

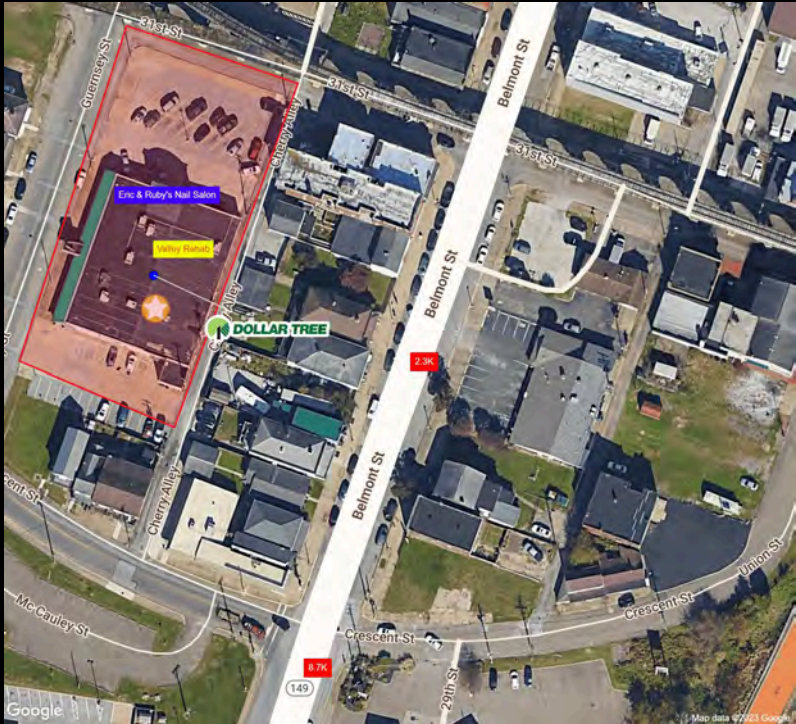
RETAIL SPACE FOR LEASE

3050 Guernsey Street
Bellaire, OH 43906

\$12/sf + NNN*

*\$2.25/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 (2023)	4,066	40,719	99,471
Projected Population (2028)	4,076	39,255	95,489
Estimated Households (2023)	1,830	18,469	44,104
Projected Households (2028)	1,782	17,125	40,707
Estimated Average Household Income (2023)	\$62,864	\$76,951	\$96,439
Projected Average Household Income (2028)	\$65,553	\$87,136	\$96,439
Total Businesses	185	1,899	3,967
Total Employees	1,877	26,236	47,925

Space Details



Join Dollar Tree, Valley Rehab, and Eric & Ruby's Nail Salon

1,327 sf suite or 1,275 sf suite

Site located on Guernsey Street between Crescent Street and 31st Street

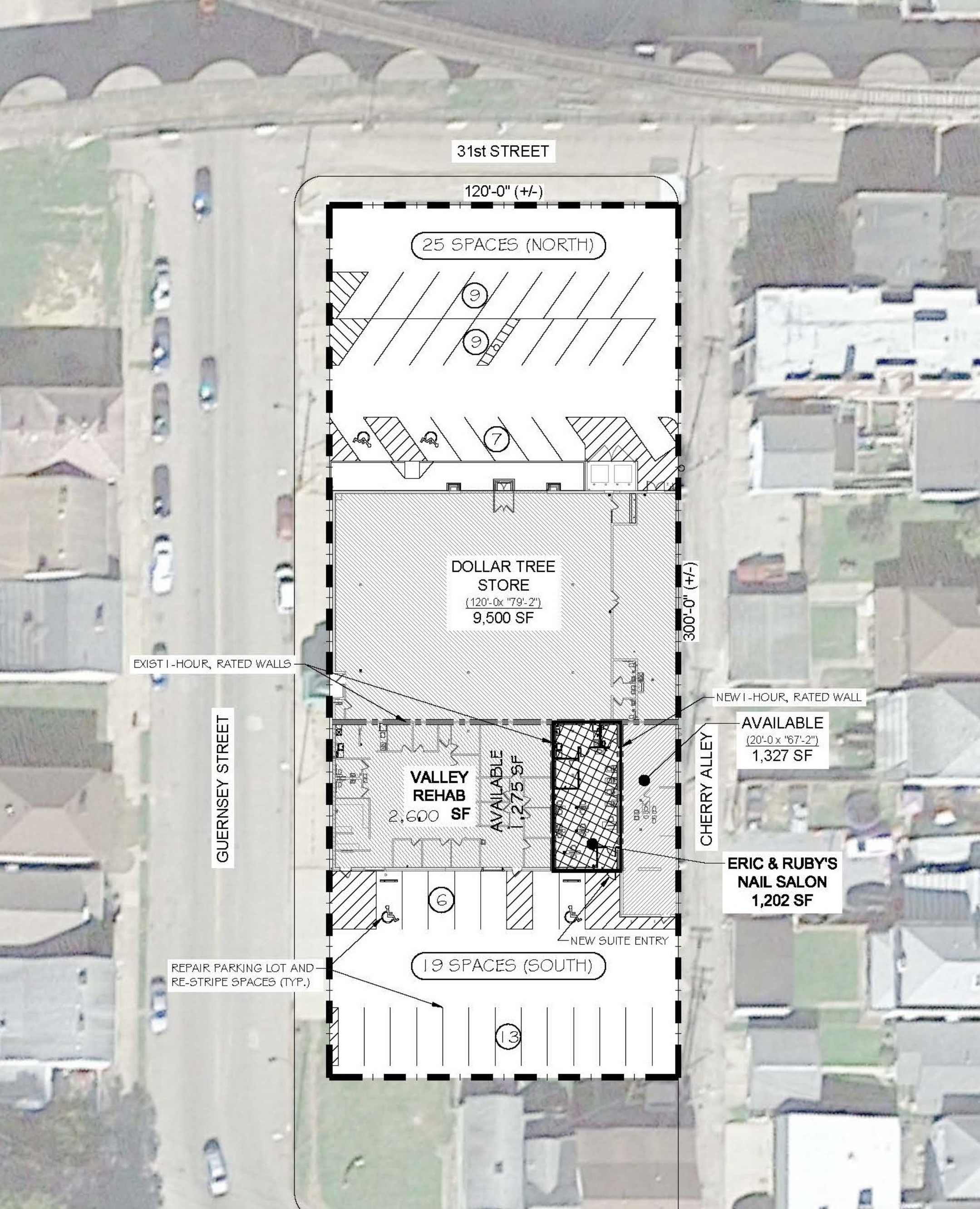
Large ample parking lot and tenant pylon sign available

