

RETAIL SPACE FOR LEASE

615 Walnut Street
East Liverpool, OH 43920

\$8-\$8.25/sf + NNN*

*\$1.75/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)	6,600	31,768	56,956
Projected Population (2026)	6,445	30,773	55,163
Estimated Households (2021)	2,946	13,747	24,184
Projected Households (2026)	3,036	14,050	24,687
Estimated Average Household Income (2021)	\$44,507	\$58,848	\$67,036
Projected Average Household Income (2026)	\$50,795	\$70,058	\$78,811
Total Businesses	293	973	1,407
Total Employees	4,163	12,342	16,212

Space Details

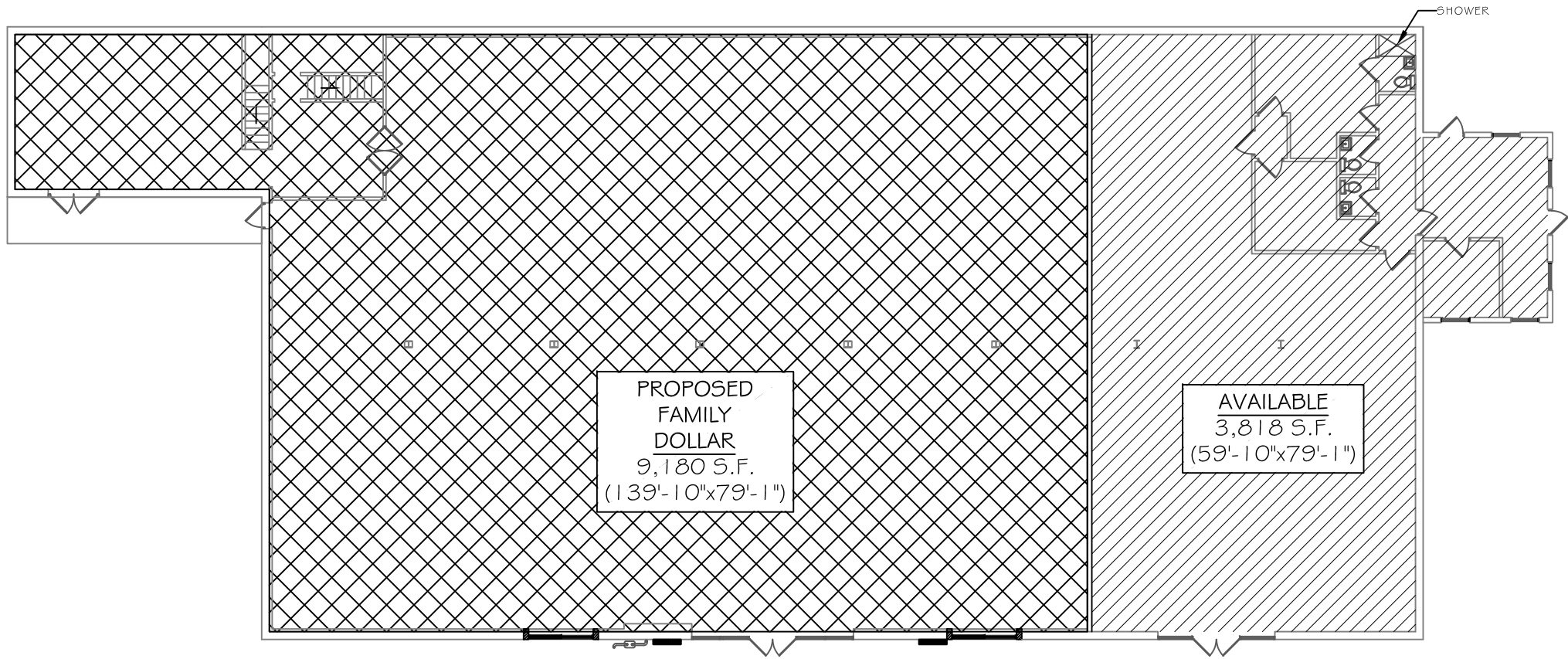


Approx. 3,818 sf* available @ \$8/sf
Family Dollar approx. 9,180 sf* @ \$8.25/sf
(lease runs through 1/31/2032)
*can be combined for 12,998 sf total

Large ample lot with front door parking

Easy ingress/egress onto Walnut Street w/Dollar Tree and Rite Aid
on opposite corners

