

RETAIL SPACE FOR LEASE

3163 Belmont Avenue
Youngstown, OH 44505

\$14.50/sf + NN*

*\$1.50/sf NN includes Real Estate Taxes & Insurance;
CAM (such as parking lot maintenance, snow removal, lawn care, etc.) is self-performed by tenant

Aerial – Site View



Demographic Data

	1 mi	5 mi	10 mi
Estimated Population (2023)	5,119	92,631	287,690
Projected Population (2028)	5,072	89,750	281,927
Estimated Households (2023)	2,307	39,415	124,533
Projected Households (2028)	2,246	37,532	120,015
Estimated Average Household Income (2023)	\$81,283	\$69,350	\$83,738
Projected Average Household Income (2028)	\$90,378	\$78,892	\$94,511
Total Businesses	292	3,083	10,043
Total Employees	3,667	40,978	111,105

Space Details



Former 8,000 sf Aaron Rents store (lease through 09/30/2024)

Great location in busy area on Belmont Avenue, approximately 5 miles North of Mercy Health Hospital and 2.2 miles Southeast of Interstate 80

Large ample parking lot and tenant pylon sign available

COCCA DEVELOPMENT, LTD

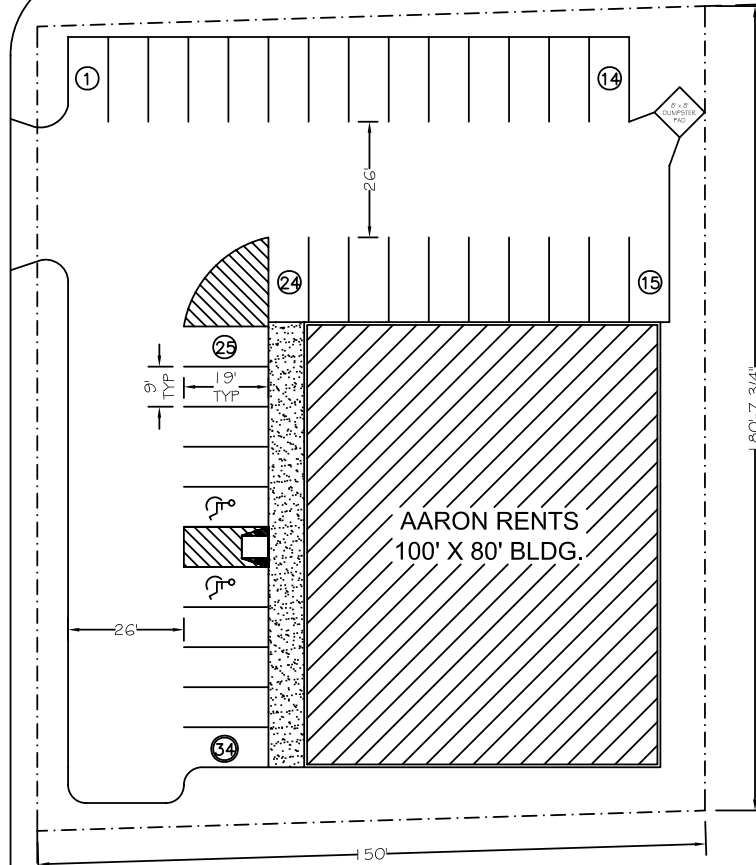
100 DEBARTOLO PLACE SUITE 400 BOARDMAN, OHIO 44512

