

RETAIL SPACE FOR LEASE

1100 Old Town Road  
Clearfield, PA 16830

\$9-10/sf + NNN\*

\*\$2.25sf 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)	3,323	16,775	25,904
Projected Population (2028)	3,312	16,610	25,518
Estimated Households (2023)	1,571	7,453	11,265
Projected Households (2028)	1,518	7,131	10,725
Estimated Average Household Income (2023)	\$71,359	\$75,908	\$77,855
Projected Average Household Income (2028)	\$74,467	\$81,812	\$84,398
Total Businesses	118	650	823
Total Employees	1,143	8,172	9,219

Space Details



Join Family Dollar, Laurel Eye Clinic, and Toys for Tots

Up to 7,239 sf available – currently 2 separate suites  
2,239 sf former retail space @ \$9/sf  
5,000 sf (Toys for Tots temporary space) @ \$10/sf

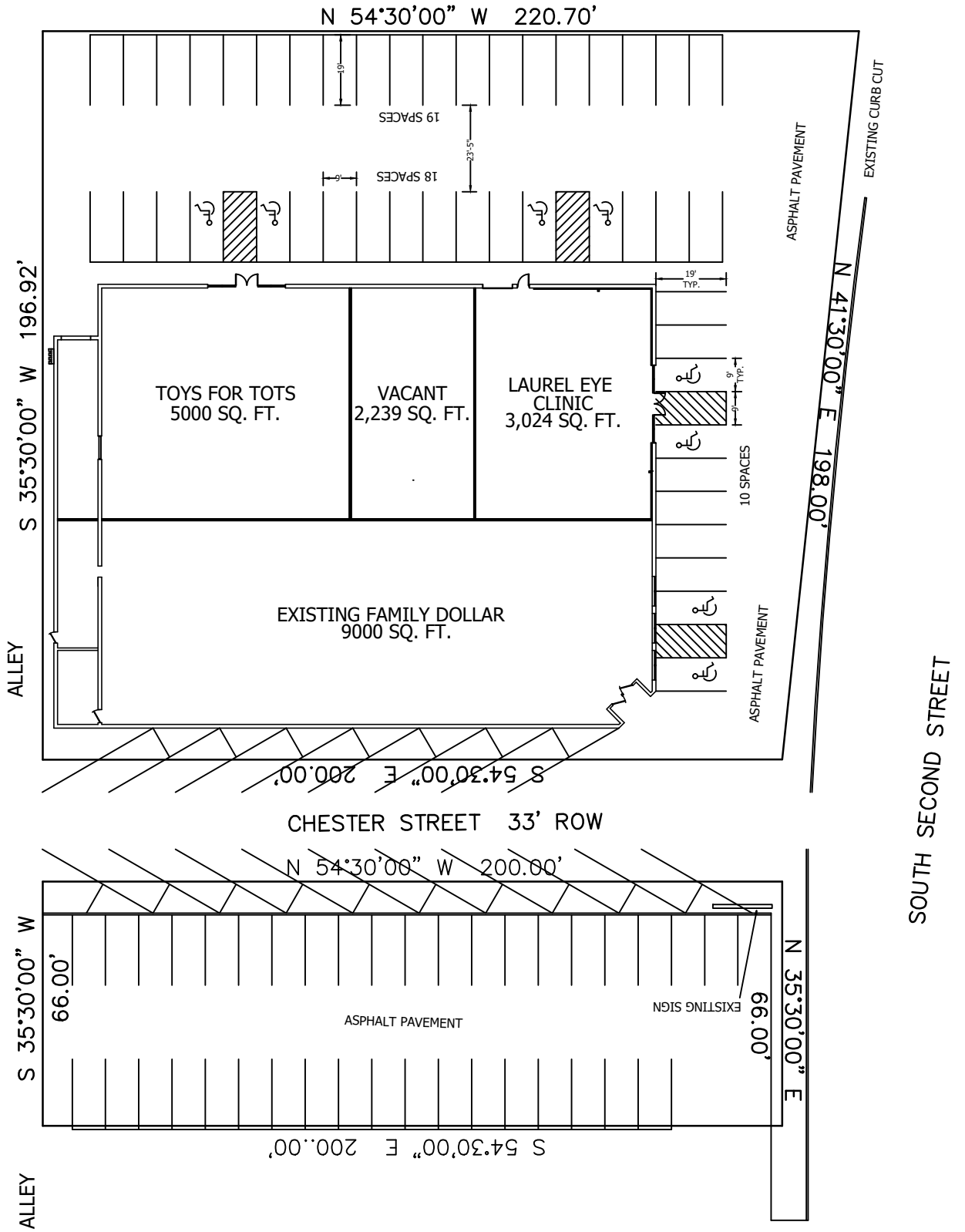
Large ample parking lot with additional parking across the street  
and tenant pylon sign available