COCCA DEVELOPMENT, LTD
100 DEBARTOLO PLACE SUITE 400 BOARDMAN, OHIO 44512
(330) 729-1010
WWW.COCCADEVELOPMENT.COM

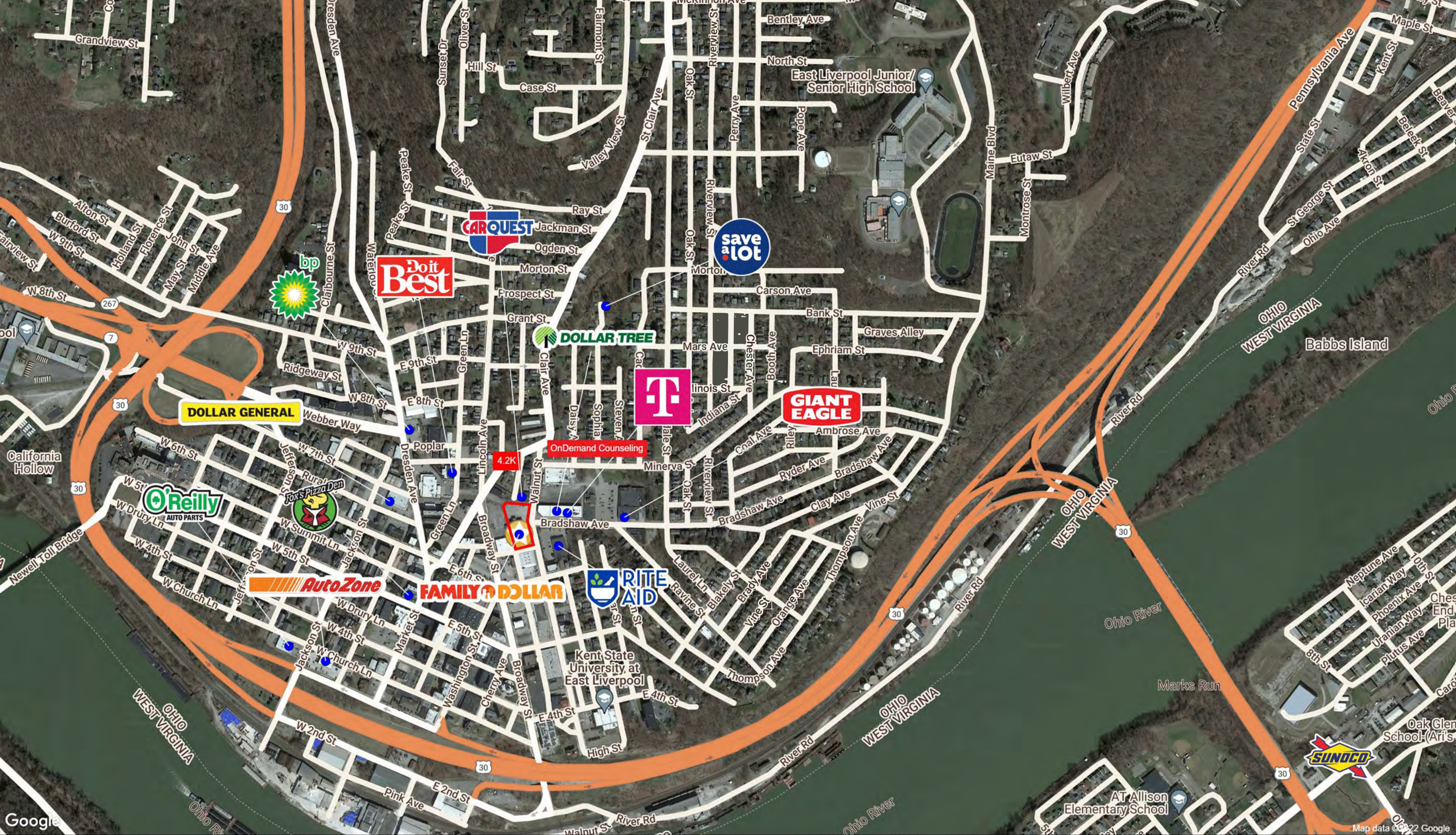




615 Walnut Street

East Liverpool, OH 43920

May 2022



615 Walnut Street

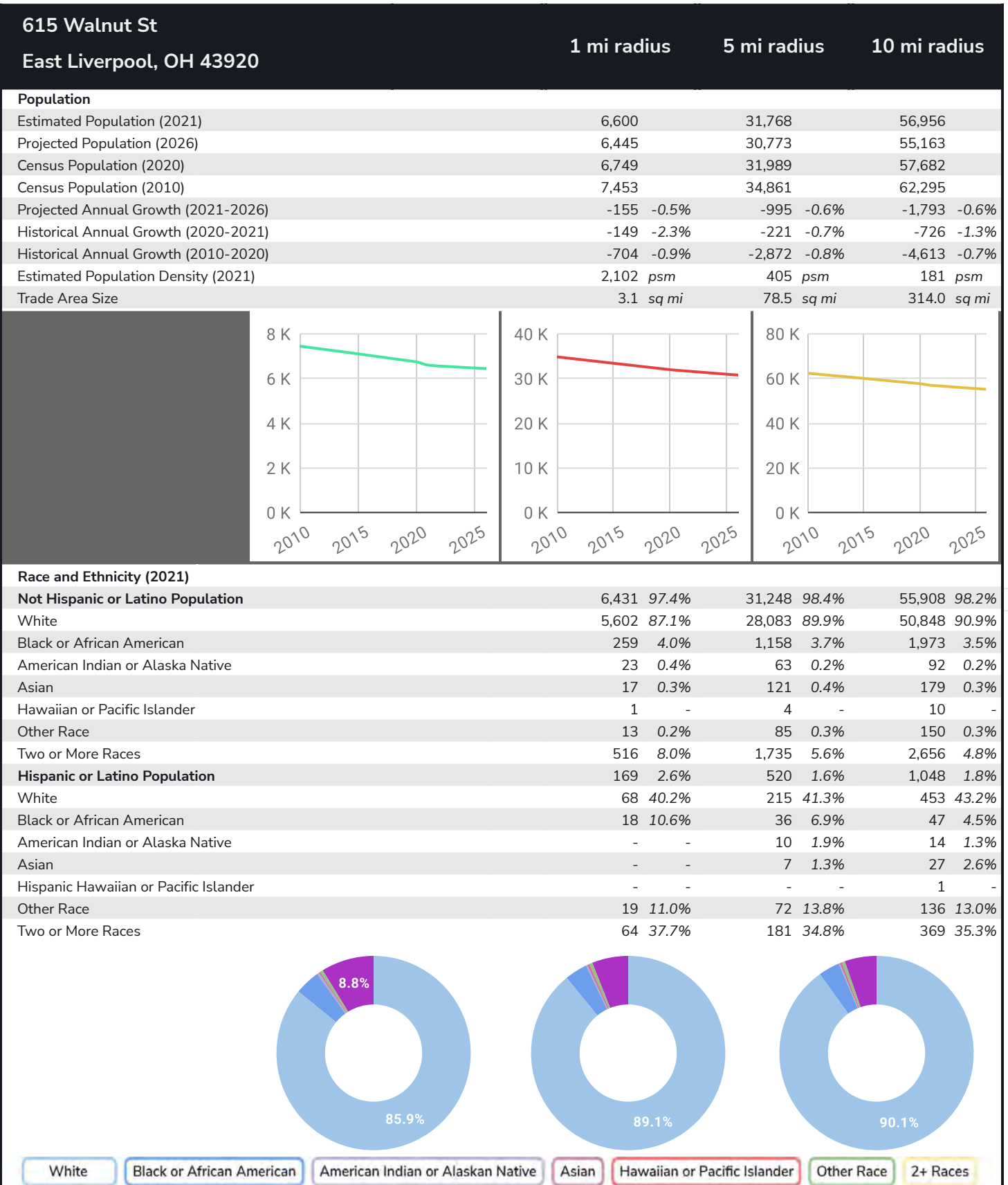