COCCA DEVELOPMENT, LTD

100 DEBARTOLO PLACE SUITE 400 BOARDMAN, OHIO 44512

(330) 729-1010

WWW.COCCADEVELOPMENT.COM



31st STREET

120'-0" (+/-)

25 SPACES (NORTH)

9

9

7

DOLLAR TREE
STORE
(120'-0" x "79'-2")
9,500 SF

EXIST I-HOUR, RATED WALLS

NEW I-HOUR, RATED WALL

300'-0" (+/-)

GUERNSEY STREET

AVAILABLE
(20'-0" x "67'-2")
1,327 SF

CHERRY ALLEY

VALLEY
REHAB
2,600 SF

AVAILABLE
1,275 SF

ERIC & RUBY'S
NAIL SALON
1,202 SF

NEW SUITE ENTRY

REPAIR PARKING LOT AND
RE-STRIPE SPACES (TYP.)

19 SPACES (SOUTH)

13



Walgreens

DOLLAR TREE

Eric & Ruby's Nail Salon

Valley Rehab

DOLLAR GENERAL

Advance Auto Parts



W 26th St



SUBWAY



CHEVROLET

UNITED BANK

Kroger



McMahon Creek

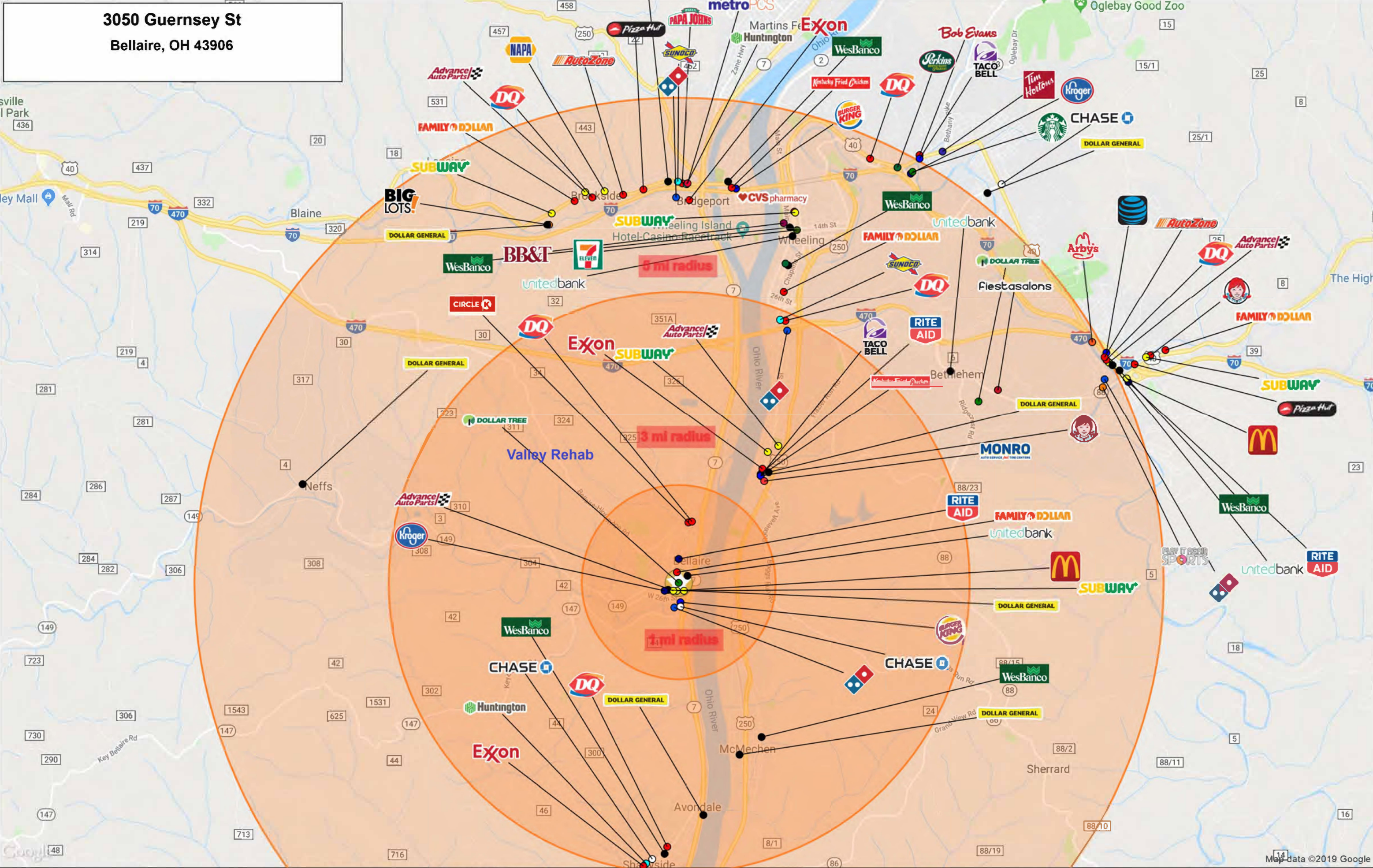
Turn It Out Dance Academy

2.3K

8.7K

149

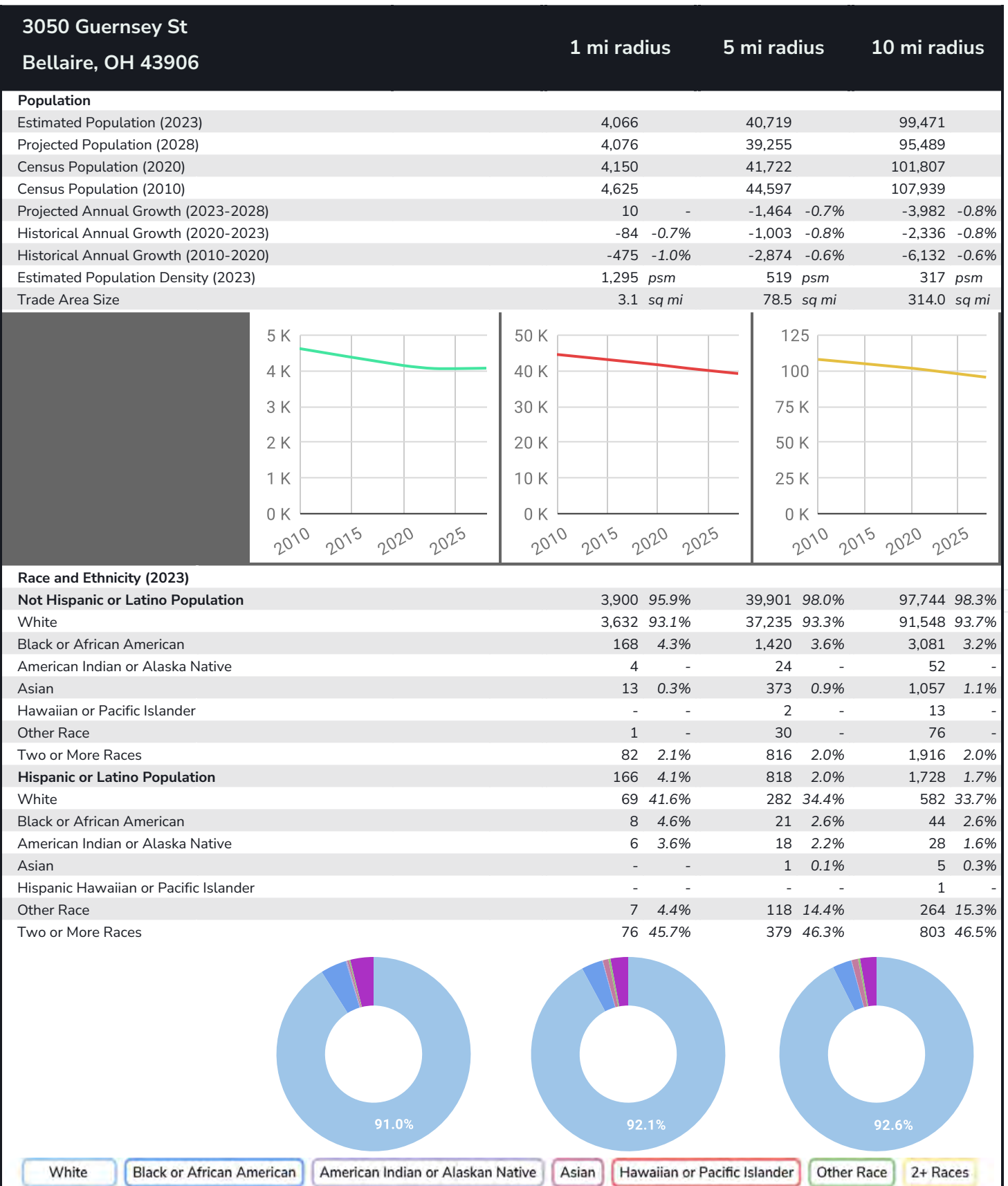
3050 Guernsey St
Bellaire, OH 43906



Graphic Profile