COCCA DEVELOPMENT, LTD

100 DEBARTOLO PLACE SUITE 400 BOARDMAN, OHIO 44512

(330) 729-1010

WWW.COCCADEVELOPMENT.COM



# MASTER SITE PLAN

SCALE: 1" = 40'-0"





7.1K



Laurel Eye Clinic

FAMILY DOLLAR

Life Line  
Pregnancy & Infant



Northwest

DODGE

CHRYSLER

RAM

Jeep





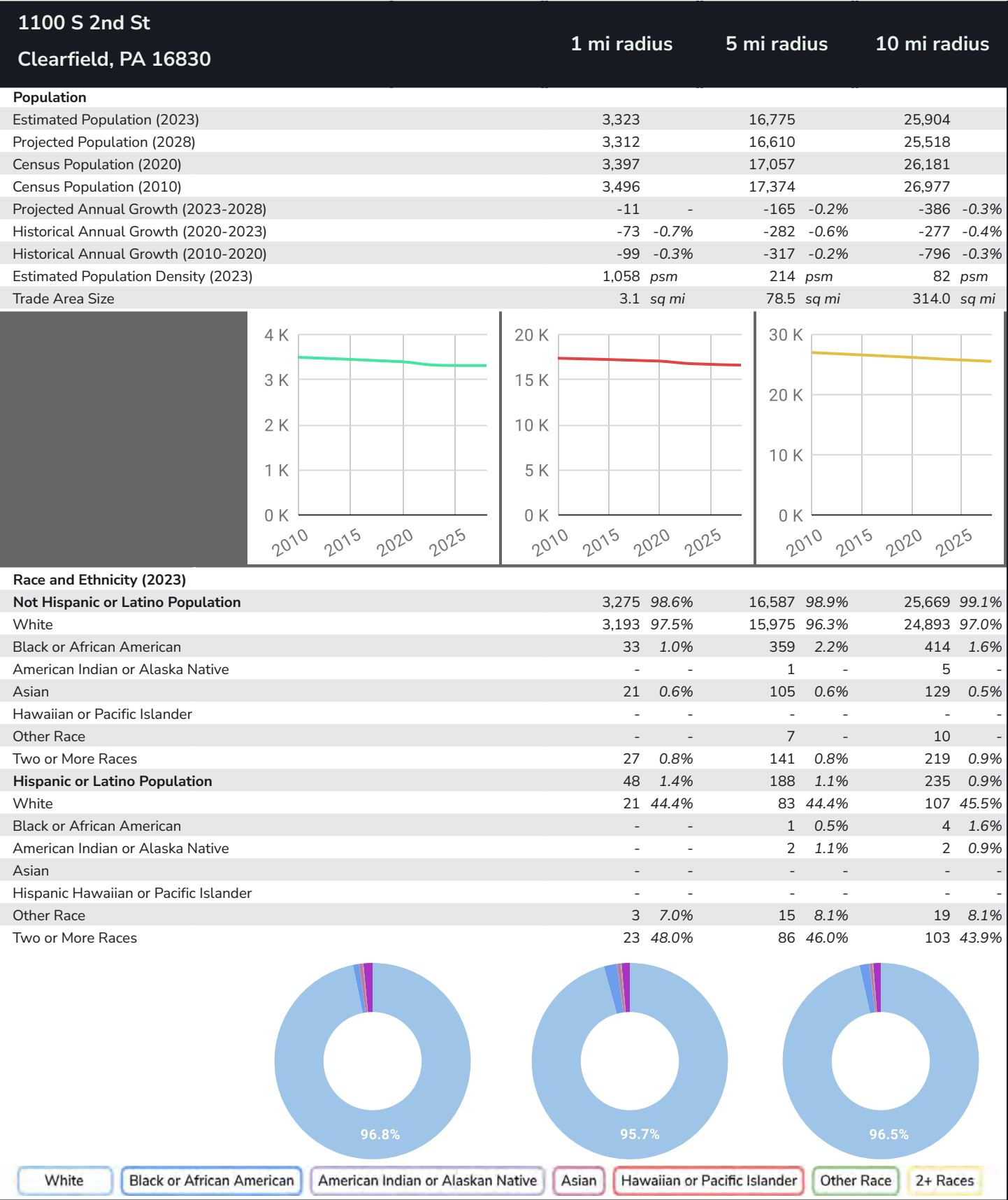


Graphic Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

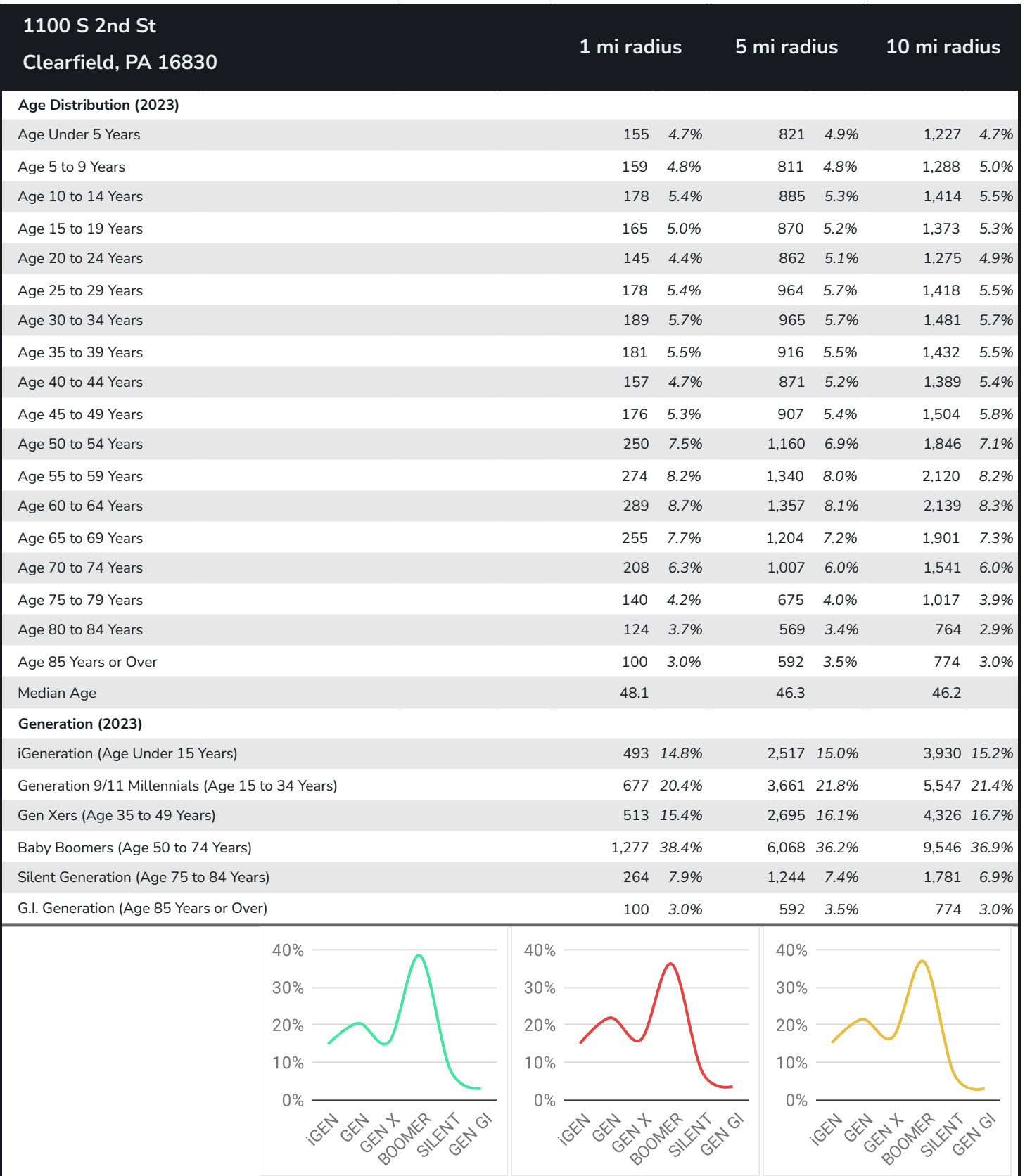