East Liverpool, OH 43920

May 2022

Graphic Profile

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

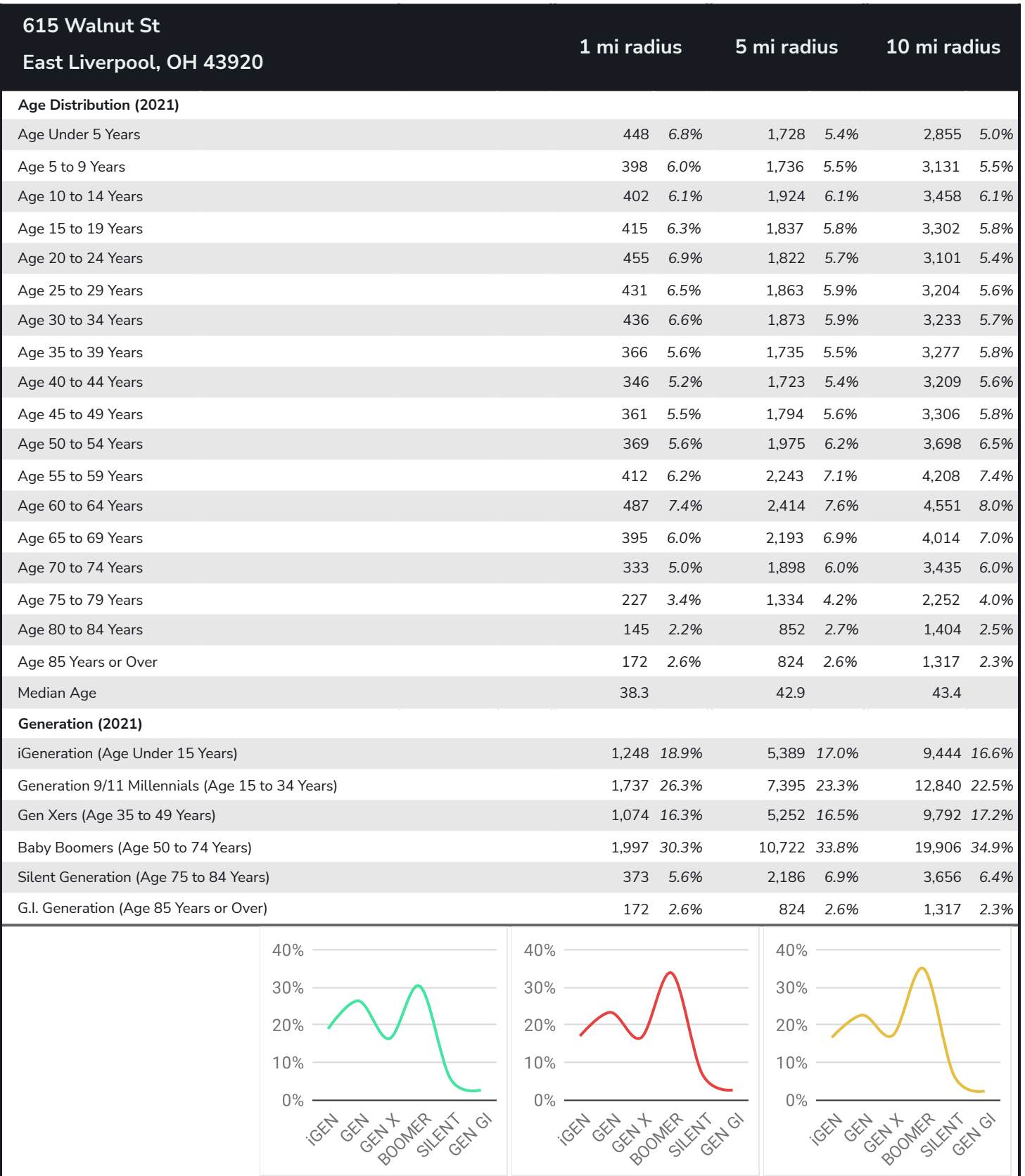
Lat/Lon: 40.6206/-80.5773



Graphic Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
