

RETAIL SPACE FOR LEASE

13206 State Route 107  
Montpelier, OH 43543

\$6/sf + NNN\*

\*\$1.25/sf NNN includes Real Estate Taxes & Insurance and  
CAM (such as parking lot maintenance, snow removal, lawn care, etc.)

Aerial – Site View



Demographic Data

	1 mi	5 mi	10 mi
Estimated Population (2023)	178	7,079	30,463
Projected Population (2028)	188	6,935	30,511
Estimated Households (2023)	73	2,862	12,728
Projected Households (2028)	76	2,739	12,463
Estimated Average Household Income (2023)	\$86,411	\$81,239	\$85,918
Projected Average Household Income (2028)	\$90,318	\$91,811	\$95,524
Total Businesses	44	202	1,005
Total Employees	847	2,754	12,823

Space Details



Join Heart at Home Health - coming soon

Former 8,507 sf Dollar General store  
Approx. 496 sf storage area \$300/month

Great location with easy ingress/egress on State Route 107

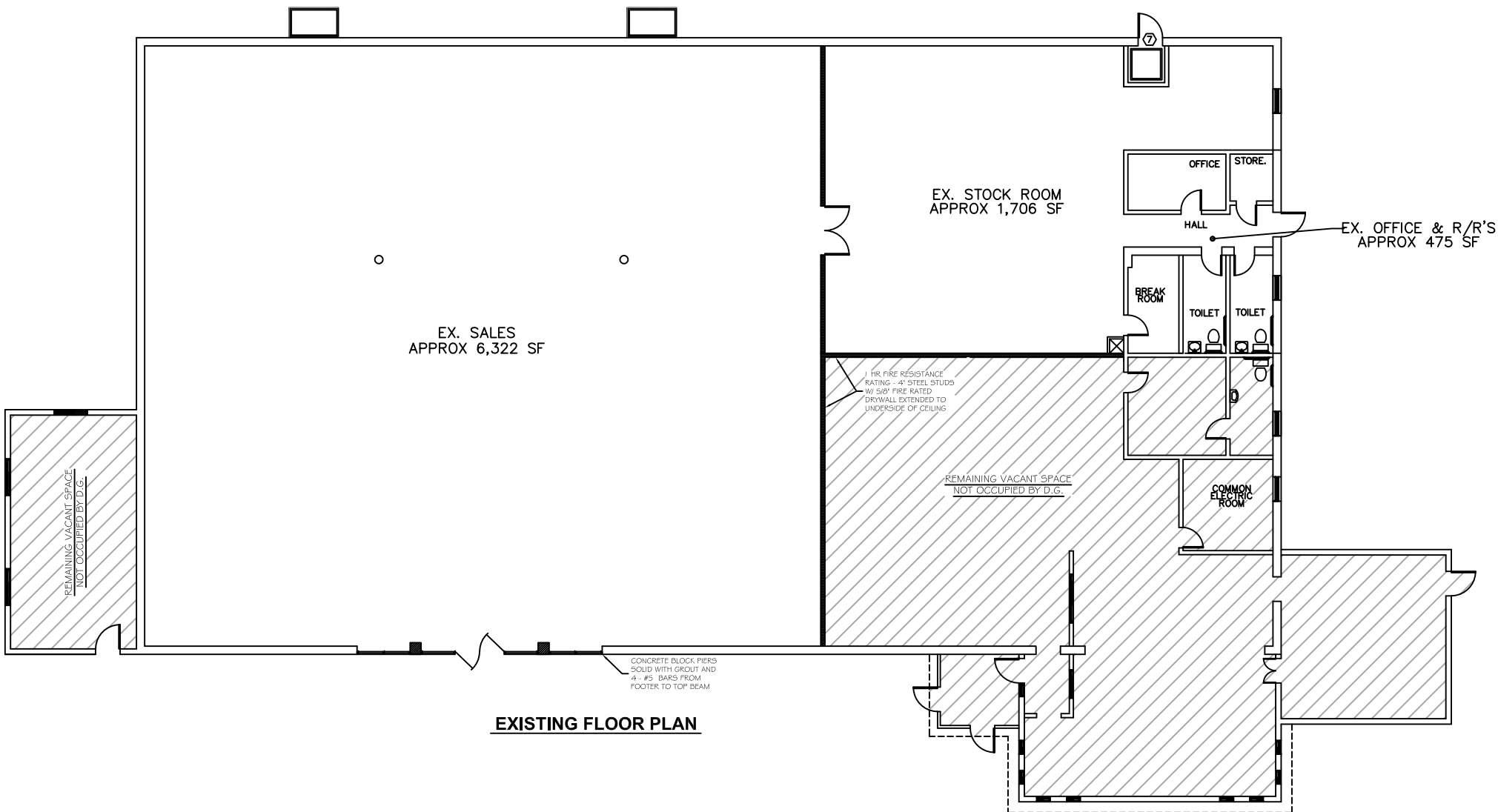
Large ample parking lot and tenant pylon sign available

