

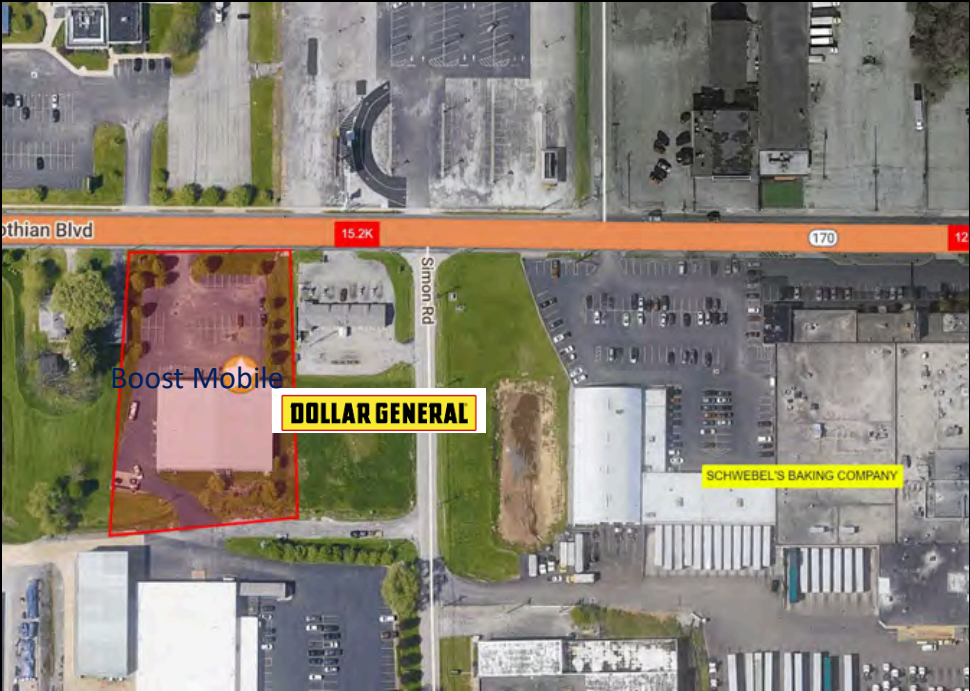
RETAIL SPACE FOR LEASE

859 East Midlothian Boulevard  
Youngstown, OH 44502

\$6/sf + NNN\*

\*\$3/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)	9,512	136,656	249,634
Projected Population (2028)	9,382	133,321	243,274
Estimated Households (2023)	4,084	59,315	109,005
Projected Households (2028)	3,850	55,230	101,378
Estimated Average Household Income (2023)	\$57,173	\$76,419	\$82,058
Projected Average Household Income (2028)	\$61,247	\$85,992	\$93,177
Total Businesses	207	5,052	8,919
Total Employees	2,470	54,416	96,213

Space Details

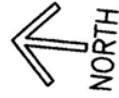
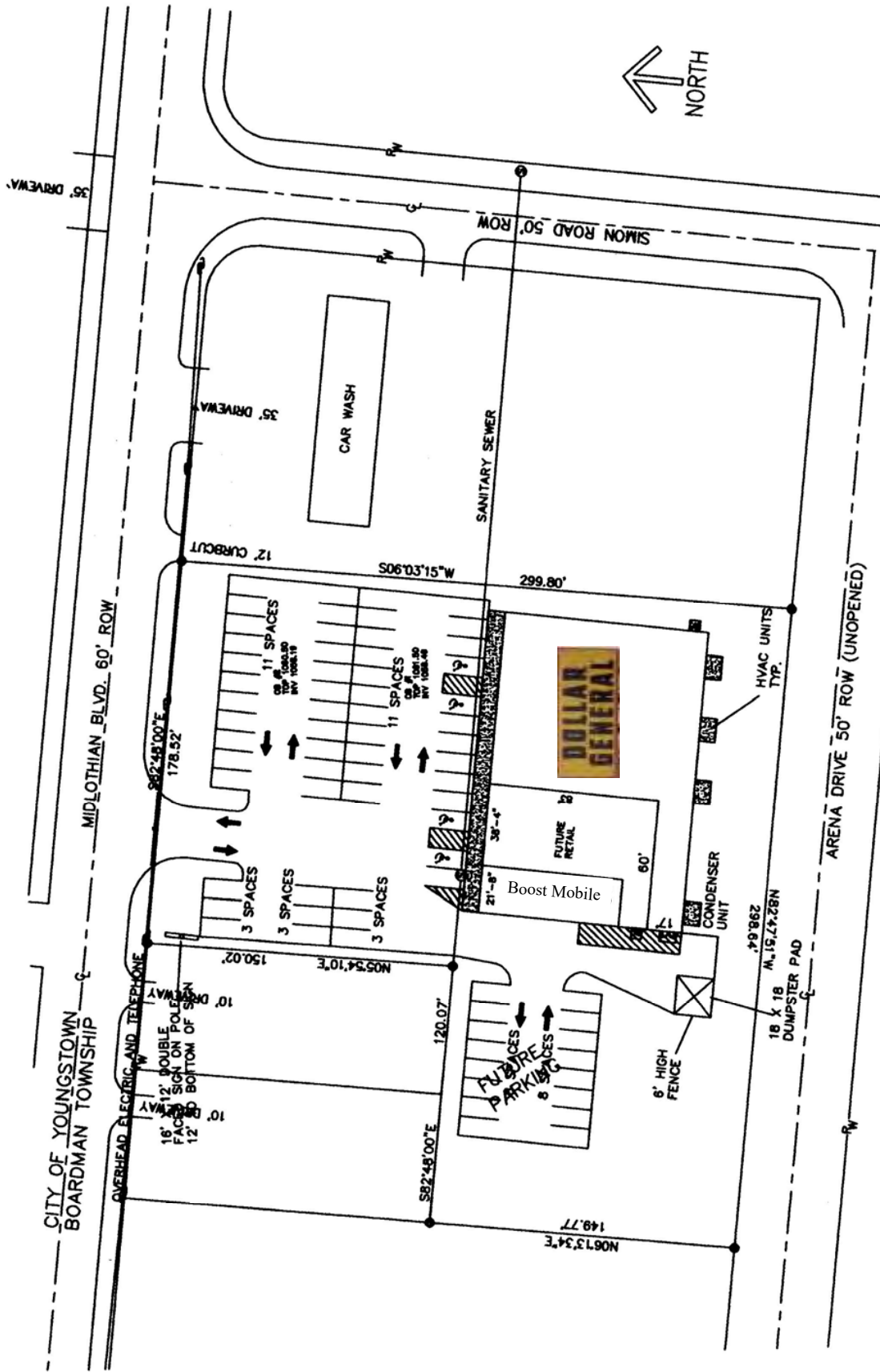