(330) 729-1010

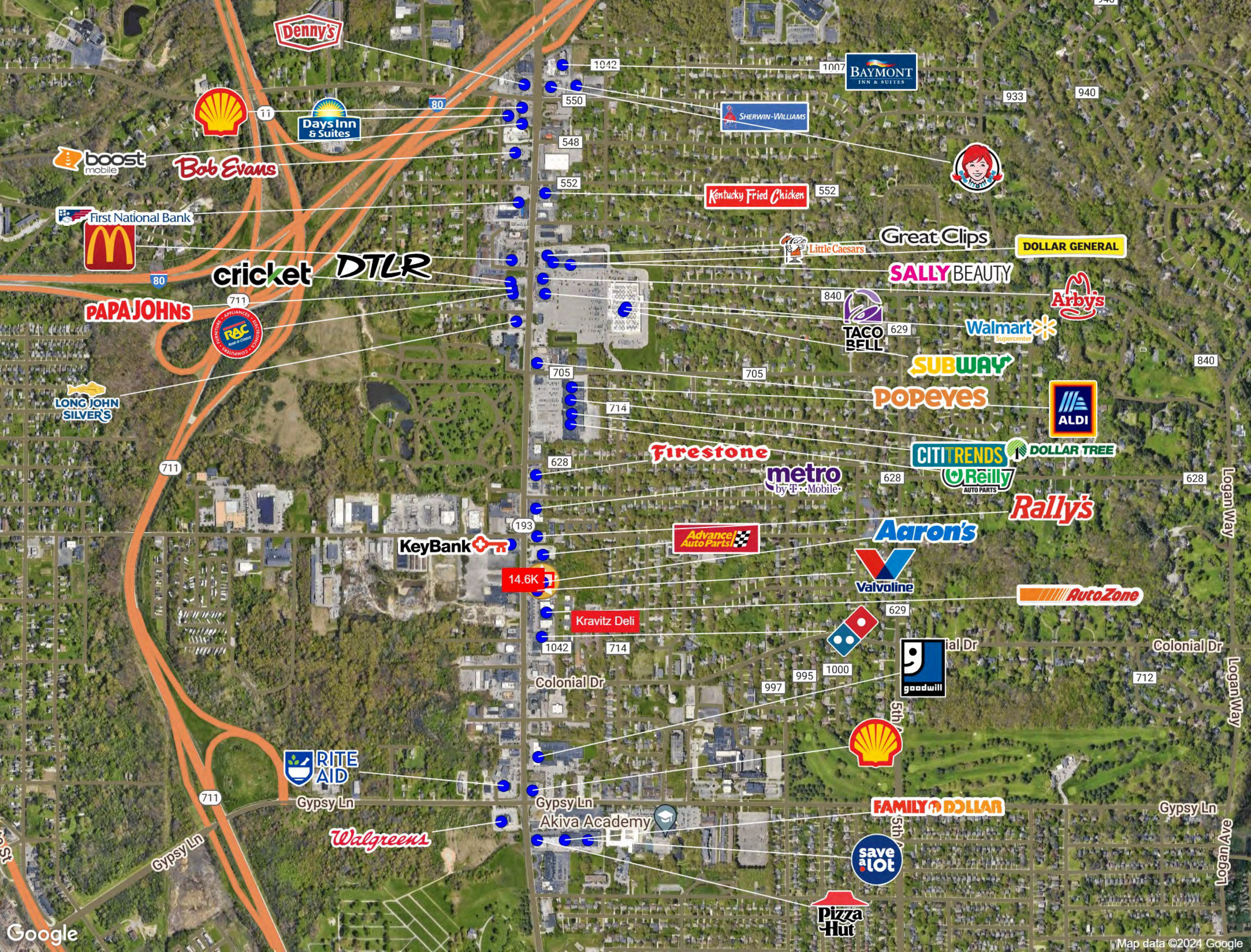
WWW.COCCADEVELOPMENT.COM

BELMONT AVENUE

MONTROSE STREET



AARON RENTS
8,000 SF BUILDING
YOUNGSTOWN, OHIO
MAHONING COUNTY
3/15/07



Denny's



Days Inn & Suites

boost mobile

Bob Evans

First National Bank



cricket DTLR

PAPA JOHN'S



LONG JOHN SILVER'S

711

KeyBank

14.6K

Kravitz Deli

RITE AID

Gypsy Ln

Walgreens

Gypsy Ln

Akiva Academy

Gypsy Ln

Colonial Dr

714

1042

BAYMONT INN & SUITES

SHERWIN-WILLIAMS

Kentucky Fried Chicken

Little Caesars

Great Clips

DOLLAR GENERAL

SALLY BEAUTY

Arby's

Walmart Supercenter

TACO BELL

SUBWAY

POPEYES

ALDI