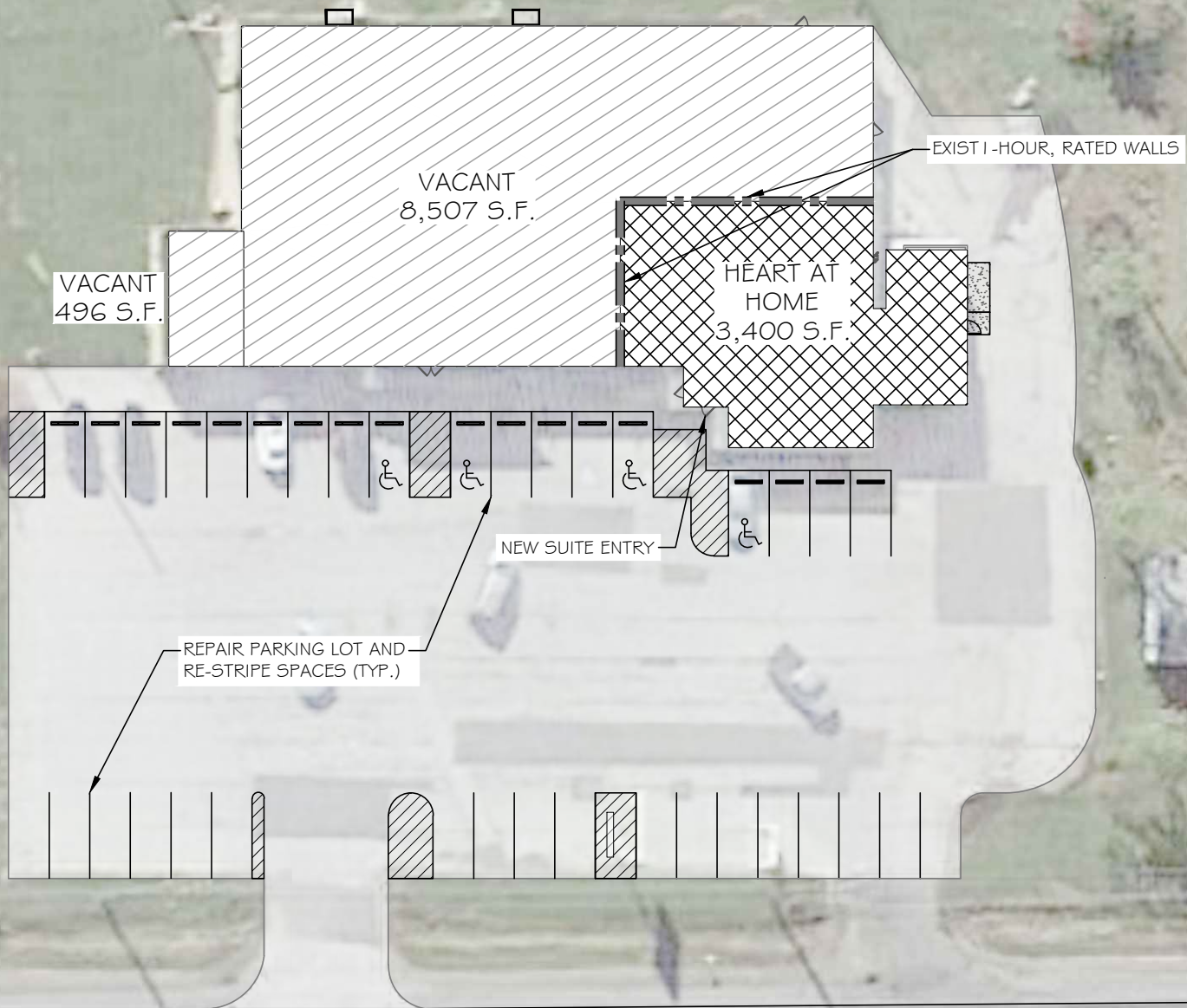
**COCCA DEVELOPMENT, LTD**

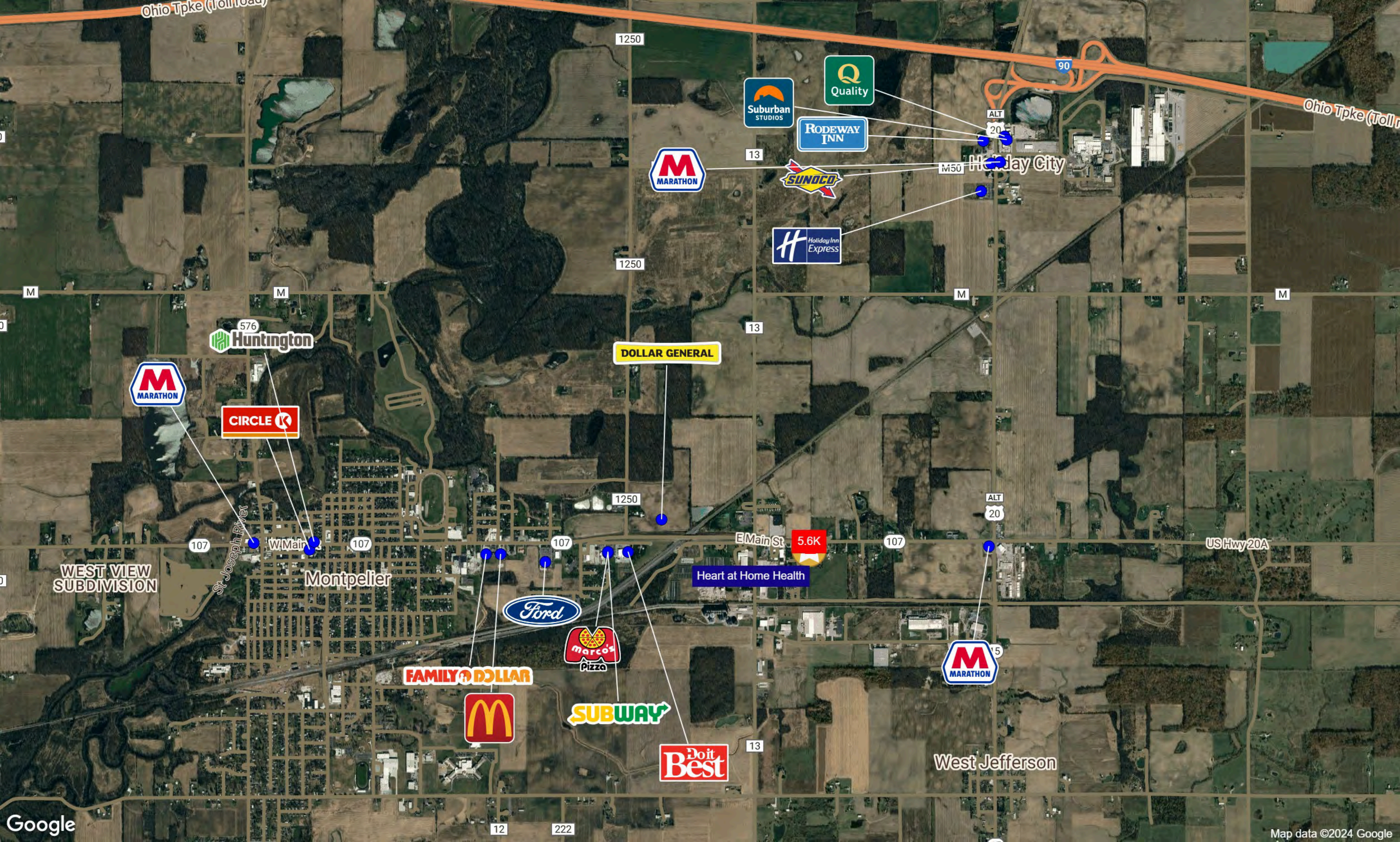
100 DEBARTOLO PLACE SUITE 400 BOARDMAN, OHIO 44512