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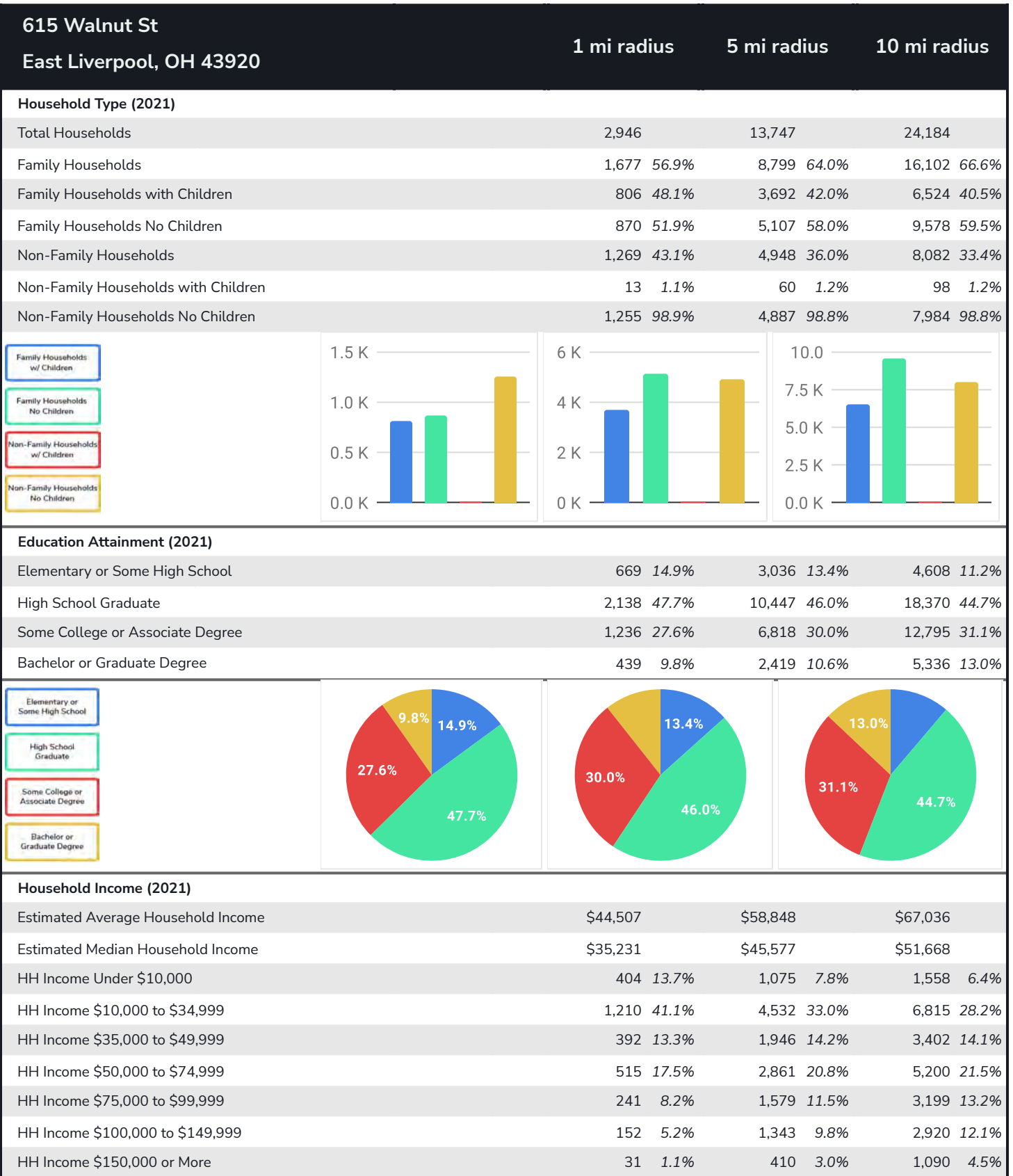
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Graphic Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
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Expanded Profile

