

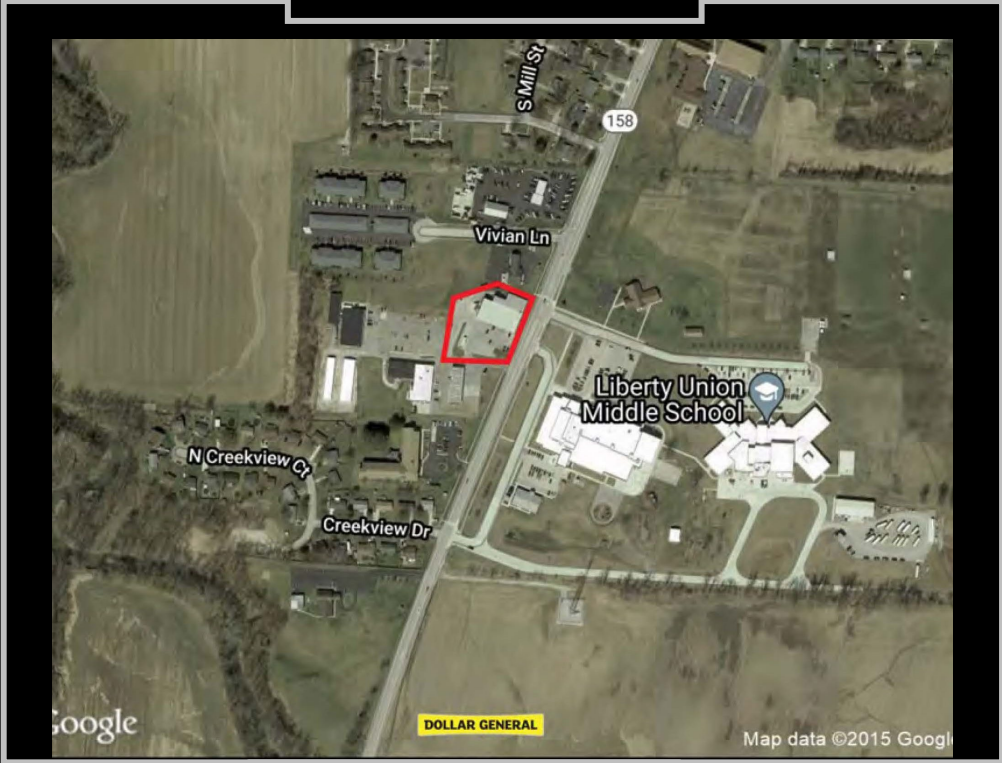
RETAIL SPACE FOR LEASE

951 South Main Street  
Baltimore, OH 43105

\$8 -12/sf + NNN\*

\*\$2/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)	2,825	12,059	119,603
Projected Population (2026)	2,907	12,496	126,847
Census Population (2020)	2,816	11,887	120,424
Total Households	1,125	4,579	45,389
Estimated Average Household Income	\$61,288	\$96,603	\$89,760
Estimated Median Household Income	\$52,836	\$74,760	\$75,940

Space Details



Up to 12,670sf available in retail center

Former Dollar General – 9,100 sf - \$8/sf

Former Pizza Shop – 2,020 sf

Former Vitamin/Smoothie Shop - 1,550 sf

Spaces can be combined as needed

**COCCA DEVELOPMENT, LTD**

100 DEBARTOLO PLACE SUITE 400 BOARDMAN, OHIO 44512

(330) 729-1010

[WWW.COCCADEVELOPMENT.COM](http://WWW.COCCADEVELOPMENT.COM)

IGA

ACCESS  
EASEMENT

S 20°52'00" W 240.00'

10 SPACES

N 89°23'00" W 225.00'

EXISTING ACCESS DRIVE

GAS  
STATION

CAR WASH

EXISTING SIDEWALK

EXISTING SIDEWALK

ROW LINE

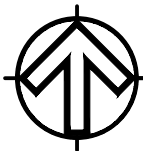
EDGE OF PAVEMENT

S 20°52'00" W 240.00'