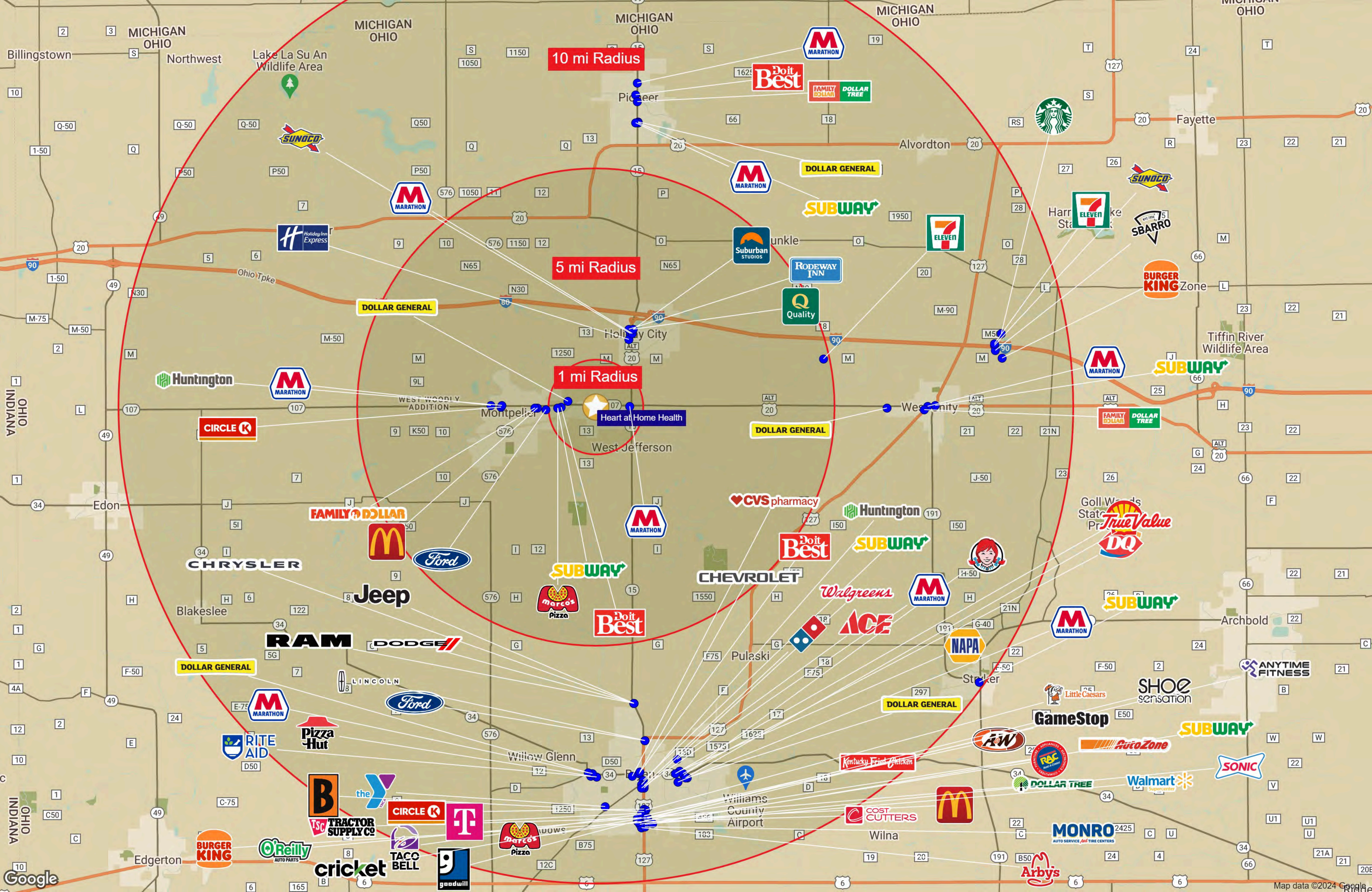
(330) 729-1010

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









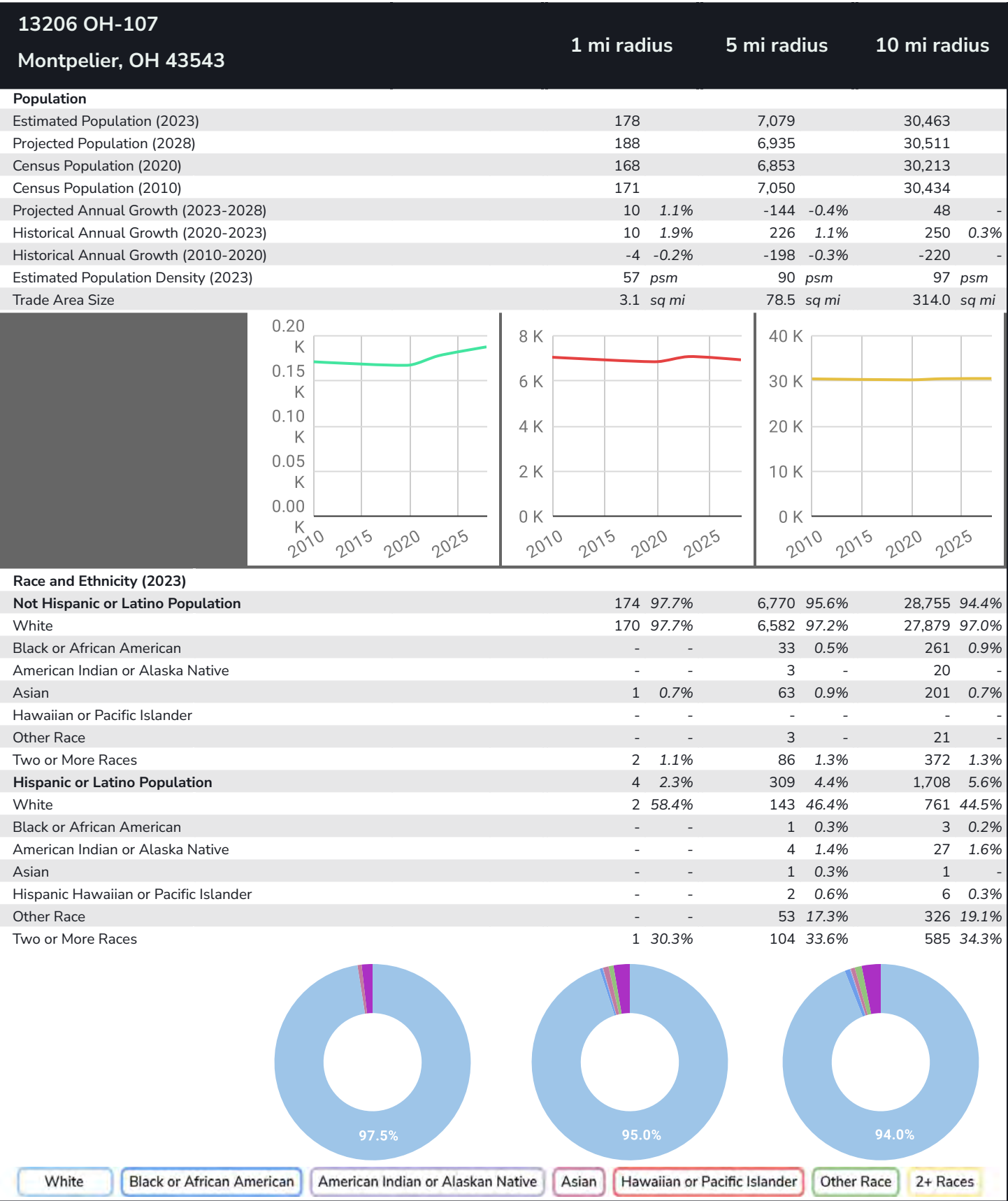