Firestone

metro by T-Mobile

CITITRENDS

DOLLAR TREE

O'Reilly AUTO PARTS

Rally's

Aaron's

Valvoline

AutoZone



goodwill



FAMILY DOLLAR

save a lot

Pizza Hut

Colonial Dr

712

Gypsy Ln

Logan Way

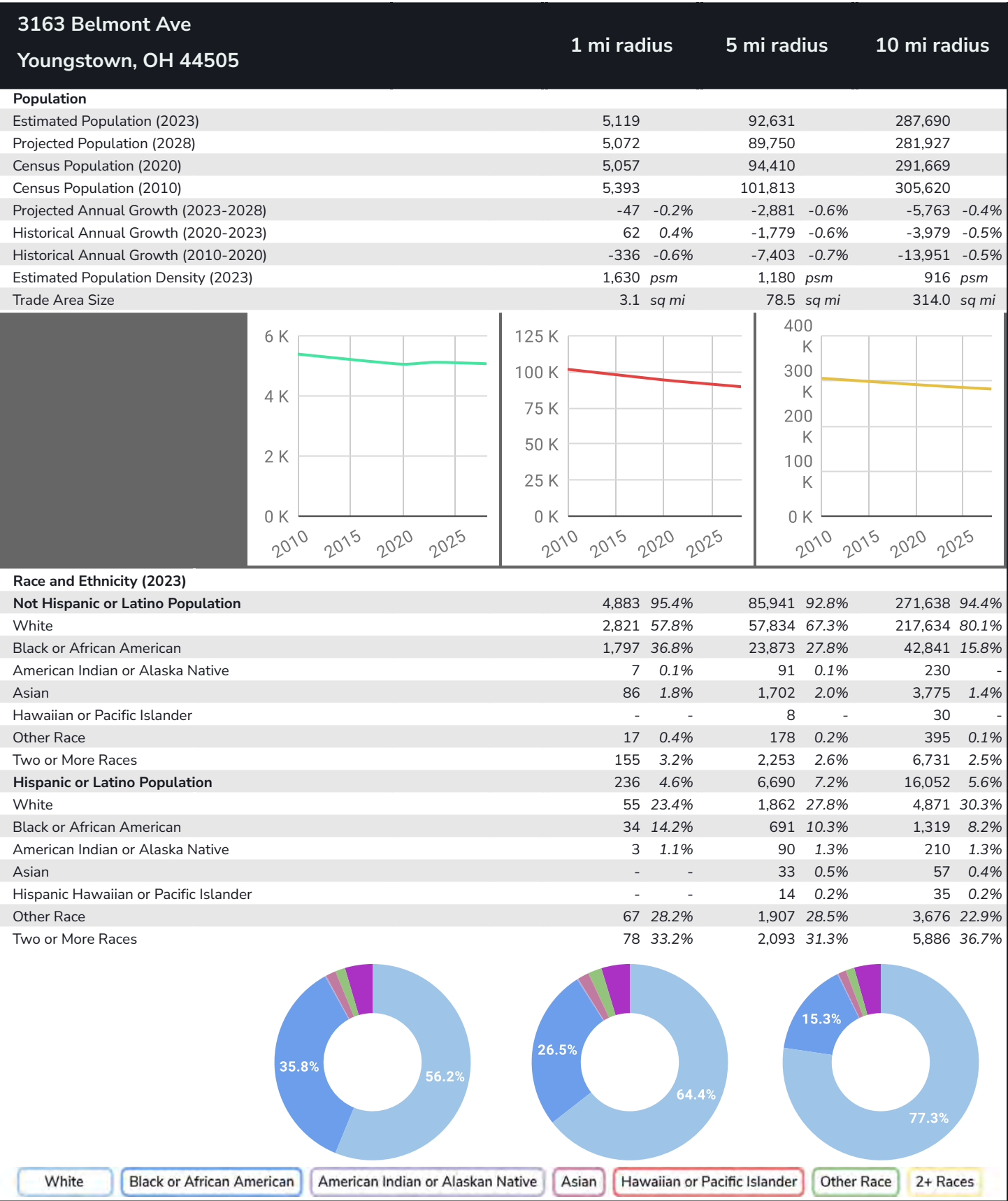
Logan Ave

Graphic Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.1398/-80.6648



400 K

300 K

200 K

100 K

0 K

2010

2015

2020

2025

35.8%

56.2%

26.5%

64.4%

15.3%

77.3%

White

Black or African American

American Indian or Alaskan Native

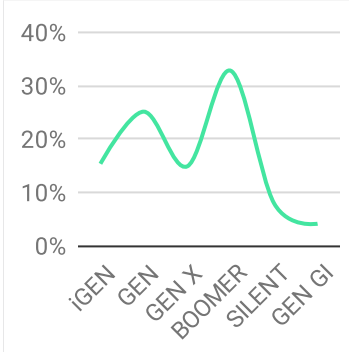
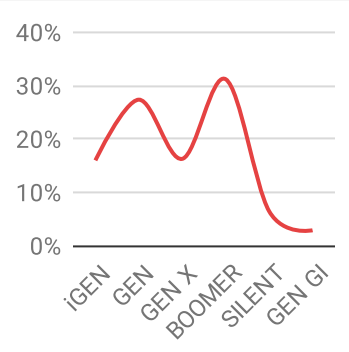
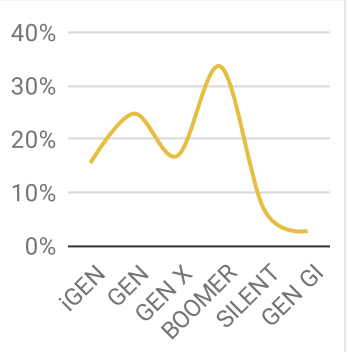
Asian