EDGE OF PAVEMENT

MAIN STREET (STATE ROUTE 158) 60' ROW 24' PAVED

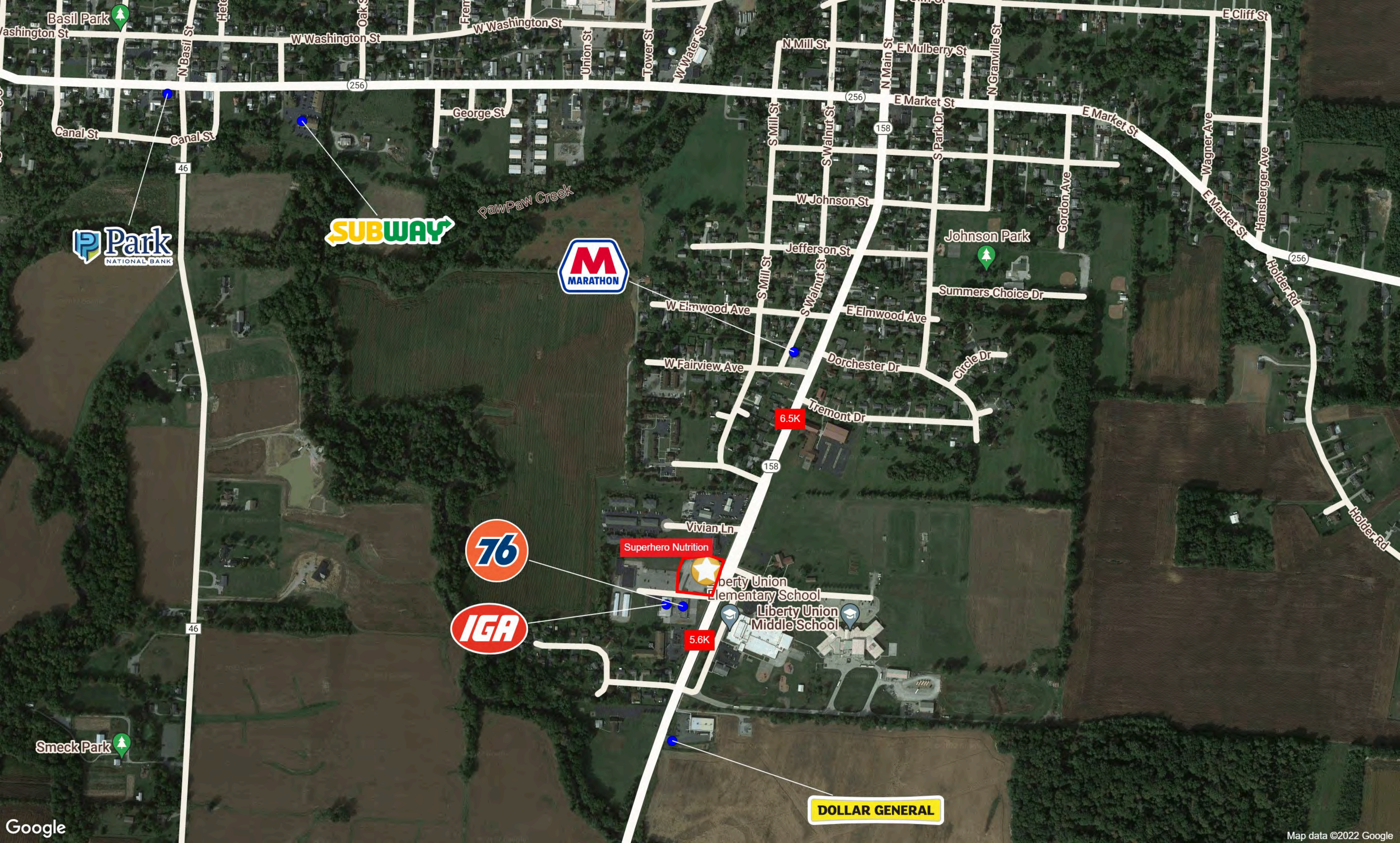
ROW LINE



# SITE PLAN

SCALE: 1" = 40'-0"