10 mi Radius

5 mi Radius

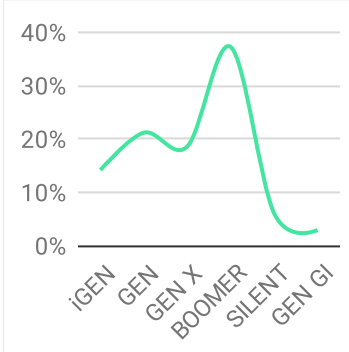
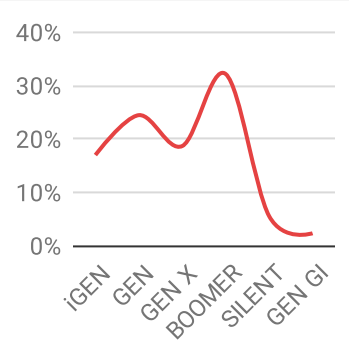
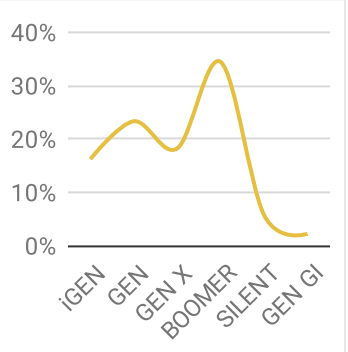
1 mi Radius