Lat/Lon: 41.0095/-78.4494



## Graphic Profile

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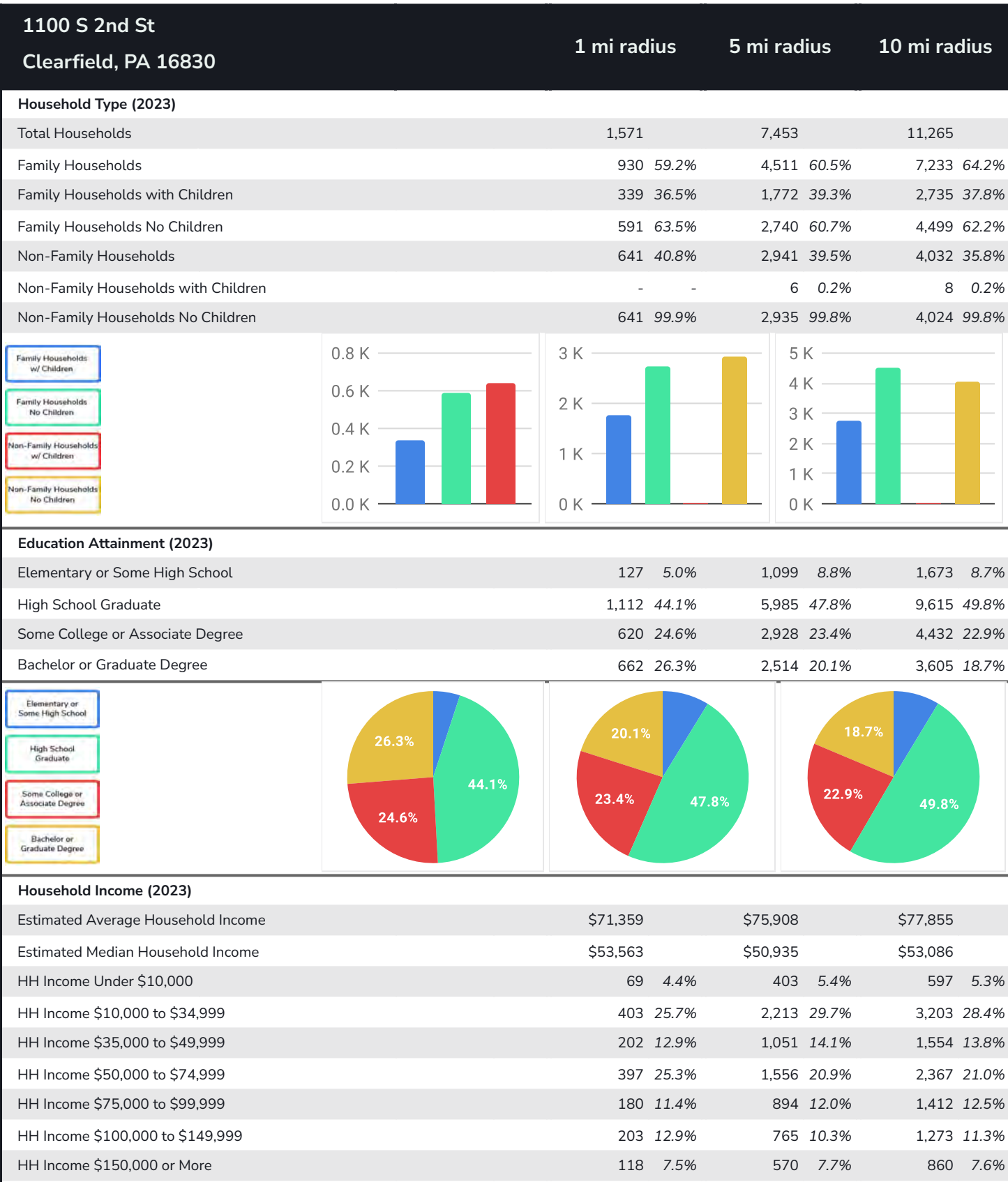
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# Graphic Profile