Park  
NATIONAL BANK

SUBWAY

M  
MARATHON

76

IGA

Superhero Nutrition

Liberty Union  
Elementary School  
Liberty Union  
Middle School

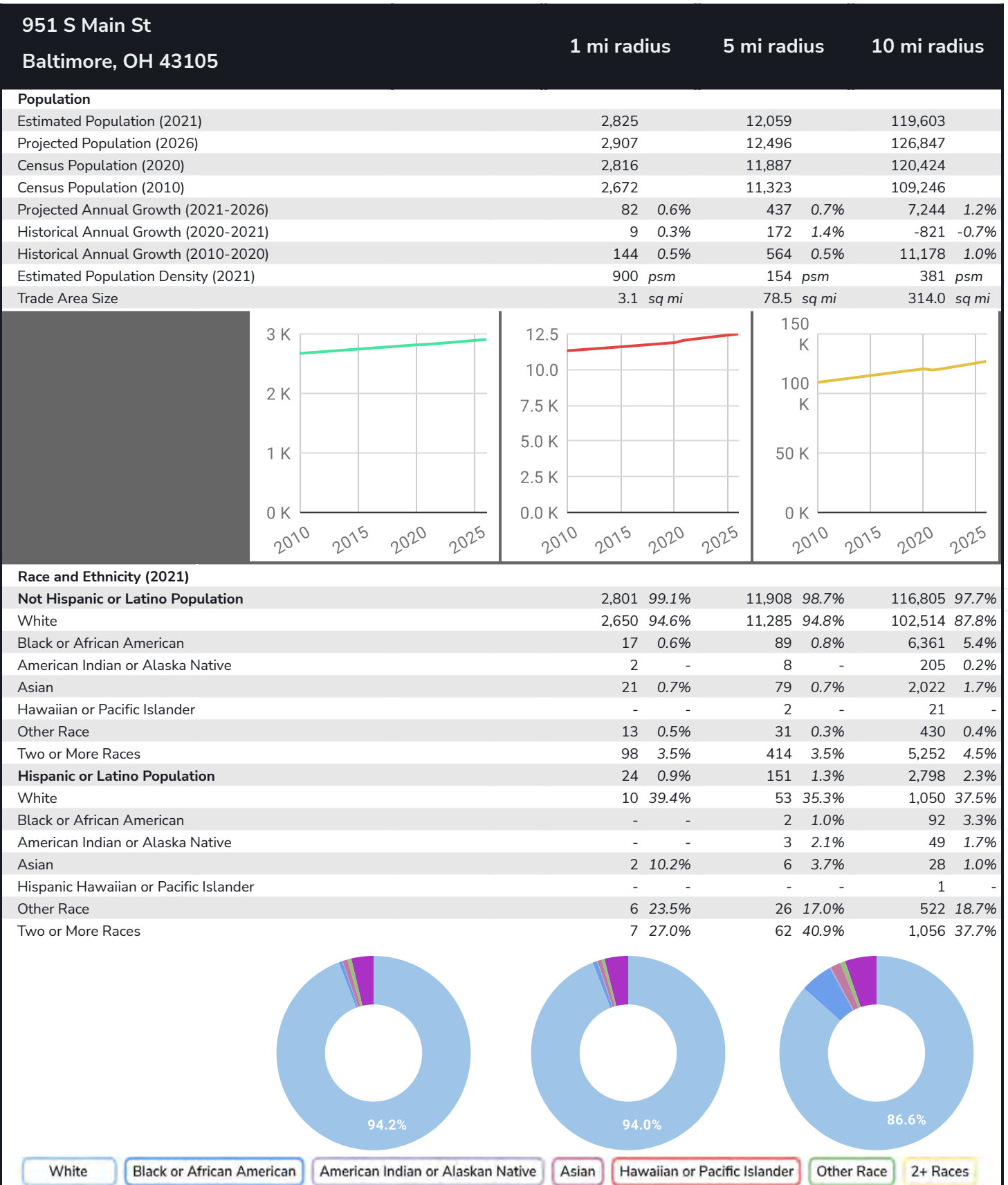
DOLLAR GENERAL



## Graphic Profile

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

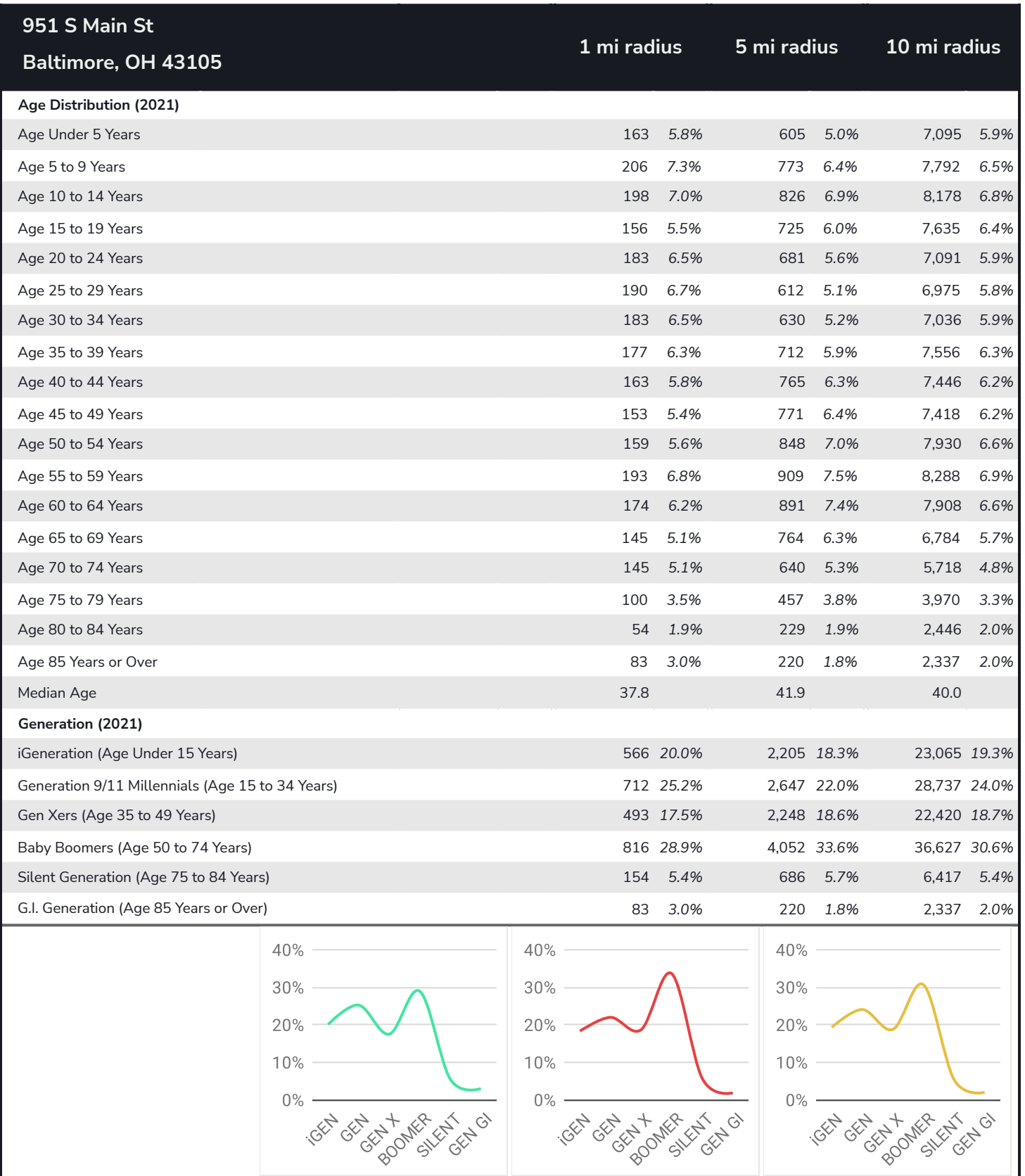
Lat/Lon: 39.8374/-82.6053



## Graphic Profile

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

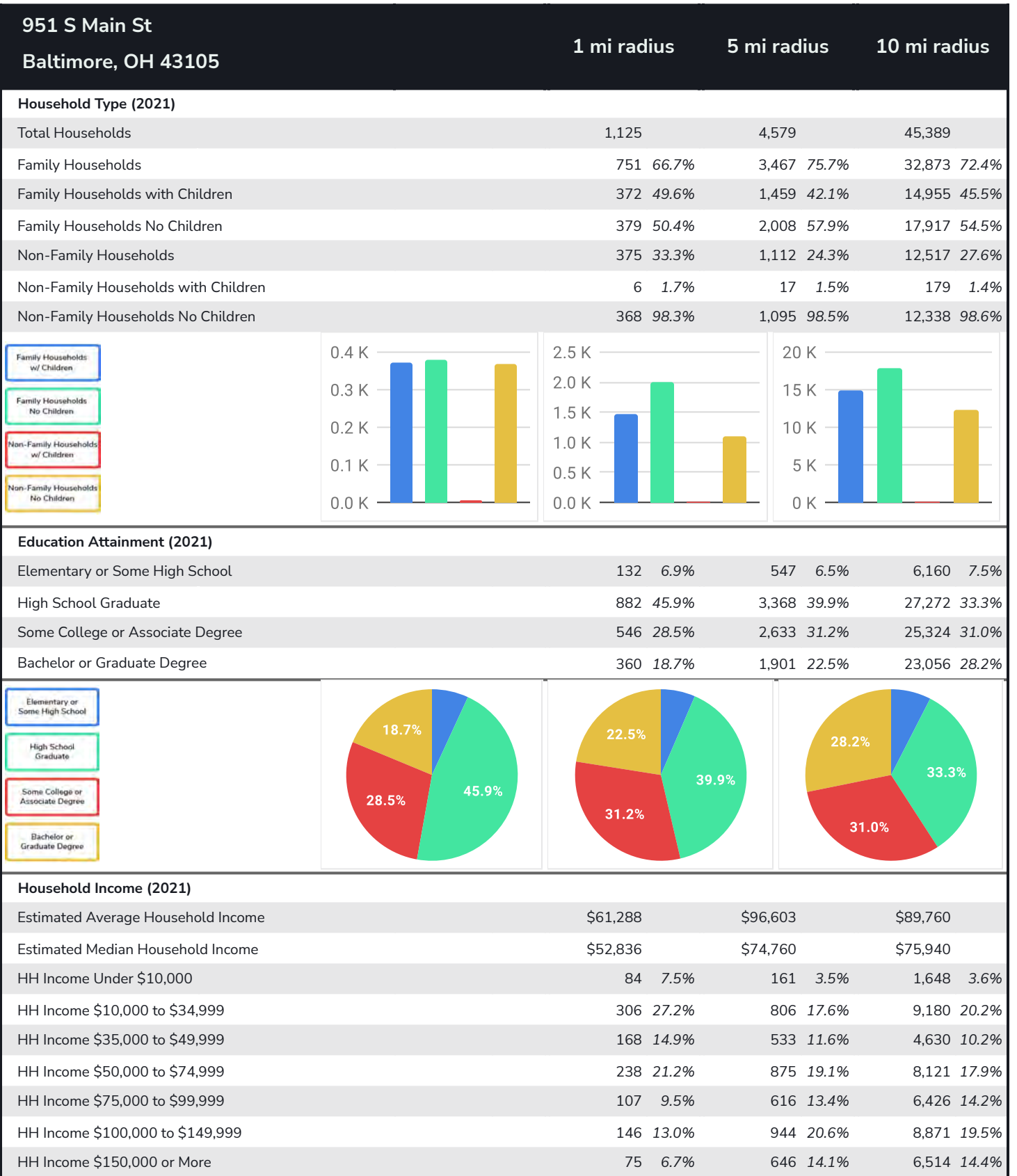
Lat/Lon: 39.8374/-82.6053



## Graphic Profile

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

Lat/Lon: 39.8374/-82.6053



## Expanded Profile

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

Lat/Lon: 39.8374/-82.6053

951 S Main St		1 mi radius		5 mi radius		10 mi radius	
Baltimore, OH 43105							
Population							
Estimated Population (2021)	2,825		12,059		119,603		
Projected Population (2026)	2,907		12,496		126,847		
Census Population (2020)	2,816		11,887		120,424		
Census Population (2010)	2,672		11,323		109,246		
Projected Annual Growth (2021 to 2026)	82	0.6%	437	0.7%	7,244	1.2%	
Historical Annual Growth (2020 to 2021)	9	0.3%	172	1.4%	-821	-0.7%	
Historical Annual Growth (2010 to 2020)	144	5.4%	564	5.0%	11,178	10.2%	
Estimated Population Density (2021)	900	psm	154	psm	381	psm	
Trade Area Size	3.1	sq mi	78.5	sq mi	314.0	sq mi	
Households							
Estimated Households (2021)	1,125		4,579		45,389		