Join Dollar General and Boost Mobile in small neighborhood center with 3,265 sf retail space available near Schwebel’s Baking Company

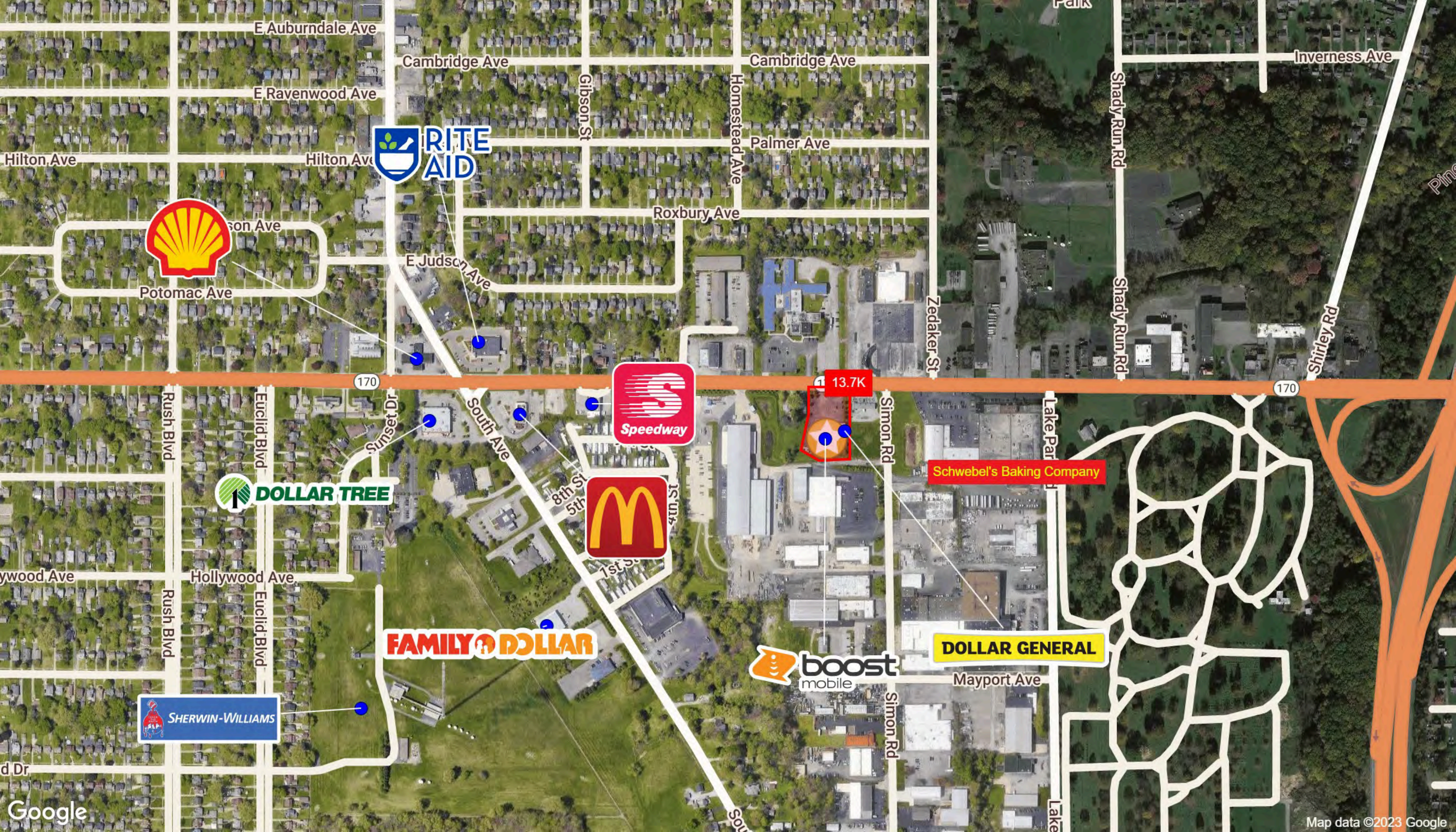
Front door parking with large lot and tenant pylon sign

Easy ingress/egress onto Midlothian Boulevard with over 13,000 cars passing in front of daily

**COCCA DEVELOPMENT, LTD**  
100 DEBARTOLO PLACE SUITE 400 BOARDMAN, OHIO 44512  
(330) 729-1010  
[WWW.COCCADEVELOPMENT.COM](http://WWW.COCCADEVELOPMENT.COM)