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

Lat/Lon: 41.0095/-78.4494



## Expanded Profile

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

Lat/Lon: 41.0095/-78.4494

1100 S 2nd St Clearfield, PA 16830	1 mi radius	5 mi radius	10 mi radius
<b>Population</b>			
Estimated Population (2023)	3,323	16,775	25,904
Projected Population (2028)	3,312	16,610	25,518
Census Population (2020)	3,397	17,057	26,181
Census Population (2010)	3,496	17,374	26,977
Projected Annual Growth (2023 to 2028)	-11 -	-165 -0.2%	-386 -0.3%
Historical Annual Growth (2020 to 2023)	-73 -0.7%	-282 -0.6%	-277 -0.4%
Historical Annual Growth (2010 to 2020)	-99 -0.9%	-317 -0.6%	-796 -1.0%
Estimated Population Density (2023)	1,058 psm	214 psm	82 psm
Trade Area Size	3.1 sq mi	78.5 sq mi	314.0 sq mi
<b>Households</b>			
Estimated Households (2023)	1,571	7,453	11,265
Projected Households (2028)	1,518	7,131	10,725
Census Households (2020)	1,587	7,498	11,276
Census Households (2010)	1,620	7,520	11,421
Estimated Households with Children (2023)	340 21.6%	1,778 23.9%	2,742 24.3%
Estimated Average Household Size (2023)	2.10	2.19	2.25
<b>Average Household Income</b>			
Estimated Average Household Income (2023)	\$71,359	\$75,908	\$77,855
Projected Average Household Income (2028)	\$74,467	\$81,812	\$84,398
Estimated Average Family Income (2023)	\$92,366	\$99,690	\$96,796
<b>Median Household Income</b>			
Estimated Median Household Income (2023)	\$53,563	\$50,935	\$53,086
Projected Median Household Income (2028)	\$48,854	\$46,184	\$48,212
Estimated Median Family Income (2023)	\$66,080	\$71,972	\$69,466
<b>Per Capita Income</b>			
Estimated Per Capita Income (2023)	\$33,814	\$34,082	\$34,097
Projected Per Capita Income (2028)	\$34,205	\$35,485	\$35,714
Estimated Per Capita Income 5 Year Growth	\$391 1.2%	\$1,403 4.1%	\$1,617 4.7%
Estimated Average Household Net Worth (2023)	\$606,495	\$551,210	\$537,104
<b>Daytime Demos (2023)</b>			
Total Businesses	118	650	823
Total Employees	1,143	8,172	9,219
Company Headquarter Businesses	4 3.7%	32 4.9%	37 4.5%
Company Headquarter Employees	327 28.6%	2,776 34.0%	2,822 30.6%
Employee Population per Business	9.6	12.6	11.2
Residential Population per Business	28.0	25.8	31.5



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2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.0095/-78.4494

### 1100 S 2nd St

Clearfield, PA 16830

1 mi radius

5 mi radius

10 mi radius

#### Race & Ethnicity

White (2023)	3,215	96.7%	16,058	95.7%	25,000	96.5%
Black or African American (2023)	33	1.0%	360	2.1%	418	1.6%
American Indian or Alaska Native (2023)	-	-	3	-	7	-
Asian (2023)	21	0.6%	105	0.6%	129	0.5%
Hawaiian or Pacific Islander (2023)	-	-	-	-	-	-
Other Race (2023)	4	0.1%	22	0.1%	29	0.1%
Two or More Races (2023)	50	1.5%	227	1.4%	322	1.2%
Not Hispanic or Latino Population (2023)	3,275	98.6%	16,587	98.9%	25,669	99.1%
Hispanic or Latino Population (2023)	48	1.4%	188	1.1%	235	0.9%
Not Hispanic or Latino Population (2028)	3,266	98.6%	16,423	98.9%	25,286	99.1%
Hispanic or Latino Population (2028)	47	1.4%	187	1.1%	233	0.9%
Not Hispanic or Latino Population (2020)	3,354	98.7%	16,862	98.9%	25,937	99.1%
Hispanic or Latino Population (2020)	43	1.3%	195	1.1%	244	0.9%
Not Hispanic or Latino Population (2010)	3,477	99.5%	17,272	99.4%	26,823	99.4%
Hispanic or Latino Population (2010)	18	0.5%	102	0.6%	155	0.6%
Projected Hispanic Annual Growth (2023 to 2028)	-	-0.4%	-	-	-2	-0.2%
Historic Hispanic Annual Growth (2010 to 2023)	29	12.3%	86	6.4%	80	4.0%

#### Age Distribution (2023)

Age Under 5	155	4.7%	821	4.9%	1,227	4.7%
Age 5 to 9 Years	159	4.8%	811	4.8%	1,288	5.0%
Age 10 to 14 Years	178	5.4%	885	5.3%	1,414	5.5%
Age 15 to 19 Years	165	5.0%	870	5.2%	1,373	5.3%
Age 20 to 24 Years	145	4.4%	862	5.1%	1,275	4.9%
Age 25 to 29 Years	178	5.4%	964	5.7%	1,418	5.5%
Age 30 to 34 Years	189	5.7%	965	5.7%	1,481	5.7%
Age 35 to 39 Years	181	5.5%	916	5.5%	1,432	5.5%
Age 40 to 44 Years	157	4.7%	871	5.2%	1,389	5.4%
Age 45 to 49 Years	176	5.3%	907	5.4%	1,504	5.8%
Age 50 to 54 Years	250	7.5%	1,160	6.9%	1,846	7.1%
Age 55 to 59 Years	274	8.2%	1,340	8.0%	2,120	8.2%
Age 60 to 64 Years	289	8.7%	1,357	8.1%	2,139	8.3%
Age 65 to 74 Years	464	14.0%	2,212	13.2%	3,442	13.3%
Age 75 to 84 Years	264	7.9%	1,244	7.4%	1,781	6.9%
Age 85 Years or Over	100	3.0%	592	3.5%	774	3.0%
Median Age	48.1		46.3		46.2	