Heart at Home Health

Lat/Lon: 41.5861/-84.57



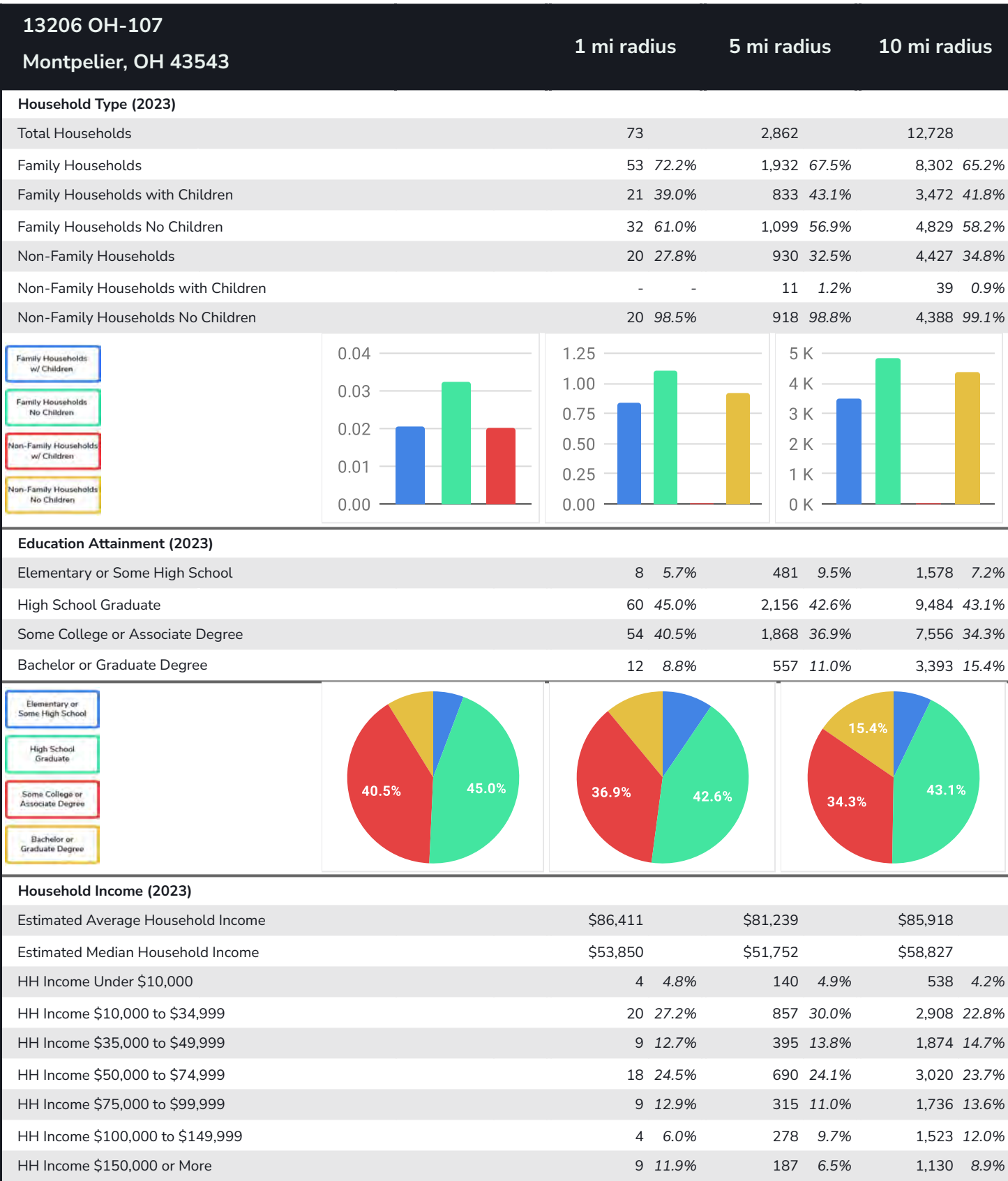
Lat/Lon: 41.5861/-84.57

13206 OH-107		1 mi radius		5 mi radius		10 mi radius	
Montpelier, OH 43543							
Age Distribution (2023)							
Age Under 5 Years	7	4.1%	376	5.3%	1,525	5.0%	
Age 5 to 9 Years	10	5.4%	419	5.9%	1,697	5.6%	
Age 10 to 14 Years	8	4.6%	406	5.7%	1,713	5.6%	
Age 15 to 19 Years	10	5.7%	386	5.4%	1,657	5.4%	
Age 20 to 24 Years	10	5.4%	431	6.1%	1,859	6.1%	
Age 25 to 29 Years	6	3.5%	418	5.9%	1,743	5.7%	
Age 30 to 34 Years	12	6.6%	495	7.0%	1,836	6.0%	
Age 35 to 39 Years	12	6.6%	484	6.8%	1,891	6.2%	
Age 40 to 44 Years	10	5.7%	438	6.2%	1,914	6.3%	
Age 45 to 49 Years	11	6.3%	398	5.6%	1,743	5.7%	
Age 50 to 54 Years	11	6.4%	406	5.7%	1,955	6.4%	
Age 55 to 59 Years	14	7.8%	530	7.5%	2,186	7.2%	
Age 60 to 64 Years	17	9.5%	570	8.1%	2,609	8.6%	
Age 65 to 69 Years	14	8.0%	440	6.2%	2,227	7.3%	
Age 70 to 74 Years	10	5.5%	330	4.7%	1,501	4.9%	
Age 75 to 79 Years	7	4.2%	229	3.2%	1,034	3.4%	
Age 80 to 84 Years	3	1.9%	161	2.3%	698	2.3%	
Age 85 Years or Over	5	2.9%	163	2.3%	675	2.2%	
Median Age	46.0		41.1		42.7		
Generation (2023)							
iGeneration (Age Under 15 Years)	25	14.1%	1,200	17.0%	4,935	16.2%	
Generation 9/11 Millennials (Age 15 to 34 Years)	38	21.2%	1,730	24.4%	7,096	23.3%	
Gen Xers (Age 35 to 49 Years)	33	18.6%	1,320	18.7%	5,548	18.2%	
Baby Boomers (Age 50 to 74 Years)	66	37.2%	2,275	32.1%	10,477	34.4%	
Silent Generation (Age 75 to 84 Years)	11	6.0%	390	5.5%	1,732	5.7%	
G.I. Generation (Age 85 Years or Over)	5	2.9%	163	2.3%	675	2.2%	
							

## Graphic Profile

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

Lat/Lon: 41.5861/-84.57



## Expanded Profile

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

Lat/Lon: 41.5861/-84.57

13206 OH-107							
Montpelier, OH 43543							
		1 mi radius		5 mi radius		10 mi radius	
Population							
Estimated Population (2023)		178		7,079		30,463	