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

Lat/Lon: 40.6206/-80.5773

615 Walnut St East Liverpool, OH 43920		1 mi radius		5 mi radius		10 mi radius	
Population							
Estimated Population (2021)	6,600		31,768		56,956		
Projected Population (2026)	6,445		30,773		55,163		
Census Population (2020)	6,749		31,989		57,682		
Census Population (2010)	7,453		34,861		62,295		
Projected Annual Growth (2021 to 2026)	-155	-0.5%	-995	-0.6%	-1,793	-0.6%	
Historical Annual Growth (2020 to 2021)	-149	-2.2%	-221	-0.7%	-726	-1.3%	
Historical Annual Growth (2010 to 2020)	-704	-9.4%	-2,872	-8.2%	-4,613	-7.4%	
Estimated Population Density (2021)	2,102	psm	405	psm	181	psm	
Trade Area Size	3.1	sq mi	78.5	sq mi	314.0	sq mi	
Households							
Estimated Households (2021)	2,946		13,747		24,184		
Projected Households (2026)	3,036		14,050		24,687		
Census Households (2020)	3,012		13,849		24,489		
Census Households (2010)	3,228		14,629		25,740		
Estimated Households with Children (2021)	820	27.8%	3,752	27.3%	6,622	27.4%	
Estimated Average Household Size (2021)	2.22		2.29		2.34		
Average Household Income							
Estimated Average Household Income (2021)	\$44,507		\$58,848		\$67,036		
Projected Average Household Income (2026)	\$50,795		\$70,058		\$78,811		
Estimated Average Family Income (2021)	\$47,213		\$66,269		\$77,436		
Median Household Income							
Estimated Median Household Income (2021)	\$35,231		\$45,577		\$51,668		
Projected Median Household Income (2026)	\$39,736		\$52,410		\$59,495		
Estimated Median Family Income (2021)	\$42,556		\$56,294		\$63,398		
Per Capita Income							
Estimated Per Capita Income (2021)	\$19,933		\$25,523		\$28,514		
Projected Per Capita Income (2026)	\$23,999		\$32,048		\$35,321		
Estimated Per Capita Income 5 Year Growth	\$4,066	20.4%	\$6,525	25.6%	\$6,807	23.9%	
Estimated Average Household Net Worth (2021)	\$162,139		\$234,267		\$304,357		
Daytime Demos (2021)							
Total Businesses	293		973		1,407		
Total Employees	4,163		12,342		16,212		
Company Headquarter Businesses	10	3.6%	39	4.0%	63	4.5%	
Company Headquarter Employees	185	4.4%	922	7.5%	1,477	9.1%	
Employee Population per Business	14.2		12.7		11.5		
Residential Population per Business	22.5		32.7		40.5		

Expanded Profile

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.6206/-80.5773

615 Walnut St

East Liverpool, OH 43920

1 mi radius

5 mi radius

10 mi radius

Race & Ethnicity

White (2021)	5,670	85.9%	28,297	89.1%	51,301	90.1%
Black or African American (2021)	277	4.2%	1,194	3.8%	2,020	3.5%
American Indian or Alaska Native (2021)	24	0.4%	73	0.2%	106	0.2%
Asian (2021)	17	0.3%	127	0.4%	206	0.4%
Hawaiian or Pacific Islander (2021)	1	-	4	-	11	-
Other Race (2021)	31	0.5%	156	0.5%	287	0.5%
Two or More Races (2021)	579	8.8%	1,916	6.0%	3,025	5.3%
Not Hispanic or Latino Population (2021)	6,431	97.4%	31,248	98.4%	55,908	98.2%
Hispanic or Latino Population (2021)	169	2.6%	520	1.6%	1,048	1.8%
Not Hispanic or Latino Population (2026)	6,258	97.1%	30,206	98.2%	54,037	98.0%
Hispanic or Latino Population (2026)	186	2.9%	566	1.8%	1,126	2.0%
Not Hispanic or Latino Population (2020)	6,652	98.6%	31,600	98.8%	56,885	98.6%
Hispanic or Latino Population (2020)	97	1.4%	390	1.2%	797	1.4%
Not Hispanic or Latino Population (2010)	7,348	98.6%	34,545	99.1%	61,690	99.0%
Hispanic or Latino Population (2010)	105	1.4%	316	0.9%	605	1.0%
Projected Hispanic Annual Growth (2021 to 2026)	17	2.1%	47	1.8%	78	1.5%
Historic Hispanic Annual Growth (2010 to 2021)	64	5.5%	204	5.9%	443	6.7%