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

Lat/Lon: 40.0126/-80.7447



Graphic Profile

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

Lat/Lon: 40.0126/-80.7447

3050 Guernsey St Bellaire, OH 43906		1 mi radius		5 mi radius		10 mi radius	
Age Distribution (2023)							
Age Under 5 Years	228	5.6%	2,063	5.1%	4,823	4.8%	
Age 5 to 9 Years	245	6.0%	2,218	5.4%	5,420	5.4%	
Age 10 to 14 Years	231	5.7%	2,294	5.6%	5,826	5.9%	
Age 15 to 19 Years	222	5.5%	2,323	5.7%	5,615	5.6%	
Age 20 to 24 Years	234	5.8%	2,077	5.1%	4,978	5.0%	
Age 25 to 29 Years	255	6.3%	2,380	5.8%	5,552	5.6%	
Age 30 to 34 Years	290	7.1%	2,323	5.7%	5,711	5.7%	
Age 35 to 39 Years	270	6.6%	2,340	5.7%	5,602	5.6%	
Age 40 to 44 Years	248	6.1%	2,263	5.6%	5,686	5.7%	
Age 45 to 49 Years	252	6.2%	2,416	5.9%	5,775	5.8%	
Age 50 to 54 Years	245	6.0%	2,584	6.3%	6,333	6.4%	
Age 55 to 59 Years	254	6.2%	2,894	7.1%	6,964	7.0%	