E Auburndale Ave

Cambridge Ave

Cambridge Ave

Inverness Ave

E Ravenwood Ave



Hilton Ave

Hilton Ave



son Ave

Potomac Ave

E Judson Ave

Roxbury Ave

Palmer Ave

Homestead Ave

Gibson St

Zedaker St

Shady Run Rd

Shady Run Rd

Shirley Rd

170

170



13.7K



Sunset Dr

South Ave

8th St

5th St



1st St

Simon Rd

Schwebel's Baking Company

Lake Park Dr

ywood Ave

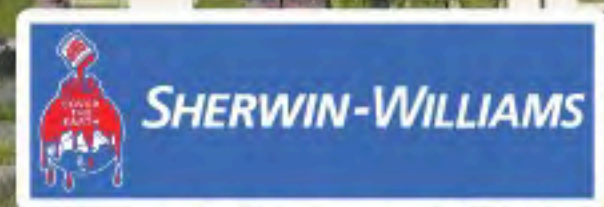
Hollywood Ave

Rush Blvd

Rush Blvd

Euclid Blvd

Euclid Blvd



d Dr



DOLLAR GENERAL

Mayport Ave

Simon Rd

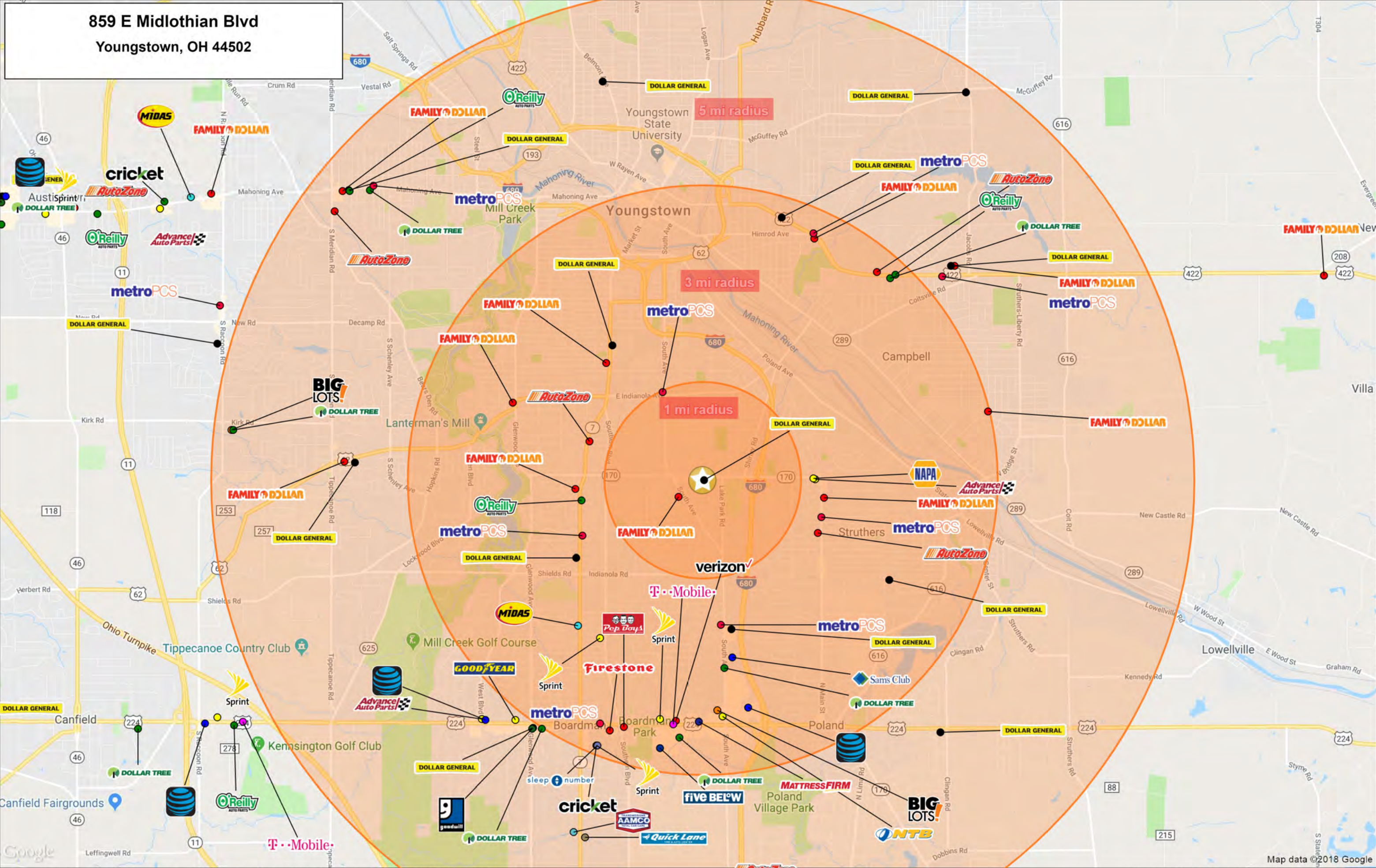
Lake Park Dr

Google

Map data ©2023 Google



859 E Midlothian Blvd  
Youngstown, OH 44502

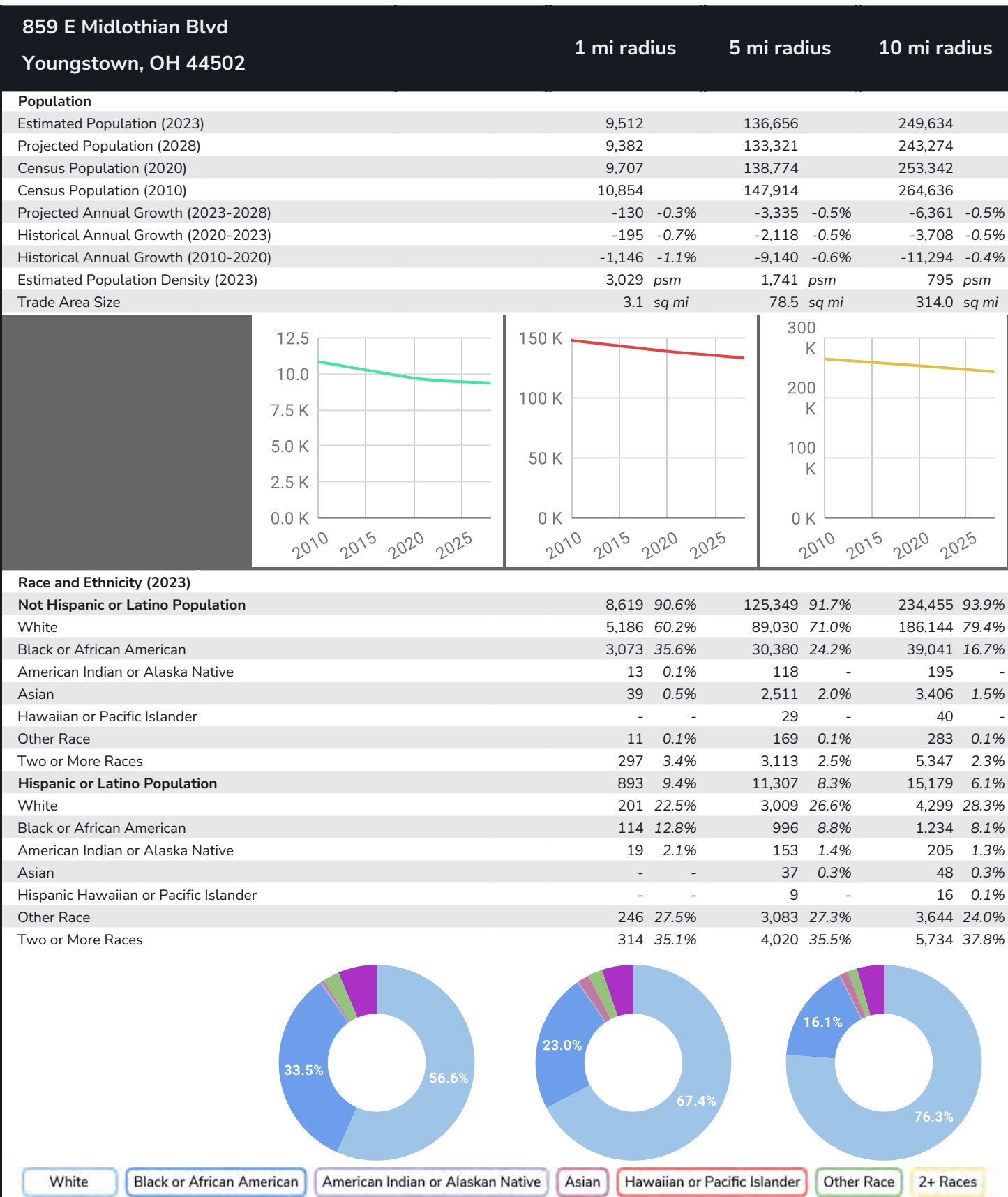




## Graphic Profile

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

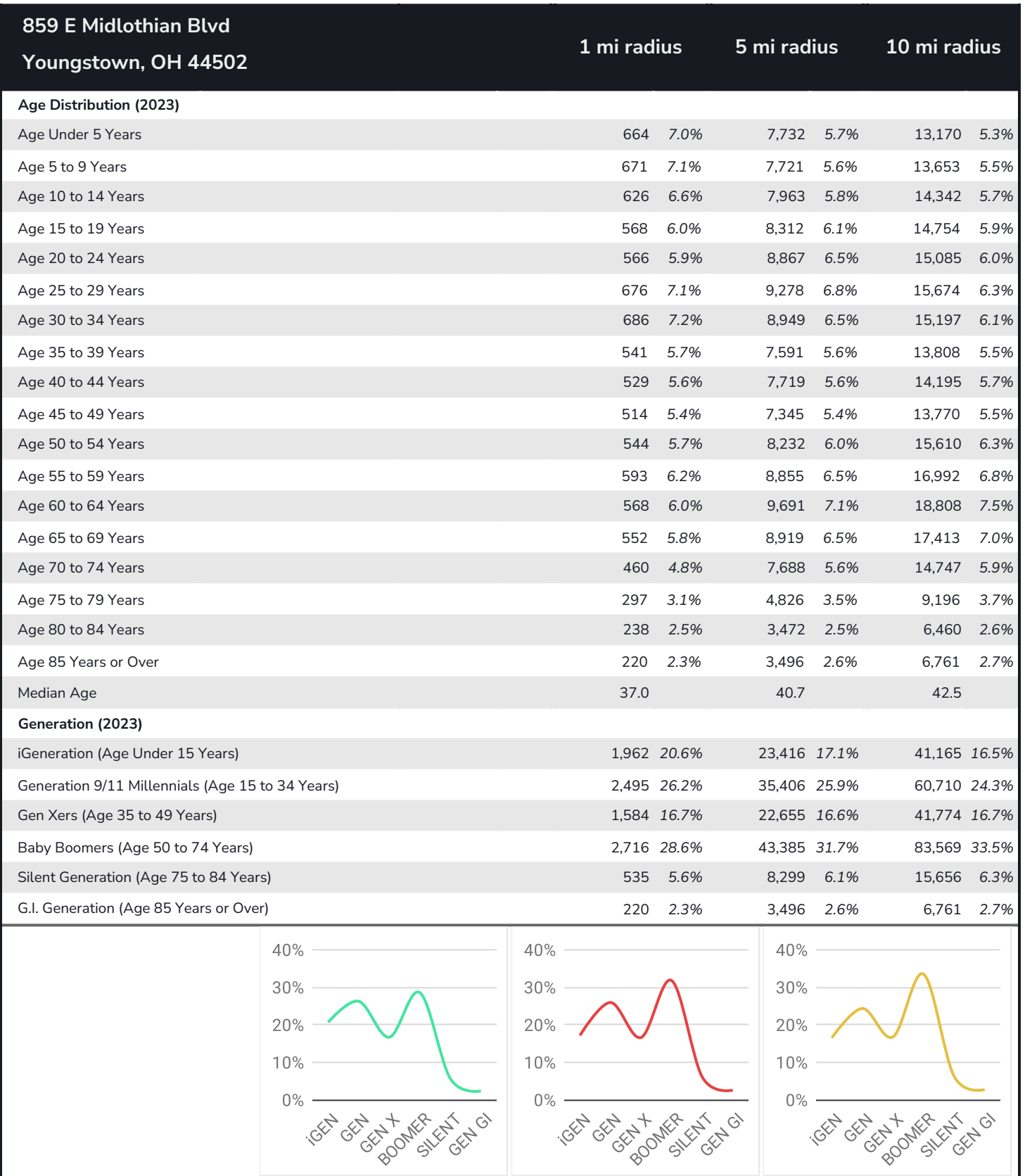
Lat/Lon: 41.0601/-80.6388



## Graphic Profile

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

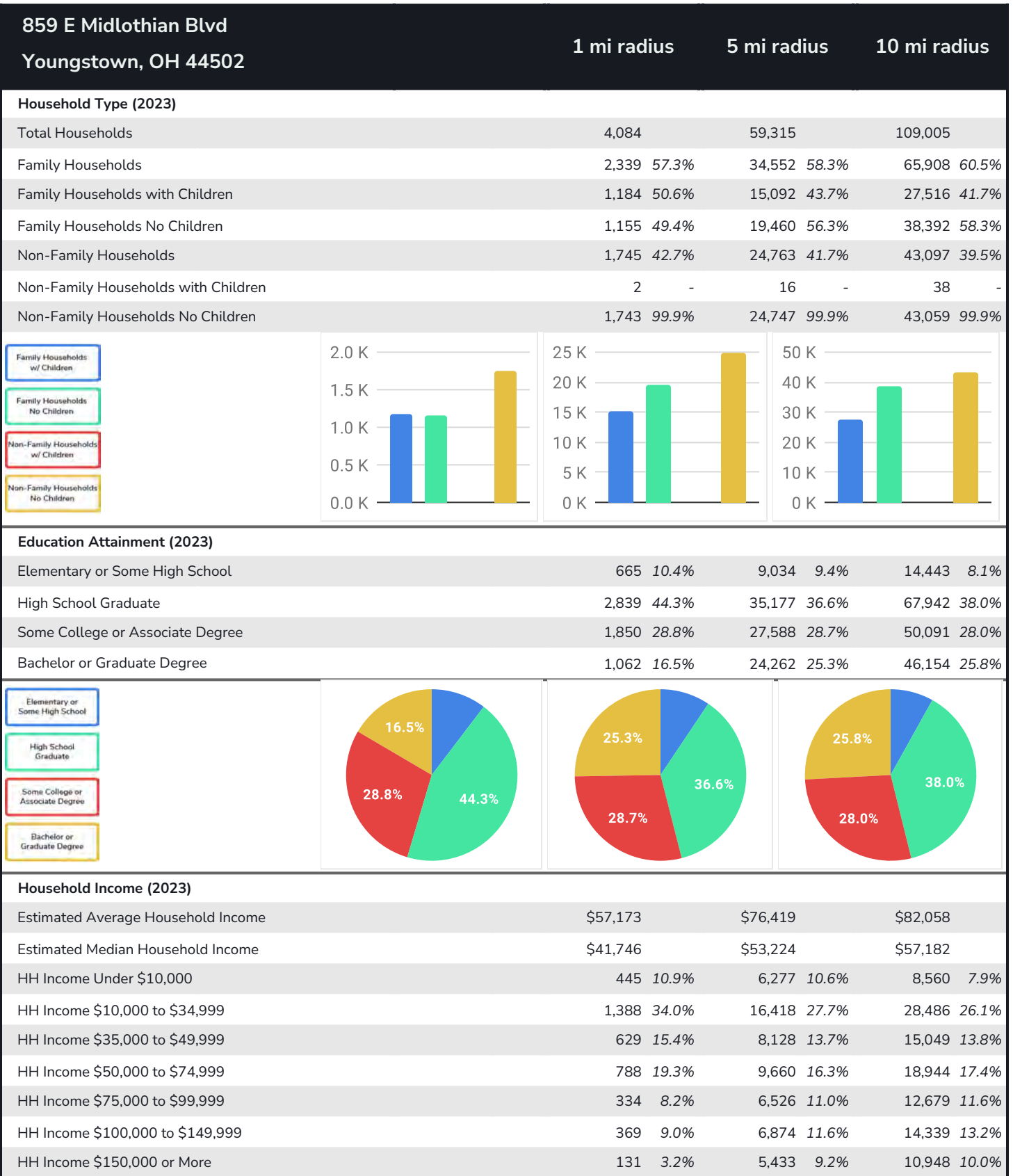
Lat/Lon: 41.0601/-80.6388



## Graphic Profile

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

Lat/Lon: 41.0601/-80.6388