Age Distribution (2021)

Age Under 5	448	6.8%	1,728	5.4%	2,855	5.0%
Age 5 to 9 Years	398	6.0%	1,736	5.5%	3,131	5.5%
Age 10 to 14 Years	402	6.1%	1,924	6.1%	3,458	6.1%
Age 15 to 19 Years	415	6.3%	1,837	5.8%	3,302	5.8%
Age 20 to 24 Years	455	6.9%	1,822	5.7%	3,101	5.4%
Age 25 to 29 Years	431	6.5%	1,863	5.9%	3,204	5.6%
Age 30 to 34 Years	436	6.6%	1,873	5.9%	3,233	5.7%
Age 35 to 39 Years	366	5.6%	1,735	5.5%	3,277	5.8%
Age 40 to 44 Years	346	5.2%	1,723	5.4%	3,209	5.6%
Age 45 to 49 Years	361	5.5%	1,794	5.6%	3,306	5.8%
Age 50 to 54 Years	369	5.6%	1,975	6.2%	3,698	6.5%
Age 55 to 59 Years	412	6.2%	2,243	7.1%	4,208	7.4%
Age 60 to 64 Years	487	7.4%	2,414	7.6%	4,551	8.0%
Age 65 to 74 Years	728	11.0%	4,090	12.9%	7,449	13.1%
Age 75 to 84 Years	373	5.6%	2,186	6.9%	3,656	6.4%
Age 85 Years or Over	172	2.6%	824	2.6%	1,317	2.3%
Median Age	38.3		42.9		43.4	

Gender Age Distribution (2021)

Female Population	3,407	51.6%	16,246	51.1%	28,865	50.7%
Age 0 to 19 Years	794	23.3%	3,508	21.6%	6,153	21.3%
Age 20 to 64 Years	1,847	54.2%	8,717	53.7%	15,829	54.8%
Age 65 Years or Over	766	22.5%	4,021	24.7%	6,883	23.8%
Female Median Age	40.2		44.6		44.9	
Male Population	3,193	48.4%	15,522	48.9%	28,091	49.3%
Age 0 to 19 Years	869	27.2%	3,718	24.0%	6,593	23.5%
Age 20 to 64 Years	1,818	56.9%	8,724	56.2%	15,958	56.8%
Age 65 Years or Over	506	15.9%	3,080	19.8%	5,540	19.7%
Male Median Age	36.6		41.2		42.0	

Expanded Profile

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

Lat/Lon: 40.6206/-80.5773

615 Walnut St

East Liverpool, OH 43920

1 mi radius

5 mi radius

10 mi radius

Household Income Distribution (2021)

HH Income \$200,000 or More	15	0.5%	176	1.3%	480	2.0%
HH Income \$150,000 to \$199,999	16	0.6%	234	1.7%	610	2.5%
HH Income \$100,000 to \$149,999	152	5.2%	1,343	9.8%	2,920	12.1%
HH Income \$75,000 to \$99,999	241	8.2%	1,579	11.5%	3,199	13.2%
HH Income \$50,000 to \$74,999	515	17.5%	2,861	20.8%	5,200	21.5%
HH Income \$35,000 to \$49,999	392	13.3%	1,946	14.2%	3,402	14.1%
HH Income \$25,000 to \$34,999	441	15.0%	1,874	13.6%	2,923	12.1%
HH Income \$15,000 to \$24,999	551	18.7%	1,779	12.9%	2,636	10.9%
HH Income Under \$15,000	623	21.1%	1,954	14.2%	2,814	11.6%
HH Income \$35,000 or More	1,331	45.2%	8,139	59.2%	15,812	65.4%
HH Income \$75,000 or More	424	14.4%	3,332	24.2%	7,210	29.8%

Housing (2021)

Total Housing Units	3,476		15,466		27,008	
Housing Units Occupied	2,946	84.7%	13,747	88.9%	24,184	89.5%
Housing Units Owner-Occupied	1,418	48.1%	9,326	67.8%	17,591	72.7%
Housing Units, Renter-Occupied	1,527	51.9%	4,420	32.2%	6,594	27.3%
Housing Units, Vacant	530	18.0%	1,720	12.5%	2,824	11.7%

Marital Status (2021)

Never Married	1,763	32.9%	7,714	29.2%	13,198	27.8%
Currently Married	1,680	31.4%	11,133	42.2%	21,997	46.3%
Separated	297	5.5%	1,089	4.1%	1,757	3.7%
Widowed	520	9.7%	2,262	8.6%	3,857	8.1%
Divorced	1,092	20.4%	4,181	15.8%	6,702	14.1%

Household Type (2021)