Projected Households (2026)	1,150		4,699		47,561		
Census Households (2020)	1,120		4,514		45,685		
Census Households (2010)	1,076		4,310		41,750		
Estimated Households with Children (2021)	379	33.6%	1,475	32.2%	15,135	33.3%	
Estimated Average Household Size (2021)	2.48		2.62		2.61		
Average Household Income							
Estimated Average Household Income (2021)	\$61,288		\$96,603		\$89,760		
Projected Average Household Income (2026)	\$70,701		\$114,943		\$102,398		
Estimated Average Family Income (2021)	\$69,339		\$107,746		\$101,847		
Median Household Income							
Estimated Median Household Income (2021)	\$52,836		\$74,760		\$75,940		
Projected Median Household Income (2026)	\$60,570		\$86,681		\$88,547		
Estimated Median Family Income (2021)	\$67,627		\$87,456		\$91,173		
Per Capita Income							
Estimated Per Capita Income (2021)	\$24,495		\$36,711		\$34,171		
Projected Per Capita Income (2026)	\$28,036		\$43,249		\$38,495		
Estimated Per Capita Income 5 Year Growth	\$3,541	14.5%	\$6,537	17.8%	\$4,324	12.7%	
Estimated Average Household Net Worth (2021)	\$317,621		\$560,981		\$553,988		
Daytime Demos (2021)							
Total Businesses	97		216		3,154		
Total Employees	800		1,619		34,934		
Company Headquarter Businesses	3	3.0%	8	3.9%	111	3.5%	
Company Headquarter Employees	131	16.4%	365	22.6%	6,141	17.6%	
Employee Population per Business	8.3		7.5		11.1		