Age 60 to 64 Years	268	6.6%	3,185	7.8%	7,893	7.9%	
Age 65 to 69 Years	249	6.1%	2,885	7.1%	7,388	7.4%	
Age 70 to 74 Years	230	5.7%	2,670	6.6%	6,670	6.7%	
Age 75 to 79 Years	144	3.5%	1,554	3.8%	3,751	3.8%	
Age 80 to 84 Years	105	2.6%	1,138	2.8%	2,669	2.7%	
Age 85 Years or Over	97	2.4%	1,111	2.7%	2,816	2.8%	
Median Age	40.4		44.1		44.5		
Generation (2023)							
iGeneration (Age Under 15 Years)	704	17.3%	6,575	16.1%	16,069	16.2%	
Generation 9/11 Millennials (Age 15 to 34 Years)	1,001	24.6%	9,102	22.4%	21,856	22.0%	
Gen Xers (Age 35 to 49 Years)	770	18.9%	7,019	17.2%	17,064	17.2%	
Baby Boomers (Age 50 to 74 Years)	1,246	30.6%	14,220	34.9%	35,246	35.4%	
Silent Generation (Age 75 to 84 Years)	248	6.1%	2,692	6.6%	6,420	6.5%	
G.I. Generation (Age 85 Years or Over)	97	2.4%	1,111	2.7%	2,816	2.8%	

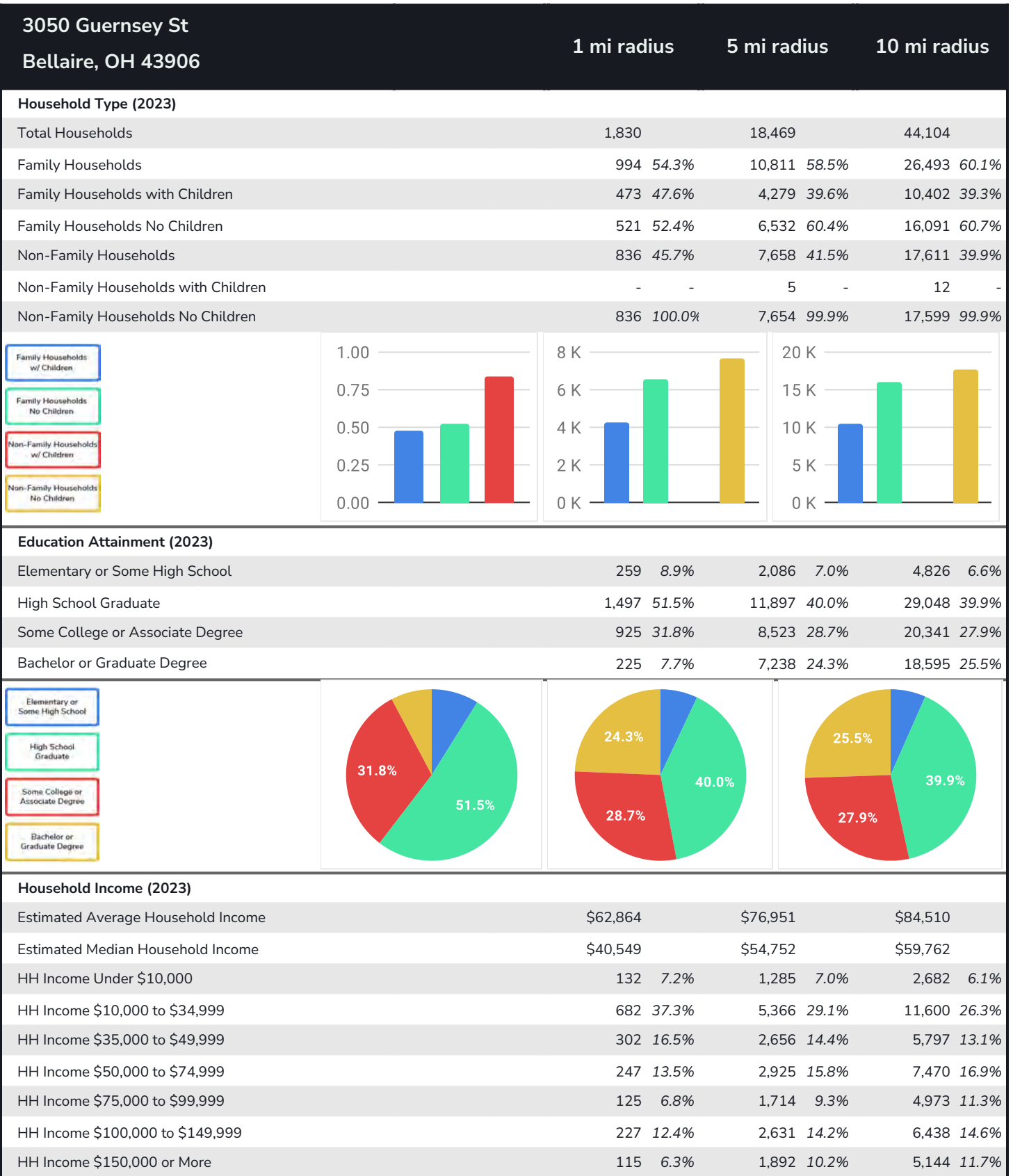
©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RGRAP3