#### Gender Age Distribution (2023)

Female Population	1,679	50.5%	8,442	50.3%	12,906	49.8%
Age 0 to 19 Years	320	19.1%	1,626	19.3%	2,550	19.8%
Age 20 to 64 Years	912	54.3%	4,560	54.0%	7,071	54.8%
Age 65 Years or Over	447	26.6%	2,256	26.7%	3,284	25.4%
Female Median Age	49.2		48.2		47.7	
Male Population	1,645	49.5%	8,333	49.7%	12,998	50.2%
Age 0 to 19 Years	337	20.5%	1,760	21.1%	2,753	21.2%
Age 20 to 64 Years	927	56.4%	4,782	57.4%	7,532	57.9%
Age 65 Years or Over	381	23.2%	1,791	21.5%	2,713	20.9%
Male Median Age	47.1		44.4		44.7	



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Lat/Lon: 41.0095/-78.4494

### 1100 S 2nd St

Clearfield, PA 16830

1 mi radius

5 mi radius

10 mi radius

#### Household Income Distribution (2023)

HH Income \$200,000 or More	93	5.9%	362	4.9%	494	4.4%
HH Income \$150,000 to \$199,999	25	1.6%	209	2.8%	366	3.2%
HH Income \$100,000 to \$149,999	203	12.9%	765	10.3%	1,273	11.3%
HH Income \$75,000 to \$99,999	180	11.4%	894	12.0%	1,412	12.5%
HH Income \$50,000 to \$74,999	397	25.3%	1,556	20.9%	2,367	21.0%
HH Income \$35,000 to \$49,999	202	12.9%	1,051	14.1%	1,554	13.8%
HH Income \$25,000 to \$34,999	115	7.3%	752	10.1%	1,105	9.8%
HH Income \$15,000 to \$24,999	192	12.2%	964	12.9%	1,363	12.1%
HH Income Under \$15,000	165	10.5%	900	12.1%	1,332	11.8%
HH Income \$35,000 or More	1,099	70.0%	4,836	64.9%	7,466	66.3%
HH Income \$75,000 or More	500	31.8%	2,229	29.9%	3,545	31.5%

#### Housing (2023)

Total Housing Units	1,747		8,464		12,885	
Housing Units Occupied	1,571	89.9%	7,453	88.1%	11,265	87.4%
Housing Units Owner-Occupied	1,045	66.5%	4,960	66.6%	8,191	72.7%
Housing Units, Renter-Occupied	527	33.5%	2,493	33.4%	3,074	27.3%
Housing Units, Vacant	176	11.2%	1,011	13.6%	1,620	14.4%

#### Marital Status (2023)

Never Married	819	28.9%	4,451	31.2%	6,382	29.0%
Currently Married	1,340	47.3%	6,272	44.0%	10,447	47.5%
Separated	27	1.0%	366	2.6%	805	3.7%
Widowed	283	10.0%	1,190	8.3%	1,567	7.1%
Divorced	362	12.8%	1,980	13.9%	2,773	12.6%

#### Household Type (2023)

Population Family	2,536	76.3%	12,727	75.9%	20,510	79.2%
Population Non-Family	771	23.2%	3,561	21.2%	4,886	18.9%
Population Group Quarters	17	0.5%	487	2.9%	508	2.0%
Family Households	930	59.2%	4,511	60.5%	7,233	64.2%
Non-Family Households	641	40.8%	2,941	39.5%	4,032	35.8%
Married Couple with Children	207	15.4%	1,054	16.8%	1,735	16.6%
Average Family Household Size	2.7		2.8		2.8	

#### Household Size (2023)

1 Person Households	554	35.3%	2,536	34.0%	3,479	30.9%
2 Person Households	633	40.3%	2,918	39.2%	4,516	40.1%
3 Person Households	193	12.3%	1,021	13.7%	1,625	14.4%
4 Person Households	132	8.4%	643	8.6%	1,087	9.7%
5 Person Households	38	2.4%	224	3.0%	382	3.4%
6 or More Person Households	20	1.3%	111	1.5%	176	1.6%