Hawaiian or Pacific Islander

Other Race

2+ Races

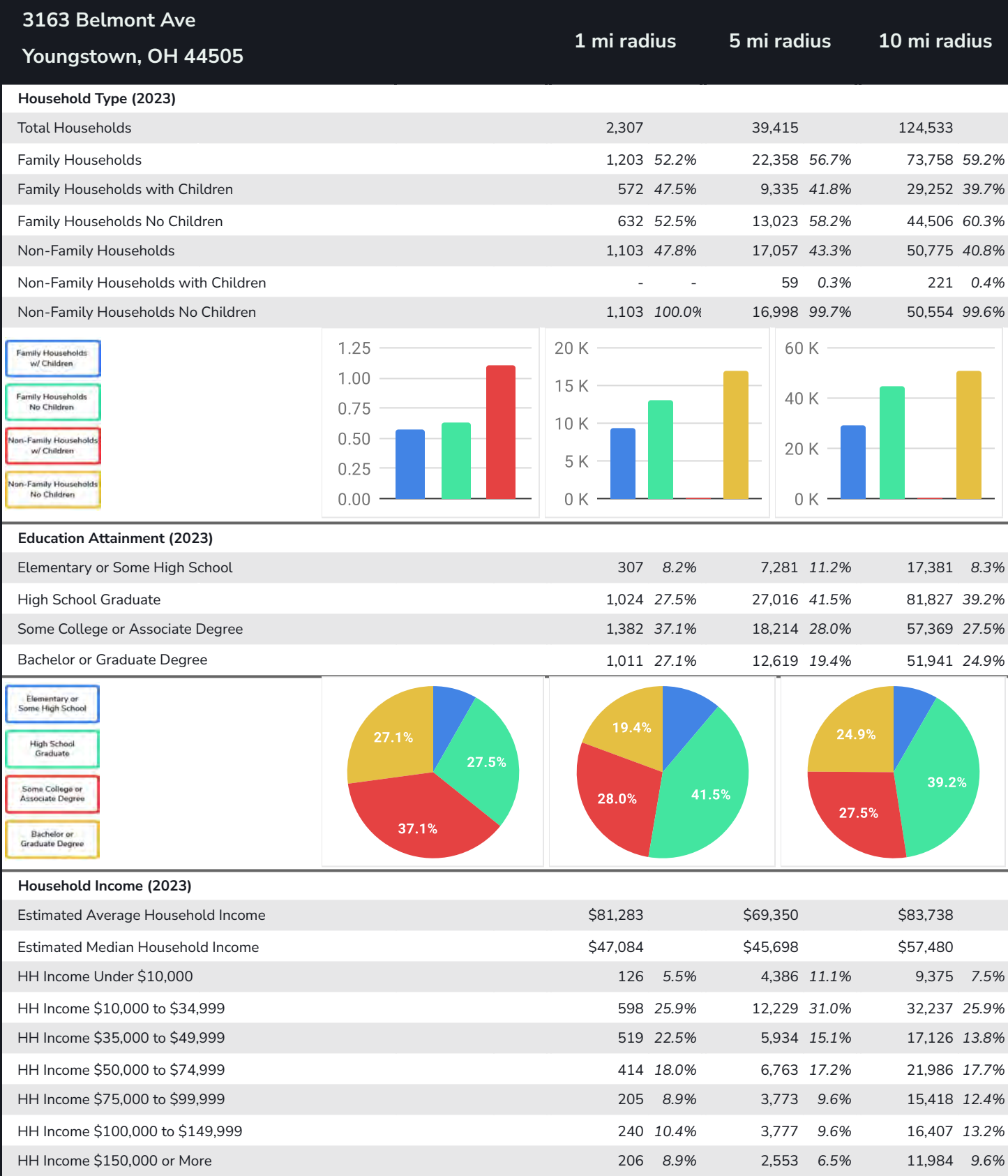
Lat/Lon: 41.1398/-80.6648

3163 Belmont Ave Youngstown, OH 44505		1 mi radius		5 mi radius		10 mi radius	
Age Distribution (2023)							
Age Under 5 Years	277	5.4%	4,909	5.3%	14,155	4.9%	
Age 5 to 9 Years	261	5.1%	4,984	5.4%	14,974	5.2%	
Age 10 to 14 Years	247	4.8%	4,891	5.3%	15,414	5.4%	
Age 15 to 19 Years	260	5.1%	5,517	6.0%	16,063	5.6%	
Age 20 to 24 Years	351	6.8%	7,200	7.8%	18,567	6.5%	
Age 25 to 29 Years	346	6.8%	6,430	6.9%	18,321	6.4%	
Age 30 to 34 Years	328	6.4%	6,175	6.7%	18,188	6.3%	
Age 35 to 39 Years	256	5.0%	5,077	5.5%	15,944	5.5%	
Age 40 to 44 Years	257	5.0%	5,091	5.5%	16,480	5.7%	
Age 45 to 49 Years	247	4.8%	4,885	5.3%	15,917	5.5%	
Age 50 to 54 Years	325	6.3%	5,720	6.2%	18,157	6.3%	
Age 55 to 59 Years	355	6.9%	5,866	6.3%	19,398	6.7%	
Age 60 to 64 Years	383	7.5%	6,359	6.9%	21,286	7.4%	
Age 65 to 69 Years	346	6.8%	5,870	6.3%	20,367	7.1%	
Age 70 to 74 Years	268	5.2%	5,051	5.5%	17,259	6.0%	
Age 75 to 79 Years	223	4.4%	3,487	3.8%	11,576	4.0%	
Age 80 to 84 Years	180	3.5%	2,464	2.7%	7,762	2.7%	
Age 85 Years or Over	210	4.1%	2,655	2.9%	7,862	2.7%	
Median Age	43.8		40.7		42.9		
Generation (2023)							
iGeneration (Age Under 15 Years)	784	15.3%	14,783	16.0%	44,543	15.5%	
Generation 9/11 Millennials (Age 15 to 34 Years)	1,284	25.1%	25,322	27.3%	71,138	24.7%	
Gen Xers (Age 35 to 49 Years)	760	14.8%	15,053	16.3%	48,342	16.8%	
Baby Boomers (Age 50 to 74 Years)	1,677	32.8%	28,866	31.2%	96,467	33.5%	
Silent Generation (Age 75 to 84 Years)	404	7.9%	5,952	6.4%	19,338	6.7%	
G.I. Generation (Age 85 Years or Over)	210	4.1%	2,655	2.9%	7,862	2.7%	
							