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Graphic Profile

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

Lat/Lon: 40.0126/-80.7447



Expanded Profile

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

Lat/Lon: 40.0126/-80.7447

3050 Guernsey St Bellaire, OH 43906	1 mi radius	5 mi radius	10 mi radius
Population			
Estimated Population (2023)	4,066	40,719	99,471
Projected Population (2028)	4,076	39,255	95,489
Census Population (2020)	4,150	41,722	101,807
Census Population (2010)	4,625	44,597	107,939
Projected Annual Growth (2023 to 2028)	10 -	-1,464 -0.7%	-3,982 -0.8%
Historical Annual Growth (2020 to 2023)	-84 -0.7%	-1,003 -0.8%	-2,336 -0.8%
Historical Annual Growth (2010 to 2020)	-475 -3.4%	-2,874 -2.1%	-6,132 -1.9%
Estimated Population Density (2023)	1,295 psm	519 psm	317 psm
Trade Area Size	3.1 sq mi	78.5 sq mi	314.0 sq mi
Households			
Estimated Households (2023)	1,830	18,469	44,104
Projected Households (2028)	1,782	17,125	40,707
Census Households (2020)	1,847	18,726	44,683
Census Households (2010)	2,014	19,691	46,760
Estimated Households with Children (2023)	473 25.8%	4,284 23.2%	10,414 23.6%
Estimated Average Household Size (2023)	2.17	2.16	2.20
Average Household Income			
Estimated Average Household Income (2023)	\$62,864	\$76,951	\$84,510
Projected Average Household Income (2028)	\$65,553	\$87,136	\$96,439
Estimated Average Family Income (2023)	\$72,551	\$94,953	\$105,676
Median Household Income			
Estimated Median Household Income (2023)	\$40,549	\$54,752	\$59,762
Projected Median Household Income (2028)	\$36,080	\$49,821	\$54,934
Estimated Median Family Income (2023)	\$59,851	\$76,795	\$81,037
Per Capita Income			
Estimated Per Capita Income (2023)	\$28,611	\$35,090	\$37,689
Projected Per Capita Income (2028)	\$28,981	\$38,207	\$41,339
Estimated Per Capita Income 5 Year Growth	\$370 1.3%	\$3,118 8.9%	\$3,650 9.7%
Estimated Average Household Net Worth (2023)	\$223,692	\$305,591	\$352,716
Daytime Demos (2023)			
Total Businesses	185	1,899	3,967
Total Employees	1,877	26,236	47,925
Company Headquarter Businesses	6 3.4%	97 5.1%	186 4.7%
Company Headquarter Employees	284 15.1%	4,228 16.1%	8,458 17.6%
Employee Population per Business	10.2	13.8	12.1
Residential Population per Business	22.0	21.4	25.1