#### Household Vehicles (2023)

Households with 0 Vehicles Available	148	9.4%	779	10.5%	967	8.6%
Households with 1 Vehicles Available	541	34.4%	2,718	36.5%	3,802	33.8%
Households with 2 or More Vehicles Available	882	56.2%	3,955	53.1%	6,496	57.7%
Total Vehicles Available	2,735		12,471		19,977	
Average Vehicles Per Household	1.7		1.7		1.8	



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#### Labor Force (2023)

Estimated Labor Population Age 16 Years or Over	2,789		14,078		21,681	
Estimated Civilian Employed	1,591	57.0%	6,945	49.3%	11,053	51.0%
Estimated Civilian Unemployed	84	3.0%	570	4.1%	882	4.1%
Estimated in Armed Forces	-	-	-	-	2	-
Estimated Not in Labor Force	1,114	39.9%	6,562	46.6%	9,745	44.9%
Unemployment Rate	3.0%		4.1%		4.1%	

#### Occupation (2023)

Occupation: Population Age 16 Years or Over	1,591		6,941		11,049	
Management, Business, Financial Operations	179	11.3%	935	13.5%	1,430	12.9%
Professional, Related	431	27.1%	1,677	24.2%	2,437	22.1%
Service	309	19.4%	1,261	18.2%	2,035	18.4%
Sales, Office	236	14.9%	1,211	17.4%	2,066	18.7%
Farming, Fishing, Forestry	120	7.5%	147	2.1%	240	2.2%
Construct, Extraction, Maintenance	119	7.5%	626	9.0%	1,124	10.2%
Production, Transport Material Moving	197	12.4%	1,086	15.6%	1,717	15.5%
White Collar Workers	847	53.2%	3,823	55.1%	5,933	53.7%
Blue Collar Workers	744	46.8%	3,119	44.9%	5,116	46.3%

#### Consumer Expenditure (2023)

Total Household Expenditure	\$87.63 M		\$430.23 M		\$664.52 M	
Total Non-Retail Expenditure	\$46.28 M	52.8%	\$227.63 M	52.9%	\$350.87 M	52.8%
Total Retail Expenditure	\$41.35 M	47.2%	\$202.6 M	47.1%	\$313.65 M	47.2%
Apparel	\$3.01 M	3.4%	\$14.84 M	3.4%	\$22.9 M	3.4%
Contributions	\$2.84 M	3.2%	\$13.99 M	3.3%	\$21.5 M	3.2%
Education	\$2.41 M	2.7%	\$12.09 M	2.8%	\$18.51 M	2.8%
Entertainment	\$4.88 M	5.6%	\$23.95 M	5.6%	\$37.07 M	5.6%
Food and Beverages	\$12.95 M	14.8%	\$63.53 M	14.8%	\$98.23 M	14.8%
Furnishings and Equipment	\$3.04 M	3.5%	\$14.89 M	3.5%	\$23.06 M	3.5%
Gifts	\$2.13 M	2.4%	\$10.44 M	2.4%	\$15.96 M	2.4%
Health Care	\$7.68 M	8.8%	\$37.54 M	8.7%	\$58.13 M	8.7%
Household Operations	\$3.42 M	3.9%	\$16.86 M	3.9%	\$26.01 M	3.9%
Miscellaneous Expenses	\$1.66 M	1.9%	\$8.15 M	1.9%	\$12.58 M	1.9%
Personal Care	\$1.17 M	1.3%	\$5.76 M	1.3%	\$8.9 M	1.3%
Personal Insurance	\$596.54 K	0.7%	\$2.94 M	0.7%	\$4.56 M	0.7%
Reading	\$193.66 K	0.2%	\$950.63 K	0.2%	\$1.46 M	0.2%
Shelter	\$18.47 M	21.1%	\$90.89 M	21.1%	\$139.91 M	21.1%
Tobacco	\$571.18 K	0.7%	\$2.8 M	0.7%	\$4.32 M	0.7%
Transportation	\$15.93 M	18.2%	\$77.77 M	18.1%	\$120.66 M	18.2%
Utilities	\$6.69 M	7.6%	\$32.8 M	7.6%	\$50.73 M	7.6%