Graphic Profile

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

Lat/Lon: 41.1398/-80.6648



Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
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Lat/Lon: 41.1398/-80.6648

3163 Belmont Ave Youngstown, OH 44505		1 mi radius		5 mi radius		10 mi radius	
Population							
Estimated Population (2023)		5,119		92,631		287,690	
Projected Population (2028)		5,072		89,750		281,927	
Census Population (2020)		5,057		94,410		291,669	
Census Population (2010)		5,393		101,813		305,620	
Projected Annual Growth (2023 to 2028)		-47	-0.2%	-2,881	-0.6%	-5,763	-0.4%
Historical Annual Growth (2020 to 2023)		62	0.4%	-1,779	-0.6%	-3,979	-0.5%
Historical Annual Growth (2010 to 2020)		-336	-2.1%	-7,403	-2.4%	-13,951	-1.5%
Estimated Population Density (2023)		1,630	psm	1,180	psm	916	psm
Trade Area Size		3.1	sq mi	78.5	sq mi	314.0	sq mi
Households							
Estimated Households (2023)		2,307		39,415		124,533	
Projected Households (2028)		2,246		37,532		120,015	
Census Households (2020)		2,294		40,355		127,542	
Census Households (2010)		2,325		41,747		128,483	
Estimated Households with Children (2023)		572	24.8%	9,394	23.8%	29,473	23.7%
Estimated Average Household Size (2023)		2.19		2.22		2.25	
Average Household Income							
Estimated Average Household Income (2023)		\$81,283		\$69,350		\$83,738	
Projected Average Household Income (2028)		\$90,378		\$78,892		\$94,511	
Estimated Average Family Income (2023)		\$112,706		\$85,259		\$104,158	
Median Household Income							
Estimated Median Household Income (2023)		\$47,084		\$45,698		\$57,480	
Projected Median Household Income (2028)		\$47,085		\$45,561		\$57,818	
Estimated Median Family Income (2023)		\$67,306		\$61,845		\$76,325	
Per Capita Income							
Estimated Per Capita Income (2023)		\$36,742		\$30,214		\$36,557	
Projected Per Capita Income (2028)		\$40,132		\$33,718		\$40,548	
Estimated Per Capita Income 5 Year Growth		\$3,390	9.2%	\$3,504	11.6%	\$3,992	10.9%
Estimated Average Household Net Worth (2023)		\$263,184		\$225,781		\$290,909	
Daytime Demos (2023)							
Total Businesses		292		3,083		10,043	
Total Employees		3,667		40,978		111,105	
Company Headquarter Businesses		16	5.4%	133	4.3%	384	3.8%
Company Headquarter Employees		677	18.4%	6,584	16.1%	15,449	13.9%
Employee Population per Business		12.5		13.3		11.1	
Residential Population per Business		17.5		30.0		28.6	

Expanded Profile

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

Lat/Lon: 41.1398/-80.6648

3163 Belmont Ave Youngstown, OH 44505

1 mi radius

5 mi radius

10 mi radius

Race & Ethnicity

White (2023)	2,876	56.2%	59,696	64.4%	222,505	77.3%
Black or African American (2023)	1,830	35.8%	24,564	26.5%	44,159	15.3%
American Indian or Alaska Native (2023)	10	0.2%	181	0.2%	440	0.2%
Asian (2023)	86	1.7%	1,735	1.9%	3,832	1.3%
Hawaiian or Pacific Islander (2023)	-	-	22	-	65	-
Other Race (2023)	84	1.6%	2,085	2.3%	4,071	1.4%
Two or More Races (2023)	233	4.6%	4,346	4.7%	12,617	4.4%
Not Hispanic or Latino Population (2023)	4,883	95.4%	85,941	92.8%	271,638	94.4%
Hispanic or Latino Population (2023)	236	4.6%	6,690	7.2%	16,052	5.6%
Not Hispanic or Latino Population (2028)	4,839	95.4%	83,286	92.8%	266,273	94.4%
Hispanic or Latino Population (2028)	234	4.6%	6,464	7.2%	15,654	5.6%
Not Hispanic or Latino Population (2020)	4,818	95.3%	87,499	92.7%	275,950	94.6%
Hispanic or Latino Population (2020)	239	4.7%	6,911	7.3%	15,719	5.4%
Not Hispanic or Latino Population (2010)	5,239	97.1%	95,387	93.7%	293,353	96.0%
Hispanic or Latino Population (2010)	154	2.9%	6,425	6.3%	12,267	4.0%
Projected Hispanic Annual Growth (2023 to 2028)	-3	-0.2%	-226	-0.7%	-399	-0.5%
Historic Hispanic Annual Growth (2010 to 2023)	82	4.1%	265	0.3%	3,785	2.4%