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.0126/-80.7447

3050 Guernsey St

Bellaire, OH 43906

1 mi radius

5 mi radius

10 mi radius

Race & Ethnicity

White (2023)	3,701	91.0%	37,517	92.1%	92,131	92.6%
Black or African American (2023)	176	4.3%	1,441	3.5%	3,125	3.1%
American Indian or Alaska Native (2023)	10	0.2%	42	0.1%	81	-
Asian (2023)	13	0.3%	374	0.9%	1,061	1.1%
Hawaiian or Pacific Islander (2023)	-	-	2	-	15	-
Other Race (2023)	9	0.2%	148	0.4%	340	0.3%
Two or More Races (2023)	158	3.9%	1,195	2.9%	2,719	2.7%
Not Hispanic or Latino Population (2023)	3,900	95.9%	39,901	98.0%	97,744	98.3%
Hispanic or Latino Population (2023)	166	4.1%	818	2.0%	1,728	1.7%
Not Hispanic or Latino Population (2028)	3,913	96.0%	38,457	98.0%	93,814	98.2%
Hispanic or Latino Population (2028)	164	4.0%	798	2.0%	1,675	1.8%
Not Hispanic or Latino Population (2020)	4,064	97.9%	41,127	98.6%	100,358	98.6%
Hispanic or Latino Population (2020)	86	2.1%	596	1.4%	1,449	1.4%
Not Hispanic or Latino Population (2010)	4,586	99.2%	44,311	99.4%	107,167	99.3%
Hispanic or Latino Population (2010)	39	0.8%	286	0.6%	772	0.7%
Projected Hispanic Annual Growth (2023 to 2028)	-2	-0.2%	-21	-0.5%	-52	-0.6%
Historic Hispanic Annual Growth (2010 to 2023)	126	24.8%	532	14.3%	955	9.5%

Age Distribution (2023)

Age Under 5	228	5.6%	2,063	5.1%	4,823	4.8%
Age 5 to 9 Years	245	6.0%	2,218	5.4%	5,420	5.4%
Age 10 to 14 Years	231	5.7%	2,294	5.6%	5,826	5.9%
Age 15 to 19 Years	222	5.5%	2,323	5.7%	5,615	5.6%
Age 20 to 24 Years	234	5.8%	2,077	5.1%	4,978	5.0%
Age 25 to 29 Years	255	6.3%	2,380	5.8%	5,552	5.6%
Age 30 to 34 Years	290	7.1%	2,323	5.7%	5,711	5.7%
Age 35 to 39 Years	270	6.6%	2,340	5.7%	5,602	5.6%
Age 40 to 44 Years	248	6.1%	2,263	5.6%	5,686	5.7%
Age 45 to 49 Years	252	6.2%	2,416	5.9%	5,775	5.8%
Age 50 to 54 Years	245	6.0%	2,584	6.3%	6,333	6.4%
Age 55 to 59 Years	254	6.2%	2,894	7.1%	6,964	7.0%
Age 60 to 64 Years	268	6.6%	3,185	7.8%	7,893	7.9%
Age 65 to 74 Years	478	11.8%	5,556	13.6%	14,057	14.1%
Age 75 to 84 Years	248	6.1%	2,692	6.6%	6,420	6.5%
Age 85 Years or Over	97	2.4%	1,111	2.7%	2,816	2.8%
Median Age	40.4		44.1		44.5	

Gender Age Distribution (2023)

Female Population	2,088	51.4%	20,737	50.9%	50,707	51.0%
Age 0 to 19 Years	457	21.9%	4,338	20.9%	10,571	20.8%
Age 20 to 64 Years	1,153	55.2%	11,213	54.1%	27,135	53.5%
Age 65 Years or Over	479	22.9%	5,187	25.0%	13,002	25.6%
Female Median Age	42.2		45.7		46.2	
Male Population	1,978	48.6%	19,982	49.1%	48,764	49.0%
Age 0 to 19 Years	470	23.7%	4,560	22.8%	11,113	22.8%
Age 20 to 64 Years	1,163	58.8%	11,250	56.3%	27,360	56.1%
Age 65 Years or Over	345	17.4%	4,172	20.9%	10,291	21.1%
Male Median Age	39.3		42.5		42.9	

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.0126/-80.7447

3050 Guernsey St

Bellaire, OH 43906

1 mi radius

5 mi radius

10 mi radius

Household Income Distribution (2023)

HH Income \$200,000 or More	47	2.5%	874	4.7%	2,788	6.3%
HH Income \$150,000 to \$199,999	68	3.7%	1,018	5.5%	2,357	5.3%
HH Income \$100,000 to \$149,999	227	12.4%	2,631	14.2%	6,438	14.6%
HH Income \$75,000 to \$99,999	125	6.8%	1,714	9.3%	4,973	11.3%
HH Income \$50,000 to \$74,999	247	13.5%	2,925	15.8%	7,470	16.9%
HH Income \$35,000 to \$49,999	302	16.5%	2,656	14.4%	5,797	13.1%
HH Income \$25,000 to \$34,999	279	15.2%	2,000	10.8%	4,283	9.7%
HH Income \$15,000 to \$24,999	255	13.9%	2,003	10.8%	4,586	10.4%
HH Income Under \$15,000	280	15.3%	2,648	14.3%	5,414	12.3%
HH Income \$35,000 or More	1,016	55.5%	11,818	64.0%	29,822	67.6%
HH Income \$75,000 or More	466	25.5%	6,237	33.8%	16,556	37.5%

Housing (2023)

Total Housing Units	2,175		21,329		50,289	
Housing Units Occupied	1,830	84.1%	18,469	86.6%	44,104	87.7%
Housing Units Owner-Occupied	1,043	57.0%	12,515	67.8%	31,117	70.6%
Housing Units, Renter-Occupied	786	43.0%	5,955	32.2%	12,987	29.4%
Housing Units, Vacant	345	18.9%	2,859	15.5%	6,185	14.0%

Marital Status (2023)