Projected Population (2028)		188		6,935		30,511	
Census Population (2020)		168		6,853		30,213	
Census Population (2010)		171		7,050		30,434	
Projected Annual Growth (2023 to 2028)		10	1.1%	-144	-0.4%	48	-
Historical Annual Growth (2020 to 2023)		10	2.1%	226	1.1%	250	0.3%
Historical Annual Growth (2010 to 2020)		-4	-0.7%	-198	-0.9%	-220	-0.2%
Estimated Population Density (2023)		57	psm	90	psm	97	psm
Trade Area Size		3.1	sq mi	78.5	sq mi	314.0	sq mi
Households							
Estimated Households (2023)		73		2,862		12,728	
Projected Households (2028)		76		2,739		12,463	
Census Households (2020)		69		2,820		12,712	
Census Households (2010)		69		2,807		12,469	
Estimated Households with Children (2023)		21	28.6%	844	29.5%	3,511	27.6%
Estimated Average Household Size (2023)		2.42		2.45		2.37	
Average Household Income							
Estimated Average Household Income (2023)		\$86,411		\$81,239		\$85,918	
Projected Average Household Income (2028)		\$90,318		\$91,811		\$95,524	
Estimated Average Family Income (2023)		\$71,977		\$79,681		\$93,780	
Median Household Income							
Estimated Median Household Income (2023)		\$53,850		\$51,752		\$58,827	
Projected Median Household Income (2028)		\$53,549		\$52,026		\$59,244	
Estimated Median Family Income (2023)		\$61,266		\$60,813		\$71,884	
Per Capita Income							
Estimated Per Capita Income (2023)		\$35,664		\$32,897		\$35,982	
Projected Per Capita Income (2028)		\$36,350		\$36,315		\$39,101	
Estimated Per Capita Income 5 Year Growth		\$686	1.9%	\$3,418	10.4%	\$3,119	8.7%
Estimated Average Household Net Worth (2023)		\$283,206		\$225,353		\$258,015	
Daytime Demos (2023)							
Total Businesses		44		202		1,005	
Total Employees		847		2,754		12,823	
Company Headquarter Businesses		3	7.4%	8	4.1%	44	4.4%
Company Headquarter Employees		409	48.3%	731	26.5%	3,111	24.3%
Employee Population per Business		19.3		13.6		12.8	
Residential Population per Business		4.1		35.0		30.3	