## Expanded Profile

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

Lat/Lon: 41.0601/-80.6388

859 E Midlothian Blvd Youngstown, OH 44502	1 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2023)	9,512		136,656		249,634	
Projected Population (2028)	9,382		133,321		243,274	
Census Population (2020)	9,707		138,774		253,342	
Census Population (2010)	10,854		147,914		264,636	
Projected Annual Growth (2023 to 2028)	-130	-0.3%	-3,335	-0.5%	-6,361	-0.5%
Historical Annual Growth (2020 to 2023)	-195	-0.7%	-2,118	-0.5%	-3,708	-0.5%
Historical Annual Growth (2010 to 2020)	-1,146	-3.5%	-9,140	-2.1%	-11,294	-1.4%
Estimated Population Density (2023)	3,029	psm	1,741	psm	795	psm
Trade Area Size	3.1	sq mi	78.5	sq mi	314.0	sq mi
Households						
Estimated Households (2023)	4,084		59,315		109,005	
Projected Households (2028)	3,850		55,230		101,378	
Census Households (2020)	4,138		59,589		109,449	
Census Households (2010)	4,506		61,398		110,171	
Estimated Households with Children (2023)	1,186	29.0%	15,108	25.5%	27,554	25.3%
Estimated Average Household Size (2023)	2.29		2.22		2.22	
Average Household Income						