Never Married	1,169	34.8%	11,037	32.3%	24,985	30.0%
Currently Married	1,126	33.5%	14,188	41.6%	36,663	44.0%
Separated	228	6.8%	1,244	3.6%	3,086	3.7%
Widowed	304	9.0%	2,911	8.5%	7,398	8.9%
Divorced	535	15.9%	4,764	14.0%	11,271	13.5%

Household Type (2023)

Population Family	2,956	72.7%	30,903	75.9%	75,992	76.4%
Population Non-Family	1,007	24.8%	9,046	22.2%	21,185	21.3%
Population Group Quarters	103	2.5%	770	1.9%	2,295	2.3%
Family Households	994	54.3%	10,811	58.5%	26,493	60.1%
Non-Family Households	836	45.7%	7,658	41.5%	17,611	39.9%
Married Couple with Children	224	19.9%	2,446	17.2%	6,418	17.5%
Average Family Household Size	3.0		2.9		2.9	

Household Size (2023)

1 Person Households	732	40.0%	6,765	36.6%	15,583	35.3%
2 Person Households	610	33.3%	6,640	35.9%	16,466	37.3%
3 Person Households	230	12.6%	2,524	13.7%	5,888	13.3%
4 Person Households	153	8.4%	1,620	8.8%	3,973	9.0%
5 Person Households	71	3.9%	672	3.6%	1,574	3.6%
6 or More Person Households	34	1.9%	248	1.3%	621	1.4%

Household Vehicles (2023)

Households with 0 Vehicles Available	217	11.9%	2,075	11.2%	3,991	9.0%
Households with 1 Vehicles Available	750	41.0%	7,126	38.6%	16,915	38.4%
Households with 2 or More Vehicles Available	863	47.2%	9,269	50.2%	23,198	52.6%
Total Vehicles Available	2,780		29,548		73,786	
Average Vehicles Per Household	1.5		1.6		1.7	

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Lat/Lon: 40.0126/-80.7447

3050 Guernsey St

Bellaire, OH 43906

1 mi radius

5 mi radius

10 mi radius

Labor Force (2023)

Estimated Labor Population Age 16 Years or Over	3,309		33,609		82,143	
Estimated Civilian Employed	1,610	48.7%	16,502	49.1%	40,378	49.2%
Estimated Civilian Unemployed	200	6.0%	1,050	3.1%	2,463	3.0%
Estimated in Armed Forces	6	0.2%	10	-	23	-
Estimated Not in Labor Force	1,493	45.1%	16,046	47.7%	39,279	47.8%
Unemployment Rate	6.0%		3.1%		3.0%	

Occupation (2023)

Occupation: Population Age 16 Years or Over	1,610		16,502		40,378	
Management, Business, Financial Operations	117	7.3%	1,652	10.0%	4,469	11.1%
Professional, Related	194	12.0%	3,587	21.7%	8,825	21.9%
Service	440	27.3%	3,354	20.3%	8,302	20.6%
Sales, Office	375	23.3%	3,559	21.6%	8,643	21.4%
Farming, Fishing, Forestry	2	0.1%	21	0.1%	127	0.3%
Construct, Extraction, Maintenance	134	8.3%	1,706	10.3%	4,060	10.1%
Production, Transport Material Moving	349	21.7%	2,623	15.9%	5,953	14.7%
White Collar Workers	686	42.6%	8,799	53.3%	21,936	54.3%
Blue Collar Workers	924	57.4%	7,704	46.7%	18,442	45.7%

Consumer Expenditure (2023)

Total Household Expenditure	\$93.2 M		\$1.07 B		\$2.74 B	
Total Non-Retail Expenditure	\$49.39 M	53.0%	\$567.35 M	52.9%	\$1.45 B	52.9%
Total Retail Expenditure	\$43.81 M	47.0%	\$505.14 M	47.1%	\$1.29 B	47.1%
Apparel	\$3.22 M	3.5%	\$37.24 M	3.5%	\$95.41 M	3.5%
Contributions	\$2.95 M	3.2%	\$34.89 M	3.3%	\$90.3 M	3.3%
Education	\$2.58 M	2.8%	\$30.97 M	2.9%	\$80.33 M	2.9%
Entertainment	\$5.12 M	5.5%	\$60.05 M	5.6%	\$154.27 M	5.6%
Food and Beverages	\$13.86 M	14.9%	\$158.3 M	14.8%	\$403.73 M	14.7%
Furnishings and Equipment	\$3.18 M	3.4%	\$37.35 M	3.5%	\$95.88 M	3.5%
Gifts	\$2.17 M	2.3%	\$25.82 M	2.4%	\$67.11 M	2.4%
Health Care	\$8.13 M	8.7%	\$92.89 M	8.7%	\$236.55 M	8.6%
Household Operations	\$3.63 M	3.9%	\$42.16 M	3.9%	\$108.13 M	3.9%
Miscellaneous Expenses	\$1.76 M	1.9%	\$20.39 M	1.9%	\$52.14 M	1.9%
Personal Care	\$1.25 M	1.3%	\$14.42 M	1.3%	\$36.84 M	1.3%
Personal Insurance	\$616.08 K	0.7%	\$7.43 M	0.7%	\$19.19 M	0.7%
Reading	\$204.24 K	0.2%	\$2.37 M	0.2%	\$6.07 M	0.2%
Shelter	\$19.91 M	21.4%	\$226.53 M	21.1%	\$578.09 M	21.1%
Tobacco	\$637.95 K	0.7%	\$6.83 M	0.6%	\$17.09 M	0.6%
Transportation	\$16.76 M	18.0%	\$193.88 M	18.1%	\$496.07 M	18.1%
Utilities	\$7.22 M	7.8%	\$80.99 M	7.6%	\$205.35 M	7.5%