Residential Population per Business	29.2		55.9		37.9		

## Expanded Profile

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

Lat/Lon: 39.8374/-82.6053

### 951 S Main St

Baltimore, OH 43105

1 mi radius

5 mi radius

10 mi radius

#### Race & Ethnicity

White (2021)	2,660	94.2%	11,339	94.0%	103,564	86.6%
Black or African American (2021)	17	0.6%	91	0.8%	6,453	5.4%
American Indian or Alaska Native (2021)	2	-	11	-	253	0.2%
Asian (2021)	23	0.8%	85	0.7%	2,050	1.7%
Hawaiian or Pacific Islander (2021)	-	-	2	-	23	-
Other Race (2021)	18	0.7%	56	0.5%	952	0.8%
Two or More Races (2021)	104	3.7%	476	3.9%	6,308	5.3%
Not Hispanic or Latino Population (2021)	2,801	99.1%	11,908	98.7%	116,805	97.7%
Hispanic or Latino Population (2021)	24	0.9%	151	1.3%	2,798	2.3%
Not Hispanic or Latino Population (2026)	2,881	99.1%	12,335	98.7%	123,765	97.6%
Hispanic or Latino Population (2026)	26	0.9%	162	1.3%	3,082	2.4%
Not Hispanic or Latino Population (2020)	2,754	97.8%	11,697	98.4%	117,700	97.7%
Hispanic or Latino Population (2020)	62	2.2%	190	1.6%	2,724	2.3%
Not Hispanic or Latino Population (2010)	2,658	99.5%	11,237	99.2%	107,627	98.5%
Hispanic or Latino Population (2010)	14	0.5%	86	0.8%	1,619	1.5%
Projected Hispanic Annual Growth (2021 to 2026)	2	1.3%	11	1.4%	284	2.0%
Historic Hispanic Annual Growth (2010 to 2021)	10	6.9%	65	6.9%	1,180	6.6%