#### Educational Attainment (2023)

Adult Population Age 25 Years or Over	2,521		12,526		19,325	
Elementary (Grade Level 0 to 8)	66	2.6%	280	2.2%	436	2.3%
Some High School (Grade Level 9 to 11)	61	2.4%	819	6.5%	1,237	6.4%
High School Graduate	1,112	44.1%	5,985	47.8%	9,615	49.8%
Some College	357	14.2%	1,721	13.7%	2,462	12.7%
Associate Degree Only	263	10.4%	1,207	9.6%	1,971	10.2%
Bachelor Degree Only	496	19.7%	1,784	14.2%	2,539	13.1%
Graduate Degree	166	6.6%	730	5.8%	1,066	5.5%



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1100 S 2nd St		1 mi radius		5 mi radius		10 mi radius	
Clearfield, PA 16830							
Units In Structure (2023)							
1 Detached Unit	1,023	63.1%		5,068	67.4%	8,095	70.9%
1 Attached Unit	44	2.7%		215	2.9%	234	2.0%
2 to 4 Units	215	13.3%		722	9.6%	777	6.8%
5 to 9 Units	75	4.6%		260	3.5%	278	2.4%
10 to 19 Units	3	0.2%		74	1.0%	77	0.7%
20 to 49 Units	30	1.8%		277	3.7%	324	2.8%
50 or More Units	27	1.6%		129	1.7%	133	1.2%
Mobile Home or Trailer	154	9.5%		707	9.4%	1,346	11.8%
Other Structure	-	-	-	-	-	-	-
Homes Built By Year (2023)							
Homes Built 2010 or later	31	1.9%		327	4.3%	485	4.2%
Homes Built 2000 to 2009	79	4.8%		430	5.7%	849	7.4%
Homes Built 1990 to 1999	94	5.8%		418	5.6%	898	7.9%
Homes Built 1980 to 1989	100	6.2%		536	7.1%	848	7.4%
Homes Built 1970 to 1979	278	17.1%		1,155	15.4%	2,030	17.8%
Homes Built 1960 to 1969	167	10.3%		692	9.2%	916	8.0%
Homes Built 1950 to 1959	341	21.0%		1,333	17.7%	1,596	14.0%
Homes Built Before 1949	482	29.8%		2,561	34.1%	3,644	31.9%
Home Values (2023)							
Home Values \$1,000,000 or More	2	0.2%		50	1.0%	83	1.0%
Home Values \$500,000 to \$999,999	4	0.4%		33	0.7%	76	0.9%
Home Values \$400,000 to \$499,999	14	1.4%		52	1.0%	94	1.1%
Home Values \$300,000 to \$399,999	49	4.6%		189	3.8%	371	4.5%
Home Values \$200,000 to \$299,999	127	12.1%		568	11.5%	995	12.1%
Home Values \$150,000 to \$199,999	176	16.9%		643	13.0%	1,253	15.3%
Home Values \$100,000 to \$149,999	237	22.7%		1,022	20.6%	1,426	17.4%
Home Values \$70,000 to \$99,999	264	25.3%		1,090	22.0%	1,758	21.5%
Home Values \$50,000 to \$69,999	55	5.3%		491	9.9%	832	10.2%
Home Values \$25,000 to \$49,999	62	5.9%		509	10.3%	739	9.0%
Home Values Under \$25,000	54	5.2%		313	6.3%	566	6.9%
Owner-Occupied Median Home Value	\$117,174			\$109,287		\$114,381	
Renter-Occupied Median Rent	\$418			\$526		\$526	
Transportation To Work (2023)							
Drive to Work Alone	1,353	85.1%		5,804	83.6%	9,209	83.3%
Drive to Work in Carpool	65	4.1%		396	5.7%	821	7.4%
Travel to Work by Public Transportation	5	0.3%		15	0.2%	18	0.2%
Drive to Work on Motorcycle	-	-	-	-	-	-	-
Walk or Bicycle to Work	32	2.0%		203	2.9%	251	2.3%
Other Means	2	0.1%		63	0.9%	93	0.8%
Work at Home	133	8.4%		460	6.6%	656	5.9%
Travel Time (2023)							
Travel to Work in 14 Minutes or Less	731	46.0%		2,923	42.1%	3,740	33.9%
Travel to Work in 15 to 29 Minutes	286	18.0%		1,645	23.7%	3,251	29.4%
Travel to Work in 30 to 59 Minutes	276	17.4%		1,295	18.7%	2,443	22.1%
Travel to Work in 60 Minutes or More	164	10.3%		618	8.9%	958	8.7%
Average Minutes Travel to Work	17.1			16.4		18.6	