321	4.5%
6 or More Person Households	17	1.9%	782	2.2%	2,849	2.4%

Household Vehicles (2021)

Households with 0 Vehicles Available	58	6.5%	2,553	7.1%	9,741	8.2%
Households with 1 Vehicles Available	255	28.6%	13,740	38.1%	46,145	39.1%
Households with 2 or More Vehicles Available	579	64.9%	19,809	54.9%	62,221	52.7%
Total Vehicles Available	1,691		61,711		197,107	
Average Vehicles Per Household	1.9		1.7		1.7	

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Lat/Lon: 41.1141/-80.7664

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1 mi radius

5 mi radius

10 mi radius

Labor Force (2021)

Estimated Labor Population Age 16 Years or Over	1,776		67,914		224,716	
Estimated Civilian Employed	990	55.8%	36,645	54.0%	115,661	51.5%
Estimated Civilian Unemployed	38	2.2%	2,608	3.8%	10,312	4.6%
Estimated in Armed Forces	-	-	52	-	181	-
Estimated Not in Labor Force	747	42.1%	28,609	42.1%	98,563	43.9%
Unemployment Rate	2.2%		3.8%		4.6%	

Occupation (2021)

Occupation: Population Age 16 Years or Over	990		36,645		115,661	
Management, Business, Financial Operations	153	15.5%	4,147	11.3%	12,939	11.2%
Professional, Related	205	20.7%	6,962	19.0%	24,286	21.0%
Service	234	23.6%	7,721	21.1%	23,372	20.2%
Sales, Office	223	22.5%	8,091	22.1%	24,716	21.4%
Farming, Fishing, Forestry	-	-	49	0.1%	153	0.1%
Construct, Extraction, Maintenance	44	4.4%	2,674	7.3%	8,061	7.0%
Production, Transport Material Moving	132	13.3%	7,000	19.1%	22,134	19.1%
White Collar Workers	581	58.7%	19,200	52.4%	61,941	53.6%
Blue Collar Workers	409	41.3%	17,445	47.6%	53,720	46.4%

Consumer Expenditure (2021)

Total Household Expenditure	\$46.22 M		\$1.89 B		\$6.17 B	
Total Non-Retail Expenditure	\$24.29 M	52.5%	\$994.47 M	52.7%	\$3.26 B	52.8%
Total Retail Expenditure	\$21.93 M	47.5%	\$891.94 M	47.3%	\$2.91 B	47.2%
Apparel	\$1.58 M	3.4%	\$64.92 M	3.4%	\$212.65 M	3.4%
Contributions	\$1.44 M	3.1%	\$59.44 M	3.2%	\$195.02 M	3.2%
Education	\$1.21 M	2.6%	\$50.59 M	2.7%	\$168.07 M	2.7%
Entertainment	\$2.57 M	5.6%	\$104.2 M	5.5%	\$341.05 M	5.5%
Food and Beverages	\$6.88 M	14.9%	\$280.66 M	14.9%	\$917.73 M	14.9%
Furnishings and Equipment	\$1.6 M	3.5%	\$64.88 M	3.4%	\$212.32 M	3.4%
Gifts	\$1.06 M	2.3%	\$43.89 M	2.3%	\$144.46 M	2.3%
Health Care	\$4.08 M	8.8%	\$165.73 M	8.8%	\$540.65 M	8.8%
Household Operations	\$1.79 M	3.9%	\$73.32 M	3.9%	\$240.12 M	3.9%
Miscellaneous Expenses	\$872.77 K	1.9%	\$35.6 M	1.9%	\$116.6 M	1.9%
Personal Care	\$618.87 K	1.3%	\$25.29 M	1.3%	\$82.77 M	1.3%
Personal Insurance	\$309.81 K	0.7%	\$12.6 M	0.7%	\$41.28 M	0.7%
Reading	\$101.1 K	0.2%	\$4.13 M	0.2%	\$13.52 M	0.2%
Shelter	\$9.73 M	21.0%	\$398.35 M	21.1%	\$1.3 B	21.1%
Tobacco	\$309.37 K	0.7%	\$12.77 M	0.7%	\$41.64 M	0.7%
Transportation	\$8.5 M	18.4%	\$343.64 M	18.2%	\$1.12 B	18.2%
Utilities	\$3.58 M	7.7%	\$146.41 M	7.8%	\$477.65 M	7.7%

Educational Attainment (2021)