#### Age Distribution (2021)

Age Under 5	163	5.8%	605	5.0%	7,095	5.9%
Age 5 to 9 Years	206	7.3%	773	6.4%	7,792	6.5%
Age 10 to 14 Years	198	7.0%	826	6.9%	8,178	6.8%
Age 15 to 19 Years	156	5.5%	725	6.0%	7,635	6.4%
Age 20 to 24 Years	183	6.5%	681	5.6%	7,091	5.9%
Age 25 to 29 Years	190	6.7%	612	5.1%	6,975	5.8%
Age 30 to 34 Years	183	6.5%	630	5.2%	7,036	5.9%
Age 35 to 39 Years	177	6.3%	712	5.9%	7,556	6.3%
Age 40 to 44 Years	163	5.8%	765	6.3%	7,446	6.2%
Age 45 to 49 Years	153	5.4%	771	6.4%	7,418	6.2%
Age 50 to 54 Years	159	5.6%	848	7.0%	7,930	6.6%
Age 55 to 59 Years	193	6.8%	909	7.5%	8,288	6.9%
Age 60 to 64 Years	174	6.2%	891	7.4%	7,908	6.6%
Age 65 to 74 Years	290	10.3%	1,404	11.6%	12,502	10.5%
Age 75 to 84 Years	154	5.4%	686	5.7%	6,417	5.4%
Age 85 Years or Over	83	3.0%	220	1.8%	2,337	2.0%
Median Age	37.8		41.9		40.0	

#### Gender Age Distribution (2021)

Female Population	1,476	52.2%	6,079	50.4%	60,694	50.7%
Age 0 to 19 Years	360	24.4%	1,438	23.6%	14,948	24.6%
Age 20 to 64 Years	798	54.1%	3,380	55.6%	34,109	56.2%
Age 65 Years or Over	318	21.5%	1,262	20.8%	11,637	19.2%
Female Median Age	39.8		42.9		41.2	
Male Population	1,349	47.8%	5,979	49.6%	58,909	49.3%
Age 0 to 19 Years	362	26.8%	1,492	25.0%	15,752	26.7%
Age 20 to 64 Years	778	57.7%	3,439	57.5%	33,538	56.9%
Age 65 Years or Over	209	15.5%	1,048	17.5%	9,618	16.3%
Male Median Age	36.1		41.0		38.9	



## Expanded Profile

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

Lat/Lon: 39.8374/-82.6053

### 951 S Main St

Baltimore, OH 43105

1 mi radius

5 mi radius

10 mi radius

#### Household Income Distribution (2021)

HH Income \$200,000 or More	27	2.4%	322	7.0%	3,108	6.8%
HH Income \$150,000 to \$199,999	48	4.2%	324	7.1%	3,406	7.5%
HH Income \$100,000 to \$149,999	146	13.0%	944	20.6%	8,871	19.5%
HH Income \$75,000 to \$99,999	107	9.5%	616	13.4%	6,426	14.2%
HH Income \$50,000 to \$74,999	238	21.2%	875	19.1%	8,121	17.9%
HH Income \$35,000 to \$49,999	168	14.9%	533	11.6%	4,630	10.2%
HH Income \$25,000 to \$34,999	103	9.2%	323	7.1%	4,061	8.9%
HH Income \$15,000 to \$24,999	160	14.2%	331	7.2%	3,673	8.1%
HH Income Under \$15,000	127	11.3%	312	6.8%	3,095	6.8%
HH Income \$35,000 or More	735	65.3%	3,612	78.9%	34,561	76.1%
HH Income \$75,000 or More	329	29.2%	2,205	48.1%	21,810	48.1%

#### Housing (2021)

Total Housing Units	1,180		4,757		48,586	
Housing Units Occupied	1,125	95.4%	4,579	96.3%	45,389	93.4%
Housing Units Owner-Occupied	673	59.8%	3,575	78.1%	34,137	75.2%
Housing Units, Renter-Occupied	452	40.2%	1,004	21.9%	11,253	24.8%
Housing Units, Vacant	54	4.8%	178	3.9%	3,196	7.0%

#### Marital Status (2021)

Never Married	595	26.3%	2,508	25.5%	24,866	25.8%
Currently Married	887	39.3%	5,106	51.8%	50,148	51.9%
Separated	147	6.5%	388	3.9%	3,562	3.7%
Widowed	170	7.5%	655	6.6%	5,525	5.7%
Divorced	460	20.4%	1,197	12.1%	12,437	12.9%