## Expanded Profile

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

Lat/Lon: 41.5861/-84.57

### 13206 OH-107

### Montpelier, OH 43543

#### 1 mi radius

#### 5 mi radius

#### 10 mi radius

#### Race & Ethnicity

White (2023)	172	96.8%	6,725	95.0%	28,639	94.0%
Black or African American (2023)	-	-	34	0.5%	263	0.9%
American Indian or Alaska Native (2023)	-	-	8	0.1%	47	0.2%
Asian (2023)	1	0.7%	64	0.9%	202	0.7%
Hawaiian or Pacific Islander (2023)	-	-	2	-	6	-
Other Race (2023)	-	-	57	0.8%	347	1.1%
Two or More Races (2023)	3	1.8%	190	2.7%	958	3.1%
Not Hispanic or Latino Population (2023)	174	97.7%	6,770	95.6%	28,755	94.4%
Hispanic or Latino Population (2023)	4	2.3%	309	4.4%	1,708	5.6%
Not Hispanic or Latino Population (2028)	183	97.4%	6,621	95.5%	28,763	94.3%
Hispanic or Latino Population (2028)	5	2.6%	315	4.5%	1,749	5.7%
Not Hispanic or Latino Population (2020)	164	97.7%	6,588	96.1%	28,691	95.0%
Hispanic or Latino Population (2020)	4	2.3%	265	3.9%	1,522	5.0%
Not Hispanic or Latino Population (2010)	168	98.1%	6,843	97.1%	29,279	96.2%
Hispanic or Latino Population (2010)	3	1.9%	208	2.9%	1,155	3.8%
Projected Hispanic Annual Growth (2023 to 2028)	-	3.7%	6	0.4%	41	0.5%
Historic Hispanic Annual Growth (2010 to 2023)	-	-	101	3.7%	554	3.7%

#### Age Distribution (2023)

Age Under 5	7	4.1%	376	5.3%	1,525	5.0%
Age 5 to 9 Years	10	5.4%	419	5.9%	1,697	5.6%
Age 10 to 14 Years	8	4.6%	406	5.7%	1,713	5.6%
Age 15 to 19 Years	10	5.7%	386	5.4%	1,657	5.4%
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Age 55 to 59 Years	14	7.8%	530	7.5%	2,186	7.2%
Age 60 to 64 Years	17	9.5%	570	8.1%	2,609	8.6%
Age 65 to 74 Years	24	13.6%	769	10.9%	3,728	12.2%
Age 75 to 84 Years	11	6.0%	390	5.5%	1,732	5.7%
Age 85 Years or Over	5	2.9%	163	2.3%	675	2.2%
Median Age	46.0		41.1		42.7	

#### Gender Age Distribution (2023)

Female Population	89	49.9%	3,598	50.8%	15,343	50.4%
Age 0 to 19 Years	17	19.3%	784	21.8%	3,235	21.1%
Age 20 to 64 Years	51	57.0%	2,085	57.9%	8,735	56.9%
Age 65 Years or Over	21	23.7%	729	20.3%	3,373	22.0%
Female Median Age	48.2		42.2		44.2	
Male Population	89	50.1%	3,481	49.2%	15,120	49.6%
Age 0 to 19 Years	18	20.5%	802	23.0%	3,357	22.2%
Age 20 to 64 Years	52	58.3%	2,085	59.9%	9,001	59.5%
Age 65 Years or Over	19	21.2%	594	17.1%	2,762	18.3%
Male Median Age	44.0		40.0		41.4	

## Expanded Profile

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

Lat/Lon: 41.5861/-84.57

### 13206 OH-107

### Montpelier, OH 43543

1 mi radius

5 mi radius

10 mi radius

#### Household Income Distribution (2023)

HH Income \$200,000 or More	3	4.6%	80	2.8%	444	3.5%
HH Income \$150,000 to \$199,999	5	7.4%	106	3.7%	686	5.4%
HH Income \$100,000 to \$149,999	4	6.0%	278	9.7%	1,523	12.0%
HH Income \$75,000 to \$99,999	9	12.9%	315	11.0%	1,736	13.6%
HH Income \$50,000 to \$74,999	18	24.5%	690	24.1%	3,020	23.7%
HH Income \$35,000 to \$49,999	9	12.7%	395	13.8%	1,874	14.7%
HH Income \$25,000 to \$34,999	10	13.7%	433	15.1%	1,474	11.6%
HH Income \$15,000 to \$24,999	7	9.2%	353	12.3%	1,012	8.0%
HH Income Under \$15,000	7	9.1%	212	7.4%	959	7.5%
HH Income \$35,000 or More	50	68.0%	1,864	65.1%	9,282	72.9%
HH Income \$75,000 or More	23	30.9%	780	27.3%	4,389	34.5%