Estimated Average Household Income (2023)	\$57,173		\$76,419		\$82,058	
Projected Average Household Income (2028)	\$61,247		\$85,992		\$93,177	
Estimated Average Family Income (2023)	\$67,118		\$96,550		\$102,050	
Median Household Income						
Estimated Median Household Income (2023)	\$41,746		\$53,224		\$57,182	
Projected Median Household Income (2028)	\$37,108		\$48,612		\$52,665	
Estimated Median Family Income (2023)	\$51,088		\$73,627		\$76,823	
Per Capita Income						
Estimated Per Capita Income (2023)	\$24,718		\$33,667		\$36,174	
Projected Per Capita Income (2028)	\$25,307		\$36,133		\$39,181	
Estimated Per Capita Income 5 Year Growth	\$588	2.4%	\$2,466	7.3%	\$3,006	8.3%
Estimated Average Household Net Worth (2023)	\$175,378		\$286,089		\$308,094	
Daytime Demos (2023)						
Total Businesses	207		5,052		8,919	
Total Employees	2,470		54,416		96,213	
Company Headquarter Businesses	13	6.1%	181	3.6%	349	3.9%
Company Headquarter Employees	387	15.7%	6,782	12.5%	13,290	13.8%
Employee Population per Business	11.9		10.8		10.8	
Residential Population per Business	45.9		27.1		28.0	



## Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.0601/-80.6388

### 859 E Midlothian Blvd

Youngstown, OH 44502

1 mi radius

5 mi radius

10 mi radius

#### Race & Ethnicity

White (2023)	5,387	56.6%	92,039	67.4%	190,443	76.3%
Black or African American (2023)	3,187	33.5%	31,376	23.0%	40,275	16.1%
American Indian or Alaska Native (2023)	32	0.3%	271	0.2%	400	0.2%
Asian (2023)	39	0.4%	2,547	1.9%	3,454	1.4%
Hawaiian or Pacific Islander (2023)	-	-	37	-	56	-
Other Race (2023)	257	2.7%	3,252	2.4%	3,927	1.6%
Two or More Races (2023)	610	6.4%	7,133	5.2%	11,080	4.4%
Not Hispanic or Latino Population (2023)	8,619	90.6%	125,349	91.7%	234,455	93.9%
Hispanic or Latino Population (2023)	893	9.4%	11,307	8.3%	15,179	6.1%
Not Hispanic or Latino Population (2028)	8,491	90.5%	122,113	91.6%	228,304	93.8%
Hispanic or Latino Population (2028)	891	9.5%	11,208	8.4%	14,970	6.2%
Not Hispanic or Latino Population (2020)	8,701	89.6%	127,157	91.6%	238,319	94.1%
Hispanic or Latino Population (2020)	1,006	10.4%	11,616	8.4%	15,023	5.9%
Not Hispanic or Latino Population (2010)	10,077	92.8%	138,442	93.6%	252,919	95.6%
Hispanic or Latino Population (2010)	776	7.2%	9,472	6.4%	11,717	4.4%
Projected Hispanic Annual Growth (2023 to 2028)	-3	-	-99	-0.2%	-209	-0.3%
Historic Hispanic Annual Growth (2010 to 2023)	117	1.2%	1,835	1.5%	3,461	2.3%

#### Age Distribution (2023)

Age Under 5	664	7.0%	7,732	5.7%	13,170	5.3%
Age 5 to 9 Years	671	7.1%	7,721	5.6%	13,653	5.5%
Age 10 to 14 Years	626	6.6%	7,963	5.8%	14,342	5.7%
Age 15 to 19 Years	568	6.0%	8,312	6.1%	14,754	5.9%
Age 20 to 24 Years	566	5.9%	8,867	6.5%	15,085	6.0%
Age 25 to 29 Years	676	7.1%	9,278	6.8%	15,674	6.3%
Age 30 to 34 Years	686	7.2%	8,949	6.5%	15,197	6.1%
Age 35 to 39 Years	541	5.7%	7,591	5.6%	13,808	5.5%
Age 40 to 44 Years	529	5.6%	7,719	5.6%	14,195	5.7%
Age 45 to 49 Years	514	5.4%	7,345	5.4%	13,770	5.5%
Age 50 to 54 Years	544	5.7%	8,232	6.0%	15,610	6.3%
Age 55 to 59 Years	593	6.2%	8,855	6.5%	16,992	6.8%
Age 60 to 64 Years	568	6.0%	9,691	7.1%	18,808	7.5%
Age 65 to 74 Years	1,012	10.6%	16,607	12.2%	32,159	12.9%
Age 75 to 84 Years	535	5.6%	8,299	6.1%	15,656	6.3%
Age 85 Years or Over	220	2.3%	3,496	2.6%	6,761	2.7%
Median Age	37.0		40.7		42.5	

#### Gender Age Distribution (2023)

Female Population	4,911	51.6%	68,961	50.5%	126,737	50.8%
Age 0 to 19 Years	1,225	24.9%	15,364	22.3%	27,123	21.4%
Age 20 to 64 Years	2,678	54.5%	37,535	54.4%	68,948	54.4%
Age 65 Years or Over	1,009	20.5%	16,061	23.3%	30,665	24.2%
Female Median Age	39.0		42.9		44.5	
Male Population	4,601	48.4%	67,695	49.5%	122,897	49.2%
Age 0 to 19 Years	1,305	28.4%	16,363	24.2%	28,796	23.4%
Age 20 to 64 Years	2,538	55.2%	38,991	57.6%	70,190	57.1%
Age 65 Years or Over	758	16.5%	12,341	18.2%	23,911	19.5%
Male Median Age	34.8		38.6		40.5	



## Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.0601/-80.6388

### 859 E Midlothian Blvd

Youngstown, OH 44502

1 mi radius

5 mi radius

10 mi radius

#### Household Income Distribution (2023)

HH Income \$200,000 or More	53	1.3%	2,739	4.6%	5,425	5.0%
HH Income \$150,000 to \$199,999	79	1.9%	2,694	4.5%	5,522	5.1%
HH Income \$100,000 to \$149,999	369	9.0%	6,874	11.6%	14,339	13.2%
HH Income \$75,000 to \$99,999	334	8.2%	6,526	11.0%	12,679	11.6%
HH Income \$50,000 to \$74,999	788	19.3%	9,660	16.3%	18,944	17.4%
HH Income \$35,000 to \$49,999	629	15.4%	8,128	13.7%	15,049	13.8%
HH Income \$25,000 to \$34,999	524	12.8%	6,416	10.8%	11,689	10.7%
HH Income \$15,000 to \$24,999	516	12.6%	6,166	10.4%	10,684	9.8%
HH Income Under \$15,000	793	19.4%	10,114	17.1%	14,673	13.5%
HH Income \$35,000 or More	2,251	55.1%	36,620	61.7%	71,959	66.0%
HH Income \$75,000 or More	835	20.4%	18,832	31.7%	37,966	34.8%

#### Housing (2023)

Total Housing Units	4,645		65,485		119,217	
Housing Units Occupied	4,084	87.9%	59,315	90.6%	109,005	91.4%
Housing Units Owner-Occupied	2,431	59.5%	39,590	66.7%	75,962	69.7%
Housing Units, Renter-Occupied	1,653	40.5%	19,726	33.3%	33,043	30.3%
Housing Units, Vacant	561	13.7%	6,169	10.4%	10,211	9.4%

#### Marital Status (2023)

Never Married	3,313	43.9%	43,683	38.6%	71,171	34.1%
Currently Married	2,001	26.5%	41,566	36.7%	86,914	41.7%
Separated	467	6.2%	3,800	3.4%	6,091	2.9%
Widowed	619	8.2%	7,626	6.7%	15,116	7.3%
Divorced	1,151	15.2%	16,565	14.6%	29,177	14.0%

#### Household Type (2023)

Population Family	7,200	75.7%	102,138	74.7%	192,070	76.9%
Population Non-Family	2,140	22.5%	29,257	21.4%	50,364	20.2%
Population Group Quarters	172	1.8%	5,261	3.8%	7,200	2.9%
Family Households	2,339	57.3%	34,552	58.3%	65,908	60.5%
Non-Family Households	1,745	42.7%	24,763	41.7%	43,097	39.5%
Married Couple with Children	392	19.6%	7,740	18.6%	15,879	18.3%
Average Family Household Size	3.1		3.0		2.9	

#### Household Size (2023)

1 Person Households	1,501	36.7%	22,015	37.1%	38,290	35.1%
2 Person Households	1,332	32.6%	20,378	34.4%	39,216	36.0%
3 Person Households	613	15.0%	8,009	13.5%	14,675	13.5%
4 Person Households	371	9.1%	5,386	9.1%	10,349	9.5%
5 Person Households	166	4.1%	2,395	4.0%	4,473	4.1%
6 or More Person Households	101	2.5%	1,133	1.9%	2,003	1.8%

#### Household Vehicles (2023)

Households with 0 Vehicles Available	500	12.2%	5,910	10.0%	9,097	8.3%
Households with 1 Vehicles Available	1,771	43.4%	23,064	38.9%	40,407	37.1%
Households with 2 or More Vehicles Available	1,813	44.4%	30,341	51.2%	59,500	54.6%
Total Vehicles Available	6,056		96,560		186,482	
Average Vehicles Per Household	1.5		1.6		1.7	



## Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.0601/-80.6388

### 859 E Midlothian Blvd

Youngstown, OH 44502

1 mi radius

5 mi radius

10 mi radius

#### Labor Force (2023)

Estimated Labor Population Age 16 Years or Over	7,420		111,546		205,381	
Estimated Civilian Employed	3,700	49.9%	60,932	54.6%	113,380	55.2%
Estimated Civilian Unemployed	247	3.3%	3,627	3.3%	5,888	2.9%
Estimated in Armed Forces	-	-	162	0.1%	207	0.1%
Estimated Not in Labor Force	3,474	46.8%	46,825	42.0%	85,906	41.8%
Unemployment Rate	3.3%		3.3%		2.9%	

#### Occupation (2023)

Occupation: Population Age 16 Years or Over	3,700		60,929		113,377	
Management, Business, Financial Operations	324	8.8%	7,740	12.7%	16,046	14.2%
Professional, Related	643	17.4%	12,782	21.0%	24,149	21.3%
Service	923	24.9%	11,553	19.0%	20,520	18.1%
Sales, Office	669	18.1%	13,323	21.9%	23,815	21.0%
Farming, Fishing, Forestry	2	-	113	0.2%	189	0.2%
Construct, Extraction, Maintenance	248	6.7%	4,384	7.2%	8,543	7.5%
Production, Transport Material Moving	891	24.1%	11,034	18.1%	20,113	17.7%
White Collar Workers	1,636	44.2%	33,845	55.5%	64,011	56.5%
Blue Collar Workers	2,064	55.8%	27,084	44.5%	49,366	43.5%

#### Consumer Expenditure (2023)

Total Household Expenditure	\$194.35 M		\$3.43 B		\$6.64 B	
Total Non-Retail Expenditure	\$102.77 M	52.9%	\$1.82 B	52.9%	\$3.51 B	52.8%
Total Retail Expenditure	\$91.58 M	47.1%	\$1.62 B	47.1%	\$3.13 B	47.2%
Apparel	\$6.69 M	3.4%	\$119.22 M	3.5%	\$230.62 M	3.5%
Contributions	\$5.98 M	3.1%	\$111 M	3.2%	\$215.74 M	3.3%
Education	\$5.23 M	2.7%	\$99.3 M	2.9%	\$191.07 M	2.9%
Entertainment	\$10.61 M	5.5%	\$191.52 M	5.6%	\$371.98 M	5.6%
Food and Beverages	\$29.08 M	15.0%	\$507.22 M	14.8%	\$979.69 M	14.8%
Furnishings and Equipment	\$6.61 M	3.4%	\$119.11 M	3.5%	\$231.37 M	3.5%
Gifts	\$4.42 M	2.3%	\$82.7 M	2.4%	\$160.28 M	2.4%
Health Care	\$17.03 M	8.8%	\$296.1 M	8.6%	\$573.53 M	8.6%
Household Operations	\$7.51 M	3.9%	\$134.5 M	3.9%	\$260.46 M	3.9%
Miscellaneous Expenses	\$3.66 M	1.9%	\$65.05 M	1.9%	\$125.94 M	1.9%
Personal Care	\$2.61 M	1.3%	\$46.05 M	1.3%	\$89.11 M	1.3%
Personal Insurance	\$1.25 M	0.6%	\$23.55 M	0.7%	\$45.98 M	0.7%
Reading	\$422.44 K	0.2%	\$7.54 M	0.2%	\$14.62 M	0.2%
Shelter	\$41.5 M	21.4%	\$726.25 M	21.2%	\$1.4 B	21.1%
Tobacco	\$1.37 M	0.7%	\$22.11 M	0.6%	\$42.11 M	0.6%
Transportation	\$35.1 M	18.1%	\$619.54 M	18.1%	\$1.2 B	18.1%
Utilities	\$15.28 M	7.9%	\$259.79 M	7.6%	\$500.43 M	7.5%