#### Household Type (2021)

Population Family	2,349	83.1%	10,656	88.4%	103,286	86.4%
Population Non-Family	443	15.7%	1,353	11.2%	15,131	12.7%
Population Group Quarters	33	1.2%	50	0.4%	1,186	1.0%
Family Households	751	66.7%	3,467	75.7%	32,873	72.4%
Non-Family Households	375	33.3%	1,112	24.3%	12,517	27.6%
Married Couple with Children	232	26.2%	1,063	20.8%	10,408	20.8%
Average Family Household Size	3.1		3.1		3.1	

#### Household Size (2021)

1 Person Households	321	28.5%	923	20.2%	10,349	22.8%
2 Person Households	358	31.8%	1,758	38.4%	15,861	34.9%
3 Person Households	185	16.5%	753	16.4%	7,512	16.5%
4 Person Households	162	14.4%	689	15.1%	6,973	15.4%
5 Person Households	64	5.7%	290	6.3%	3,083	6.8%
6 or More Person Households	35	3.1%	165	3.6%	1,612	3.6%

#### Household Vehicles (2021)

Households with 0 Vehicles Available	98	8.7%	174	3.8%	2,073	4.6%
Households with 1 Vehicles Available	451	40.1%	1,043	22.8%	11,971	26.4%
Households with 2 or More Vehicles Available	576	51.2%	3,362	73.4%	31,346	69.1%
Total Vehicles Available	1,984		10,578		94,876	
Average Vehicles Per Household	1.8		2.3		2.1	



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Lat/Lon: 39.8374/-82.6053

### 951 S Main St

Baltimore, OH 43105

1 mi radius

5 mi radius

10 mi radius

#### Labor Force (2021)

Estimated Labor Population Age 16 Years or Over	2,221		9,693		94,907	
Estimated Civilian Employed	1,398	63.0%	5,832	60.2%	56,435	59.5%
Estimated Civilian Unemployed	95	4.3%	295	3.0%	3,051	3.2%
Estimated in Armed Forces	-	-	-	-	162	0.2%
Estimated Not in Labor Force	728	32.8%	3,566	36.8%	35,259	37.2%
Unemployment Rate	4.3%		3.0%		3.2%	

#### Occupation (2021)

Occupation: Population Age 16 Years or Over	1,398		5,832		56,435	
Management, Business, Financial Operations	188	13.4%	879	15.1%	10,039	17.8%
Professional, Related	264	18.9%	1,153	19.8%	12,420	22.0%
Service	335	24.0%	1,177	20.2%	9,977	17.7%
Sales, Office	295	21.1%	1,223	21.0%	12,132	21.5%
Farming, Fishing, Forestry	4	0.3%	7	0.1%	41	-
Construct, Extraction, Maintenance	176	12.6%	652	11.2%	4,359	7.7%
Production, Transport Material Moving	136	9.8%	741	12.7%	7,466	13.2%
White Collar Workers	746	53.4%	3,255	55.8%	34,592	61.3%
Blue Collar Workers	652	46.6%	2,577	44.2%	21,843	38.7%

#### Consumer Expenditure (2021)

Total Household Expenditure	\$56.42 M		\$315.87 M		\$2.96 B	
Total Non-Retail Expenditure	\$29.75 M	52.7%	\$166.15 M	52.6%	\$1.56 B	52.6%
Total Retail Expenditure	\$26.67 M	47.3%	\$149.72 M	47.4%	\$1.4 B	47.4%
Apparel	\$1.96 M	3.5%	\$11.08 M	3.5%	\$104.18 M	3.5%
Contributions	\$1.76 M	3.1%	\$10.36 M	3.3%	\$97 M	3.3%
Education	\$1.55 M	2.7%	\$9.28 M	2.9%	\$87.95 M	3.0%
Entertainment	\$3.12 M	5.5%	\$17.98 M	5.7%	\$168.4 M	5.7%
Food and Beverages	\$8.41 M	14.9%	\$46.49 M	14.7%	\$435.4 M	14.7%
Furnishings and Equipment	\$1.94 M	3.4%	\$11.18 M	3.5%	\$104.57 M	3.5%
Gifts	\$1.31 M	2.3%	\$7.75 M	2.5%	\$72.3 M	2.4%
Health Care	\$4.9 M	8.7%	\$26.99 M	8.5%	\$251.53 M	8.5%
Household Operations	\$2.19 M	3.9%	\$12.41 M	3.9%	\$116.36 M	3.9%
Miscellaneous Expenses	\$1.07 M	1.9%	\$5.98 M	1.9%	\$55.95 M	1.9%
Personal Care	\$757.35 K	1.3%	\$4.25 M	1.3%	\$39.76 M	1.3%
Personal Insurance	\$376.15 K	0.7%	\$2.27 M	0.7%	\$21.18 M	0.7%
Reading	\$122.4 K	0.2%	\$690.7 K	0.2%	\$6.46 M	0.2%
Shelter	\$11.95 M	21.2%	\$66 M	20.9%	\$619.26 M	20.9%
Tobacco	\$377.87 K	0.7%	\$1.88 M	0.6%	\$17.53 M	0.6%
Transportation	\$10.28 M	18.2%	\$58.03 M	18.4%	\$542.38 M	18.3%
Utilities	\$4.35 M	7.7%	\$23.27 M	7.4%	\$217.51 M	7.4%