Age Distribution (2023)

Age Under 5	277	5.4%	4,909	5.3%	14,155	4.9%
Age 5 to 9 Years	261	5.1%	4,984	5.4%	14,974	5.2%
Age 10 to 14 Years	247	4.8%	4,891	5.3%	15,414	5.4%
Age 15 to 19 Years	260	5.1%	5,517	6.0%	16,063	5.6%
Age 20 to 24 Years	351	6.8%	7,200	7.8%	18,567	6.5%
Age 25 to 29 Years	346	6.8%	6,430	6.9%	18,321	6.4%
Age 30 to 34 Years	328	6.4%	6,175	6.7%	18,188	6.3%
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Age 50 to 54 Years	325	6.3%	5,720	6.2%	18,157	6.3%
Age 55 to 59 Years	355	6.9%	5,866	6.3%	19,398	6.7%
Age 60 to 64 Years	383	7.5%	6,359	6.9%	21,286	7.4%
Age 65 to 74 Years	614	12.0%	10,921	11.8%	37,625	13.1%
Age 75 to 84 Years	404	7.9%	5,952	6.4%	19,338	6.7%
Age 85 Years or Over	210	4.1%	2,655	2.9%	7,862	2.7%
Median Age	43.8		40.7		42.9	

Gender Age Distribution (2023)

Female Population	2,748	53.7%	47,100	50.8%	147,326	51.2%
Age 0 to 19 Years	531	19.3%	9,891	21.0%	29,381	19.9%
Age 20 to 64 Years	1,489	54.2%	25,809	54.8%	81,132	55.1%
Age 65 Years or Over	727	26.5%	11,400	24.2%	36,813	25.0%
Female Median Age	46.1		43.1		45.0	
Male Population	2,371	46.3%	45,531	49.2%	140,364	48.8%
Age 0 to 19 Years	513	21.6%	10,409	22.9%	31,225	22.2%
Age 20 to 64 Years	1,358	57.3%	26,993	59.3%	81,127	57.8%
Age 65 Years or Over	500	21.1%	8,128	17.9%	28,012	20.0%
Male Median Age	41.0		38.3		40.9	

Expanded Profile

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

Lat/Lon: 41.1398/-80.6648

3163 Belmont Ave

Youngstown, OH 44505

1 mi radius

5 mi radius

10 mi radius

Household Income Distribution (2023)

HH Income \$200,000 or More	93	4.0%	1,179	3.0%	5,801	4.7%
HH Income \$150,000 to \$199,999	112	4.9%	1,374	3.5%	6,183	5.0%
HH Income \$100,000 to \$149,999	240	10.4%	3,777	9.6%	16,407	13.2%
HH Income \$75,000 to \$99,999	205	8.9%	3,773	9.6%	15,418	12.4%
HH Income \$50,000 to \$74,999	414	18.0%	6,763	17.2%	21,986	17.7%
HH Income \$35,000 to \$49,999	519	22.5%	5,934	15.1%	17,126	13.8%
HH Income \$25,000 to \$34,999	144	6.2%	4,803	12.2%	13,668	11.0%
HH Income \$15,000 to \$24,999	192	8.3%	4,503	11.4%	11,841	9.5%
HH Income Under \$15,000	388	16.8%	7,309	18.5%	16,104	12.9%
HH Income \$35,000 or More	1,583	68.6%	22,801	57.8%	82,921	66.6%
HH Income \$75,000 or More	650	28.2%	10,103	25.6%	43,809	35.2%

Housing (2023)

Total Housing Units	2,604		44,973		139,543	
Housing Units Occupied	2,307	88.6%	39,415	87.6%	124,533	89.2%
Housing Units Owner-Occupied	1,554	67.4%	26,554	67.4%	85,323	68.5%
Housing Units, Renter-Occupied	753	32.6%	12,861	32.6%	39,209	31.5%
Housing Units, Vacant	297	12.9%	5,558	14.1%	15,011	12.1%

Marital Status (2023)

Never Married	1,919	44.3%	32,248	41.4%	83,599	34.4%
Currently Married	1,378	31.8%	25,970	33.4%	100,515	41.3%
Separated	110	2.5%	2,866	3.7%	7,124	2.9%
Widowed	328	7.6%	5,582	7.2%	17,211	7.1%
Divorced	600	13.8%	11,181	14.4%	34,698	14.3%

Household Type (2023)