Population Family	5,080	77.0%	25,723	81.0%	47,138	82.8%
Population Non-Family	1,452	22.0%	5,756	18.1%	9,444	16.6%
Population Group Quarters	67	1.0%	289	0.9%	375	0.7%
Family Households	1,677	56.9%	8,799	64.0%	16,102	66.6%
Non-Family Households	1,269	43.1%	4,948	36.0%	8,082	33.4%
Married Couple with Children	342	20.4%	1,993	17.9%	3,860	17.5%
Average Family Household Size	3.0		2.9		2.9	

Household Size (2021)

1 Person Households	1,138	38.6%	4,312	31.4%	7,017	29.0%
2 Person Households	876	29.7%	4,919	35.8%	8,893	36.8%
3 Person Households	432	14.7%	2,094	15.2%	3,757	15.5%
4 Person Households	282	9.6%	1,465	10.7%	2,790	11.5%
5 Person Households	141	4.8%	644	4.7%	1,162	4.8%
6 or More Person Households	77	2.6%	313	2.3%	566	2.3%

Household Vehicles (2021)

Households with 0 Vehicles Available	419	14.2%	1,327	9.7%	1,971	8.2%
Households with 1 Vehicles Available	1,489	50.5%	5,590	40.7%	8,572	35.4%
Households with 2 or More Vehicles Available	1,038	35.2%	6,830	49.7%	13,641	56.4%
Total Vehicles Available	4,000		22,876		43,736	
Average Vehicles Per Household	1.4		1.7		1.8	

Expanded Profile

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Lat/Lon: 40.6206/-80.5773

615 Walnut St

East Liverpool, OH 43920

1 mi radius

5 mi radius

10 mi radius

Labor Force (2021)

Estimated Labor Population Age 16 Years or Over	5,272		26,000		46,835	
Estimated Civilian Employed	2,533	48.0%	13,042	50.2%	23,730	50.7%
Estimated Civilian Unemployed	358	6.8%	1,302	5.0%	2,393	5.1%
Estimated in Armed Forces	-	-	-	-	-	-
Estimated Not in Labor Force	2,381	45.2%	11,656	44.8%	20,711	44.2%
Unemployment Rate	6.8%		5.0%		5.1%	

Occupation (2021)

Occupation: Population Age 16 Years or Over	2,533		13,042		23,730	
Management, Business, Financial Operations	180	7.1%	1,164	8.9%	2,404	10.1%
Professional, Related	294	11.6%	2,213	17.0%	4,276	18.0%
Service	825	32.6%	3,257	25.0%	5,101	21.5%
Sales, Office	578	22.8%	2,388	18.3%	4,395	18.5%
Farming, Fishing, Forestry	1	-	21	0.2%	45	0.2%
Construct, Extraction, Maintenance	203	8.0%	1,259	9.7%	2,734	11.5%
Production, Transport Material Moving	451	17.8%	2,740	21.0%	4,775	20.1%
White Collar Workers	1,052	41.5%	5,765	44.2%	11,075	46.7%
Blue Collar Workers	1,481	58.5%	7,277	55.8%	12,655	53.3%

Consumer Expenditure (2021)

Total Household Expenditure	\$118.31 M		\$668.12 M		\$1.29 B	
Total Non-Retail Expenditure	\$62.66 M	53.0%	\$352.15 M	52.7%	\$677.1 M	52.6%
Total Retail Expenditure	\$55.65 M	47.0%	\$315.97 M	47.3%	\$609.56 M	47.4%
Apparel	\$4.06 M	3.4%	\$22.89 M	3.4%	\$44.24 M	3.4%
Contributions	\$3.59 M	3.0%	\$20.8 M	3.1%	\$40.45 M	3.1%
Education	\$3.12 M	2.6%	\$17.54 M	2.6%	\$34.21 M	2.7%
Entertainment	\$6.38 M	5.4%	\$36.69 M	5.5%	\$71.28 M	5.5%
Food and Beverages	\$17.78 M	15.0%	\$99.73 M	14.9%	\$191.49 M	14.9%
Furnishings and Equipment	\$3.97 M	3.4%	\$22.87 M	3.4%	\$44.43 M	3.5%
Gifts	\$2.65 M	2.2%	\$15.33 M	2.3%	\$29.84 M	2.3%
Health Care	\$10.45 M	8.8%	\$59.21 M	8.9%	\$113.46 M	8.8%
Household Operations	\$4.56 M	3.9%	\$25.9 M	3.9%	\$49.97 M	3.9%
Miscellaneous Expenses	\$2.22 M	1.9%	\$12.59 M	1.9%	\$24.28 M	1.9%
Personal Care	\$1.59 M	1.3%	\$8.97 M	1.3%	\$17.27 M	1.3%
Personal Insurance	\$744.31 K	0.6%	\$4.41 M	0.7%	\$8.65 M	0.7%
Reading	\$256.56 K	0.2%	\$1.46 M	0.2%	\$2.81 M	0.2%
Shelter	\$25.37 M	21.4%	\$141.09 M	21.1%	\$270.56 M	21.0%
Tobacco	\$872.06 K	0.7%	\$4.64 M	0.7%	\$8.65 M	0.7%
Transportation	\$21.24 M	18.0%	\$121.55 M	18.2%	\$235.3 M	18.3%
Utilities	\$9.46 M	8.0%	\$52.46 M	7.9%	\$99.77 M	7.8%