#### Educational Attainment (2021)

Adult Population Age 25 Years or Over	1,919		8,449		81,812	
Elementary (Grade Level 0 to 8)	45	2.3%	134	1.6%	1,523	1.9%
Some High School (Grade Level 9 to 11)	87	4.5%	414	4.9%	4,637	5.7%
High School Graduate	882	45.9%	3,368	39.9%	27,272	33.3%
Some College	396	20.6%	1,908	22.6%	17,594	21.5%
Associate Degree Only	150	7.8%	725	8.6%	7,729	9.4%
Bachelor Degree Only	214	11.1%	1,281	15.2%	14,821	18.1%
Graduate Degree	146	7.6%	620	7.3%	8,235	10.1%



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Lat/Lon: 39.8374/-82.6053

### 951 S Main St

Baltimore, OH 43105

1 mi radius

5 mi radius

10 mi radius

#### Units In Structure (2021)

1 Detached Unit	798	74.2%	3,931	91.2%	36,439	87.3%
1 Attached Unit	78	7.2%	118	2.7%	1,345	3.2%
2 to 4 Units	86	8.0%	186	4.3%	2,899	6.9%
5 to 9 Units	120	11.2%	199	4.6%	1,855	4.4%
10 to 19 Units	2	0.1%	9	0.2%	543	1.3%
20 to 49 Units	22	2.1%	54	1.3%	516	1.2%
50 or More Units	12	1.1%	22	0.5%	661	1.6%
Mobile Home or Trailer	8	0.8%	60	1.4%	1,130	2.7%
Other Structure	-	-	-	-	1	-

#### Homes Built By Year (2021)

Homes Built 2010 or later	14	1.3%	159	3.7%	3,261	7.8%
Homes Built 2000 to 2009	140	13.0%	654	15.2%	8,296	19.9%
Homes Built 1990 to 1999	92	8.6%	733	17.0%	6,519	15.6%
Homes Built 1980 to 1989	148	13.7%	456	10.6%	3,843	9.2%
Homes Built 1970 to 1979	156	14.5%	933	21.7%	8,108	19.4%
Homes Built 1960 to 1969	109	10.1%	348	8.1%	3,337	8.0%
Homes Built 1950 to 1959	132	12.2%	315	7.3%	4,395	10.5%
Homes Built Before 1949	336	31.2%	979	22.7%	7,632	18.3%

#### Home Values (2021)

Home Values \$1,000,000 or More	6	0.9%	16	0.5%	81	0.2%
Home Values \$500,000 to \$999,999	6	1.0%	140	3.9%	1,119	3.3%
Home Values \$400,000 to \$499,999	10	1.5%	253	7.1%	1,659	4.9%
Home Values \$300,000 to \$399,999	55	8.2%	421	11.8%	4,262	12.5%
Home Values \$200,000 to \$299,999	168	25.0%	1,210	33.9%	11,689	34.2%
Home Values \$150,000 to \$199,999	144	21.4%	733	20.5%	7,303	21.4%
Home Values \$100,000 to \$149,999	200	29.7%	505	14.1%	4,494	13.2%
Home Values \$70,000 to \$99,999	67	10.0%	171	4.8%	1,677	4.9%
Home Values \$50,000 to \$69,999	5	0.8%	36	1.0%	710	2.1%
Home Values \$25,000 to \$49,999	3	0.4%	21	0.6%	471	1.4%
Home Values Under \$25,000	8	1.1%	69	1.9%	674	2.0%
Owner-Occupied Median Home Value	\$163,685		\$220,404		\$211,409	
Renter-Occupied Median Rent	\$565		\$608		\$709	

#### Transportation To Work (2021)

Drive to Work Alone	1,118	80.0%	4,889	83.8%	47,411	84.0%
Drive to Work in Carpool	167	11.9%	515	8.8%	4,902	8.7%
Travel to Work by Public Transportation	-	-	6	-	305	0.5%
Drive to Work on Motorcycle	-	-	1	-	66	0.1%
Walk or Bicycle to Work	56	4.0%	91	1.6%	1,060	1.9%
Other Means	-	-	10	0.2%	426	0.8%
Work at Home	55	3.9%	321	5.5%	2,266	4.0%

#### Travel Time (2021)

Travel to Work in 14 Minutes or Less	220	15.8%	1,064	18.3%	14,126	25.0%
Travel to Work in 15 to 29 Minutes	383	27.4%	1,585	27.2%	13,950	24.7%
Travel to Work in 30 to 59 Minutes	658	47.1%	2,385	40.9%	21,595	38.3%
Travel to Work in 60 Minutes or More	82	5.9%	477	8.2%	4,498	8.0%
Average Minutes Travel to Work	30.3		28.8		25.9	