Population Family	3,759	73.4%	67,533	72.9%	219,347	76.2%
Population Non-Family	1,287	25.2%	20,150	21.8%	60,992	21.2%
Population Group Quarters	73	1.4%	4,947	5.3%	7,351	2.6%
Family Households	1,203	52.2%	22,358	56.7%	73,758	59.2%
Non-Family Households	1,103	47.8%	17,057	43.3%	50,775	40.8%
Married Couple with Children	378	27.5%	4,313	16.6%	16,467	16.4%
Average Family Household Size	3.1		3.0		3.0	

Household Size (2023)

1 Person Households	983	42.6%	15,171	38.5%	45,169	36.3%
2 Person Households	691	30.0%	13,167	33.4%	42,613	34.2%
3 Person Households	288	12.5%	5,144	13.1%	16,706	13.4%
4 Person Households	195	8.4%	3,369	8.5%	12,100	9.7%
5 Person Households	96	4.2%	1,654	4.2%	5,329	4.3%
6 or More Person Households	55	2.4%	910	2.3%	2,615	2.1%

Household Vehicles (2023)

Households with 0 Vehicles Available	236	10.2%	4,269	10.8%	10,929	8.8%
Households with 1 Vehicles Available	857	37.2%	15,783	40.0%	47,442	38.1%
Households with 2 or More Vehicles Available	1,214	52.6%	19,363	49.1%	66,161	53.1%
Total Vehicles Available	3,730		62,047		208,334	
Average Vehicles Per Household	1.6		1.6		1.7	

Expanded Profile

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Labor Force (2023)

Estimated Labor Population Age 16 Years or Over	4,262		76,757		239,766	
Estimated Civilian Employed	2,363	55.4%	38,799	50.5%	130,878	54.6%
Estimated Civilian Unemployed	133	3.1%	2,206	2.9%	5,868	2.4%
Estimated in Armed Forces	11	0.3%	56	-	232	-
Estimated Not in Labor Force	1,754	41.2%	35,696	46.5%	102,788	42.9%
Unemployment Rate	3.1%		2.9%		2.4%	

Occupation (2023)

Occupation: Population Age 16 Years or Over	2,363		38,798		130,877	
Management, Business, Financial Operations	250	10.6%	4,701	12.1%	17,732	13.5%
Professional, Related	458	19.4%	7,099	18.3%	27,888	21.3%
Service	499	21.1%	8,029	20.7%	24,016	18.4%
Sales, Office	582	24.6%	7,609	19.6%	26,687	20.4%
Farming, Fishing, Forestry	1	-	48	0.1%	232	0.2%
Construct, Extraction, Maintenance	83	3.5%	2,749	7.1%	10,392	7.9%
Production, Transport Material Moving	490	20.7%	8,564	22.1%	23,930	18.3%
White Collar Workers	1,290	54.6%	19,409	50.0%	72,308	55.2%
Blue Collar Workers	1,073	45.4%	19,390	50.0%	58,569	44.8%

Consumer Expenditure (2023)

Total Household Expenditure	\$139.79 M		\$2.14 B		\$7.7 B	
Total Non-Retail Expenditure	\$74.02 M	53.0%	\$1.13 B	52.9%	\$4.07 B	52.8%
Total Retail Expenditure	\$65.77 M	47.0%	\$1.01 B	47.1%	\$3.63 B	47.2%
Apparel	\$4.84 M	3.5%	\$73.8 M	3.5%	\$267.69 M	3.5%
Contributions	\$4.5 M	3.2%	\$67.83 M	3.2%	\$249.36 M	3.2%
Education	\$3.97 M	2.8%	\$59.45 M	2.8%	\$220.17 M	2.9%
Entertainment	\$7.76 M	5.6%	\$118.14 M	5.5%	\$431.02 M	5.6%
Food and Beverages	\$20.67 M	14.8%	\$317.77 M	14.9%	\$1.14 B	14.8%
Furnishings and Equipment	\$4.83 M	3.5%	\$73.54 M	3.4%	\$268.17 M	3.5%
Gifts	\$3.36 M	2.4%	\$50.21 M	2.3%	\$185.34 M	2.4%
Health Care	\$12.11 M	8.7%	\$186.71 M	8.7%	\$666.31 M	8.6%
Household Operations	\$5.47 M	3.9%	\$83.37 M	3.9%	\$301.95 M	3.9%
Miscellaneous Expenses	\$2.65 M	1.9%	\$40.51 M	1.9%	\$146.22 M	1.9%
Personal Care	\$1.87 M	1.3%	\$28.68 M	1.3%	\$103.46 M	1.3%
Personal Insurance	\$950.96 K	0.7%	\$14.31 M	0.7%	\$53.09 M	0.7%
Reading	\$307.97 K	0.2%	\$4.7 M	0.2%	\$16.96 M	0.2%
Shelter	\$29.68 M	21.2%	\$453.86 M	21.2%	\$1.63 B	21.1%
Tobacco	\$914.72 K	0.7%	\$14.43 M	0.7%	\$49.16 M	0.6%
Transportation	\$25.23 M	18.0%	\$386.01 M	18.0%	\$1.4 B	18.1%
Utilities	\$10.66 M	7.6%	\$165.26 M	7.7%	\$582.29 M	7.6%