#### Educational Attainment (2023)

Adult Population Age 25 Years or Over	6,416		96,061		178,630	
Elementary (Grade Level 0 to 8)	186	2.9%	2,709	2.8%	4,444	2.5%
Some High School (Grade Level 9 to 11)	479	7.5%	6,325	6.6%	9,999	5.6%
High School Graduate	2,839	44.3%	35,177	36.6%	67,942	38.0%
Some College	1,274	19.9%	19,468	20.3%	35,140	19.7%
Associate Degree Only	576	9.0%	8,120	8.5%	14,950	8.4%
Bachelor Degree Only	724	11.3%	15,907	16.6%	29,663	16.6%
Graduate Degree	338	5.3%	8,355	8.7%	16,491	9.2%



## Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.0601/-80.6388

### 859 E Midlothian Blvd

Youngstown, OH 44502

1 mi radius

5 mi radius

10 mi radius

#### Units In Structure (2023)

1 Detached Unit	3,419	75.9%	46,240	75.3%	84,297	76.5%
1 Attached Unit	51	1.1%	1,539	2.5%	3,439	3.1%
2 to 4 Units	218	4.8%	3,788	6.2%	6,050	5.5%
5 to 9 Units	70	1.6%	2,173	3.5%	3,705	3.4%
10 to 19 Units	99	2.2%	2,301	3.7%	4,175	3.8%
20 to 49 Units	100	2.2%	1,161	1.9%	2,481	2.3%
50 or More Units	80	1.8%	1,665	2.7%	3,001	2.7%
Mobile Home or Trailer	45	1.0%	404	0.7%	1,689	1.5%
Other Structure	1	-	44	-	168	0.2%

#### Homes Built By Year (2023)

Homes Built 2010 or later	42	0.9%	1,132	1.8%	3,210	2.9%
Homes Built 2000 to 2009	70	1.6%	2,834	4.6%	6,679	6.1%
Homes Built 1990 to 1999	70	1.6%	3,444	5.6%	8,423	7.6%
Homes Built 1980 to 1989	102	2.3%	3,465	5.6%	7,310	6.6%
Homes Built 1970 to 1979	443	9.8%	8,849	14.4%	18,006	16.3%
Homes Built 1960 to 1969	346	7.7%	7,629	12.4%	15,225	13.8%
Homes Built 1950 to 1959	1,241	27.5%	13,532	22.0%	22,385	20.3%
Homes Built Before 1949	1,769	39.3%	18,430	30.0%	27,767	25.2%

#### Home Values (2023)

Home Values \$1,000,000 or More	5	0.2%	307	0.8%	508	0.7%
Home Values \$500,000 to \$999,999	53	2.2%	1,183	3.0%	2,096	2.8%
Home Values \$400,000 to \$499,999	35	1.4%	957	2.4%	2,116	2.8%
Home Values \$300,000 to \$399,999	76	3.1%	2,128	5.4%	4,568	6.0%
Home Values \$200,000 to \$299,999	196	8.1%	5,402	13.6%	11,679	15.4%
Home Values \$150,000 to \$199,999	152	6.2%	5,411	13.7%	11,855	15.6%
Home Values \$100,000 to \$149,999	338	13.9%	7,083	17.9%	14,340	18.9%
Home Values \$70,000 to \$99,999	328	13.5%	6,231	15.7%	11,858	15.6%
Home Values \$50,000 to \$69,999	417	17.2%	3,845	9.7%	6,554	8.6%
Home Values \$25,000 to \$49,999	513	21.1%	3,734	9.4%	5,230	6.9%
Home Values Under \$25,000	318	13.1%	3,309	8.4%	5,157	6.8%
Owner-Occupied Median Home Value	\$66,125		\$124,372		\$137,696	
Renter-Occupied Median Rent	\$548		\$548		\$564	

#### Transportation To Work (2023)

Drive to Work Alone	2,742	74.1%	48,397	79.4%	93,202	82.2%
Drive to Work in Carpool	326	8.8%	4,513	7.4%	7,740	6.8%
Travel to Work by Public Transportation	185	5.0%	1,409	2.3%	1,736	1.5%
Drive to Work on Motorcycle	-	-	25	-	44	-
Walk or Bicycle to Work	25	0.7%	842	1.4%	1,193	1.1%
Other Means	201	5.4%	1,300	2.1%	1,701	1.5%
Work at Home	221	6.0%	4,443	7.3%	7,759	6.8%

#### Travel Time (2023)

Travel to Work in 14 Minutes or Less	1,386	37.5%	21,129	34.7%	37,401	33.0%
Travel to Work in 15 to 29 Minutes	1,301	35.2%	22,029	36.2%	44,439	39.2%
Travel to Work in 30 to 59 Minutes	537	14.5%	9,411	15.4%	17,095	15.1%
Travel to Work in 60 Minutes or More	254	6.9%	3,916	6.4%	6,683	5.9%
Average Minutes Travel to Work	18.3		18.0		18.3	