Adult Population Age 25 Years or Over	1,563		59,067		193,979	
Elementary (Grade Level 0 to 8)	55	3.5%	1,515	2.6%	5,023	2.6%
Some High School (Grade Level 9 to 11)	61	3.9%	4,012	6.8%	13,663	7.0%
High School Graduate	570	36.5%	24,547	41.6%	76,137	39.3%
Some College	301	19.2%	12,108	20.5%	40,732	21.0%
Associate Degree Only	160	10.2%	4,792	8.1%	15,395	7.9%
Bachelor Degree Only	284	18.1%	8,278	14.0%	28,771	14.8%
Graduate Degree	132	8.5%	3,816	6.5%	14,259	7.4%

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Lat/Lon: 41.1141/-80.7664

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Youngstown, OH 44515

1 mi radius

5 mi radius

10 mi radius

Units In Structure (2021)

1 Detached Unit	731	80.2%	28,238	78.7%	90,845	74.9%
1 Attached Unit	7	0.8%	1,036	2.9%	3,218	2.7%
2 to 4 Units	38	4.2%	1,704	4.8%	6,879	5.7%
5 to 9 Units	21	2.3%	1,195	3.3%	4,913	4.1%
10 to 19 Units	61	6.7%	1,688	4.7%	4,399	3.6%
20 to 49 Units	18	2.0%	733	2.0%	1,961	1.6%
50 or More Units	12	1.3%	886	2.5%	3,143	2.6%
Mobile Home or Trailer	4	0.5%	614	1.7%	2,735	2.3%
Other Structure	-	-	9	-	14	-

Homes Built By Year (2021)

Homes Built 2010 or later	23	2.6%	718	2.0%	2,126	1.8%
Homes Built 2000 to 2009	63	6.9%	1,562	4.4%	4,764	3.9%
Homes Built 1990 to 1999	56	6.2%	3,132	8.7%	9,896	8.2%
Homes Built 1980 to 1989	124	13.7%	2,101	5.9%	7,447	6.1%
Homes Built 1970 to 1979	205	22.5%	5,342	14.9%	17,991	14.8%
Homes Built 1960 to 1969	140	15.3%	5,455	15.2%	17,098	14.1%
Homes Built 1950 to 1959	164	18.0%	9,676	27.0%	28,993	23.9%
Homes Built Before 1949	116	12.7%	8,117	22.6%	29,793	24.6%

Home Values (2021)

Home Values \$1,000,000 or More	-	-	162	0.6%	393	0.5%
Home Values \$500,000 to \$999,999	4	0.6%	413	1.7%	1,434	1.8%
Home Values \$400,000 to \$499,999	73	11.1%	432	1.7%	1,181	1.5%
Home Values \$300,000 to \$399,999	7	1.0%	677	2.7%	2,590	3.3%
Home Values \$200,000 to \$299,999	40	6.0%	1,823	7.3%	6,888	8.6%
Home Values \$150,000 to \$199,999	129	19.5%	2,922	11.7%	10,170	12.8%
Home Values \$100,000 to \$149,999	214	32.3%	4,952	19.8%	15,257	19.2%
Home Values \$70,000 to \$99,999	87	13.2%	5,684	22.8%	16,006	20.1%
Home Values \$50,000 to \$69,999	71	10.7%	3,900	15.6%	10,755	13.5%
Home Values \$25,000 to \$49,999	10	1.5%	2,480	9.9%	8,204	10.3%
Home Values Under \$25,000	27	4.1%	1,510	6.1%	6,752	8.5%
Owner-Occupied Median Home Value	\$131,961		\$106,413		\$110,112	
Renter-Occupied Median Rent	\$583		\$559		\$550	

Transportation To Work (2021)

Drive to Work Alone	825	83.3%	31,749	86.6%	98,051	84.8%
Drive to Work in Carpool	57	5.7%	2,814	7.7%	8,446	7.3%
Travel to Work by Public Transportation	1	0.1%	312	0.9%	1,694	1.5%
Drive to Work on Motorcycle	-	-	16	-	56	-
Walk or Bicycle to Work	1	0.1%	365	1.0%	1,562	1.4%
Other Means	1	0.1%	279	0.8%	1,738	1.5%
Work at Home	105	10.6%	1,110	3.0%	4,114	3.6%

Travel Time (2021)

Travel to Work in 14 Minutes or Less	235	23.7%	12,833	35.0%	40,509	35.0%
Travel to Work in 15 to 29 Minutes	492	49.7%	15,593	42.6%	44,886	38.8%
Travel to Work in 30 to 59 Minutes	79	7.9%	4,771	13.0%	17,835	15.4%
Travel to Work in 60 Minutes or More	80	8.1%	2,337	6.4%	8,317	7.2%
Average Minutes Travel to Work	19.2		17.5		17.9	