Educational Attainment (2023)

Adult Population Age 25 Years or Over	3,724		65,130		208,517	
Elementary (Grade Level 0 to 8)	90	2.4%	2,114	3.2%	5,044	2.4%
Some High School (Grade Level 9 to 11)	217	5.8%	5,168	7.9%	12,336	5.9%
High School Graduate	1,024	27.5%	27,016	41.5%	81,827	39.2%
Some College	1,059	28.4%	12,749	19.6%	40,072	19.2%
Associate Degree Only	322	8.7%	5,464	8.4%	17,297	8.3%
Bachelor Degree Only	606	16.3%	8,392	12.9%	33,788	16.2%
Graduate Degree	405	10.9%	4,226	6.5%	18,153	8.7%

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5 mi radius

10 mi radius

Units In Structure (2023)

1 Detached Unit	1,729	74.4%	30,405	72.8%	95,345	74.2%
1 Attached Unit	63	2.7%	1,021	2.4%	4,063	3.2%
2 to 4 Units	185	8.0%	2,149	5.1%	6,916	5.4%
5 to 9 Units	78	3.3%	1,140	2.7%	4,403	3.4%
10 to 19 Units	108	4.6%	1,497	3.6%	4,552	3.5%
20 to 49 Units	51	2.2%	1,009	2.4%	3,082	2.4%
50 or More Units	57	2.4%	1,344	3.2%	3,771	2.9%
Mobile Home or Trailer	36	1.5%	791	1.9%	2,264	1.8%
Other Structure	1	-	60	0.1%	136	0.1%

Homes Built By Year (2023)

Homes Built 2010 or later	71	3.1%	1,402	3.4%	3,685	2.9%
Homes Built 2000 to 2009	32	1.4%	1,514	3.6%	6,315	4.9%
Homes Built 1990 to 1999	73	3.1%	1,434	3.4%	8,606	6.7%
Homes Built 1980 to 1989	133	5.7%	1,787	4.3%	8,018	6.2%
Homes Built 1970 to 1979	207	8.9%	5,733	13.7%	21,516	16.7%
Homes Built 1960 to 1969	413	17.8%	5,472	13.1%	17,892	13.9%
Homes Built 1950 to 1959	703	30.2%	9,095	21.8%	25,649	20.0%
Homes Built Before 1949	674	29.0%	12,978	31.1%	32,853	25.6%

Home Values (2023)

Home Values \$1,000,000 or More	5	0.3%	74	0.3%	406	0.5%
Home Values \$500,000 to \$999,999	59	3.8%	491	1.9%	2,036	2.4%
Home Values \$400,000 to \$499,999	24	1.5%	407	1.5%	1,764	2.1%
Home Values \$300,000 to \$399,999	49	3.1%	1,248	4.7%	5,401	6.3%
Home Values \$200,000 to \$299,999	153	9.8%	2,645	10.0%	11,577	13.6%
Home Values \$150,000 to \$199,999	155	10.0%	3,886	14.6%	13,866	16.3%
Home Values \$100,000 to \$149,999	240	15.5%	4,749	17.9%	16,746	19.6%
Home Values \$70,000 to \$99,999	401	25.8%	4,485	16.9%	13,585	15.9%
Home Values \$50,000 to \$69,999	277	17.8%	2,827	10.6%	7,596	8.9%
Home Values \$25,000 to \$49,999	91	5.9%	2,699	10.2%	5,981	7.0%
Home Values Under \$25,000	100	6.4%	3,043	11.5%	6,365	7.5%
Owner-Occupied Median Home Value	\$95,908		\$102,768		\$130,010	
Renter-Occupied Median Rent	\$564		\$549		\$571	

Transportation To Work (2023)

Drive to Work Alone	1,949	82.5%	31,601	81.4%	107,601	82.2%
Drive to Work in Carpool	179	7.6%	2,808	7.2%	9,459	7.2%
Travel to Work by Public Transportation	19	0.8%	961	2.5%	1,982	1.5%
Drive to Work on Motorcycle	-	-	-	-	48	-
Walk or Bicycle to Work	37	1.6%	837	2.2%	1,540	1.2%
Other Means	74	3.1%	759	2.0%	1,777	1.4%
Work at Home	104	4.4%	1,831	4.7%	8,468	6.5%

Travel Time (2023)

Travel to Work in 14 Minutes or Less	1,029	43.5%	13,270	34.2%	44,456	34.0%
Travel to Work in 15 to 29 Minutes	895	37.9%	16,575	42.7%	51,461	39.3%
Travel to Work in 30 to 59 Minutes	225	9.5%	5,165	13.3%	19,276	14.7%
Travel to Work in 60 Minutes or More	109	4.6%	1,957	5.0%	7,216	5.5%
Average Minutes Travel to Work	15.6		17.9		17.8	