Educational Attainment (2023)

Adult Population Age 25 Years or Over	2,906		29,745		72,809	
Elementary (Grade Level 0 to 8)	49	1.7%	444	1.5%	1,009	1.4%
Some High School (Grade Level 9 to 11)	210	7.2%	1,642	5.5%	3,817	5.2%
High School Graduate	1,497	51.5%	11,897	40.0%	29,048	39.9%
Some College	617	21.2%	5,344	18.0%	12,536	17.2%
Associate Degree Only	308	10.6%	3,179	10.7%	7,805	10.7%
Bachelor Degree Only	146	5.0%	4,542	15.3%	11,037	15.2%
Graduate Degree	80	2.7%	2,697	9.1%	7,558	10.4%

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Lat/Lon: 40.0126/-80.7447

3050 Guernsey St

Bellaire, OH 43906

1 mi radius

5 mi radius

10 mi radius

Units In Structure (2023)

1 Detached Unit	1,258	62.5%	13,646	69.3%	33,494	71.6%
1 Attached Unit	140	7.0%	767	3.9%	1,500	3.2%
2 to 4 Units	178	8.8%	1,408	7.1%	3,079	6.6%
5 to 9 Units	67	3.3%	556	2.8%	1,272	2.7%
10 to 19 Units	43	2.1%	295	1.5%	604	1.3%
20 to 49 Units	20	1.0%	341	1.7%	818	1.7%
50 or More Units	93	4.6%	950	4.8%	1,758	3.8%
Mobile Home or Trailer	31	1.5%	502	2.5%	1,561	3.3%
Other Structure	-	-	4	-	17	-

Homes Built By Year (2023)

Homes Built 2010 or later	46	2.3%	494	2.5%	1,761	3.8%
Homes Built 2000 to 2009	49	2.5%	766	3.9%	2,253	4.8%
Homes Built 1990 to 1999	65	3.2%	1,023	5.2%	2,683	5.7%
Homes Built 1980 to 1989	116	5.8%	984	5.0%	3,051	6.5%
Homes Built 1970 to 1979	203	10.1%	2,758	14.0%	6,894	14.7%
Homes Built 1960 to 1969	134	6.7%	1,957	9.9%	4,659	10.0%
Homes Built 1950 to 1959	340	16.9%	2,815	14.3%	6,221	13.3%
Homes Built Before 1949	876	43.5%	7,672	39.0%	16,583	35.5%

Home Values (2023)

Home Values \$1,000,000 or More	-	-	92	0.7%	206	0.7%
Home Values \$500,000 to \$999,999	10	1.0%	176	1.4%	598	1.9%
Home Values \$400,000 to \$499,999	8	0.8%	212	1.7%	975	3.1%
Home Values \$300,000 to \$399,999	14	1.3%	435	3.5%	1,716	5.5%
Home Values \$200,000 to \$299,999	70	6.7%	1,909	15.3%	5,443	17.5%
Home Values \$150,000 to \$199,999	167	16.0%	1,812	14.5%	4,503	14.5%
Home Values \$100,000 to \$149,999	102	9.8%	2,410	19.3%	5,864	18.8%
Home Values \$70,000 to \$99,999	269	25.8%	2,241	17.9%	5,038	16.2%
Home Values \$50,000 to \$69,999	178	17.1%	1,355	10.8%	2,791	9.0%
Home Values \$25,000 to \$49,999	109	10.5%	1,007	8.0%	2,048	6.6%
Home Values Under \$25,000	117	11.2%	864	6.9%	1,936	6.2%
Owner-Occupied Median Home Value	\$86,850		\$124,355		\$141,768	
Renter-Occupied Median Rent	\$500		\$530		\$546	

Transportation To Work (2023)

Drive to Work Alone	1,255	77.9%	13,712	83.1%	33,552	83.1%
Drive to Work in Carpool	196	12.2%	1,154	7.0%	3,123	7.7%
Travel to Work by Public Transportation	6	0.4%	83	0.5%	167	0.4%
Drive to Work on Motorcycle	-	-	1	-	7	-
Walk or Bicycle to Work	56	3.5%	468	2.8%	818	2.0%
Other Means	-	-	102	0.6%	167	0.4%
Work at Home	97	6.0%	983	6.0%	2,545	6.3%

Travel Time (2023)

Travel to Work in 14 Minutes or Less	474	29.4%	5,812	35.2%	13,125	32.5%
Travel to Work in 15 to 29 Minutes	757	47.0%	6,381	38.7%	15,119	37.4%
Travel to Work in 30 to 59 Minutes	235	14.6%	2,568	15.6%	7,612	18.9%
Travel to Work in 60 Minutes or More	47	2.9%	758	4.6%	1,977	4.9%
Average Minutes Travel to Work	18.5		17.6		18.8	