Educational Attainment (2021)

Adult Population Age 25 Years or Over	4,482		22,720		41,109	
Elementary (Grade Level 0 to 8)	235	5.2%	732	3.2%	1,059	2.6%
Some High School (Grade Level 9 to 11)	434	9.7%	2,304	10.1%	3,549	8.6%
High School Graduate	2,138	47.7%	10,447	46.0%	18,370	44.7%
Some College	869	19.4%	4,489	19.8%	8,304	20.2%
Associate Degree Only	367	8.2%	2,329	10.3%	4,491	10.9%
Bachelor Degree Only	304	6.8%	1,628	7.2%	3,524	8.6%
Graduate Degree	134	3.0%	792	3.5%	1,812	4.4%

Expanded Profile

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East Liverpool, OH 43920							
Units In Structure (2021)							
1 Detached Unit	2,122	65.7%	10,868	74.3%	19,115	74.3%	
1 Attached Unit	87	2.7%	204	1.4%	521	2.0%	
2 to 4 Units	379	11.7%	895	6.1%	1,325	5.1%	
5 to 9 Units	78	2.4%	183	1.3%	370	1.4%	
10 to 19 Units	65	2.0%	340	2.3%	392	1.5%	
20 to 49 Units	83	2.6%	205	1.4%	301	1.2%	
50 or More Units	87	2.7%	156	1.1%	319	1.2%	
Mobile Home or Trailer	43	1.3%	890	6.1%	1,810	7.0%	
Other Structure	1	-	5	-	31	0.1%	
Homes Built By Year (2021)							
Homes Built 2010 or later	88	2.7%	189	1.3%	391	1.5%	
Homes Built 2000 to 2009	37	1.1%	634	4.3%	1,517	5.9%	
Homes Built 1990 to 1999	96	3.0%	852	5.8%	1,883	7.3%	
Homes Built 1980 to 1989	104	3.2%	1,111	7.6%	2,328	9.0%	
Homes Built 1970 to 1979	205	6.4%	1,483	10.1%	3,013	11.7%	
Homes Built 1960 to 1969	378	11.7%	1,683	11.5%	2,949	11.5%	
Homes Built 1950 to 1959	501	15.5%	2,172	14.8%	3,690	14.3%	
Homes Built Before 1949	1,536	47.6%	5,622	38.4%	8,413	32.7%	
Home Values (2021)							
Home Values \$1,000,000 or More	2	0.2%	23	0.2%	62	0.4%	
Home Values \$500,000 to \$999,999	2	0.2%	74	0.8%	212	1.2%	
Home Values \$400,000 to \$499,999	-	-	47	0.5%	225	1.3%	
Home Values \$300,000 to \$399,999	10	0.7%	216	2.3%	788	4.5%	
Home Values \$200,000 to \$299,999	55	3.9%	710	7.6%	2,031	11.5%	
Home Values \$150,000 to \$199,999	66	4.7%	1,110	11.9%	2,729	15.5%	
Home Values \$100,000 to \$149,999	121	8.6%	1,452	15.6%	2,875	16.3%	
Home Values \$70,000 to \$99,999	314	22.2%	1,933	20.7%	3,280	18.6%	
Home Values \$50,000 to \$69,999	193	13.6%	1,104	11.8%	1,570	8.9%	
Home Values \$25,000 to \$49,999	579	40.8%	2,056	22.0%	2,785	15.8%	
Home Values Under \$25,000	74	5.2%	602	6.5%	1,033	5.9%	
Owner-Occupied Median Home Value	\$60,428		\$89,568		\$113,460		
Renter-Occupied Median Rent	\$455		\$454		\$468		
Transportation To Work (2021)							
Drive to Work Alone	2,036	80.4%	11,439	87.7%	20,607	86.8%	
Drive to Work in Carpool	385	15.2%	913	7.0%	1,522	6.4%	
Travel to Work by Public Transportation	15	0.6%	50	0.4%	208	0.9%	
Drive to Work on Motorcycle	4	0.1%	30	0.2%	42	0.2%	
Walk or Bicycle to Work	59	2.3%	378	2.9%	606	2.6%	
Other Means	-	-	19	0.1%	144	0.6%	
Work at Home	33	1.3%	213	1.6%	602	2.5%	
Travel Time (2021)							
Travel to Work in 14 Minutes or Less	920	36.3%	4,750	36.4%	6,402	27.0%	
Travel to Work in 15 to 29 Minutes	600	23.7%	3,633	27.9%	7,506	31.6%	
Travel to Work in 30 to 59 Minutes	761	30.1%	3,457	26.5%	7,244	30.5%	
Travel to Work in 60 Minutes or More	219	8.6%	989	7.6%	1,976	8.3%	
Average Minutes Travel to Work	21.6		18.9		22.5		