#### Housing (2023)

Total Housing Units	80		3,176		14,035	
Housing Units Occupied	73	91.5%	2,862	90.1%	12,728	90.7%
Housing Units Owner-Occupied	56	76.7%	2,128	74.3%	9,414	74.0%
Housing Units, Renter-Occupied	17	23.3%	734	25.7%	3,315	26.0%
Housing Units, Vacant	7	9.3%	315	11.0%	1,306	10.3%

#### Marital Status (2023)

Never Married	42	27.5%	1,705	29.0%	7,041	27.6%
Currently Married	70	46.0%	2,576	43.8%	12,432	48.7%
Separated	4	2.4%	206	3.5%	604	2.4%
Widowed	21	14.0%	621	10.6%	2,075	8.1%
Divorced	15	10.1%	772	13.1%	3,377	13.2%

#### Household Type (2023)

Population Family	156	87.8%	5,924	83.7%	24,812	81.4%
Population Non-Family	21	11.9%	1,098	15.5%	5,349	17.6%
Population Group Quarters	-	-	57	0.8%	303	1.0%
Family Households	53	72.2%	1,932	67.5%	8,302	65.2%
Non-Family Households	20	27.8%	930	32.5%	4,427	34.8%
Married Couple with Children	15	20.9%	540	20.9%	2,345	18.9%
Average Family Household Size	2.9		3.1		3.0	

#### Household Size (2023)

1 Person Households	17	23.6%	814	28.5%	3,897	30.6%
2 Person Households	31	41.9%	1,082	37.8%	5,134	40.3%
3 Person Households	10	13.8%	379	13.2%	1,557	12.2%
4 Person Households	10	13.1%	352	12.3%	1,275	10.0%
5 Person Households	4	5.7%	160	5.6%	584	4.6%
6 or More Person Households	1	2.0%	73	2.6%	282	2.2%

#### Household Vehicles (2023)

Households with 0 Vehicles Available	1	1.7%	150	5.2%	590	4.6%
Households with 1 Vehicles Available	21	28.9%	1,151	40.2%	4,433	34.8%
Households with 2 or More Vehicles Available	51	69.3%	1,561	54.6%	7,705	60.5%
Total Vehicles Available	160		5,217		23,756	
Average Vehicles Per Household	2.2		1.8		1.9	

## Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
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Lat/Lon: 41.5861/-84.57

### 13206 OH-107

### Montpelier, OH 43543

#### 1 mi radius

#### 5 mi radius

#### 10 mi radius

#### Labor Force (2023)

Estimated Labor Population Age 16 Years or Over	150		5,790		25,162	
Estimated Civilian Employed	83	55.2%	3,133	54.1%	14,709	58.5%
Estimated Civilian Unemployed	-	-	107	1.8%	424	1.7%
Estimated in Armed Forces	-	-	4	-	12	-
Estimated Not in Labor Force	67	44.3%	2,546	44.0%	10,017	39.8%
Unemployment Rate	0.2%		1.8%		1.7%	

#### Occupation (2023)

Occupation: Population Age 16 Years or Over	83		3,133		14,709	
Management, Business, Financial Operations	10	11.8%	404	12.9%	1,640	11.2%
Professional, Related	10	11.9%	495	15.8%	2,441	16.6%
Service	14	17.2%	393	12.6%	2,347	16.0%
Sales, Office	16	19.8%	484	15.5%	2,608	17.7%
Farming, Fishing, Forestry	-	-	-	-	32	0.2%
Construct, Extraction, Maintenance	15	18.6%	343	10.9%	1,249	8.5%
Production, Transport Material Moving	17	20.7%	1,012	32.3%	4,391	29.9%
White Collar Workers	36	43.5%	1,384	44.2%	6,689	45.5%
Blue Collar Workers	47	56.5%	1,749	55.8%	8,020	54.5%

#### Consumer Expenditure (2023)

Total Household Expenditure	\$4.7 M		\$174.59 M		\$808.22 M	
Total Non-Retail Expenditure	\$2.48 M	52.7%	\$91.91 M	52.6%	\$425.49 M	52.6%
Total Retail Expenditure	\$2.22 M	47.3%	\$82.68 M	47.4%	\$382.72 M	47.4%
Apparel	\$162.58 K	3.5%	\$6.02 M	3.4%	\$27.94 M	3.5%
Contributions	\$151.82 K	3.2%	\$5.52 M	3.2%	\$25.88 M	3.2%
Education	\$131.16 K	2.8%	\$4.67 M	2.7%	\$22.08 M	2.7%
Entertainment	\$263.1 K	5.6%	\$9.69 M	5.5%	\$45.19 M	5.6%
Food and Beverages	\$694.18 K	14.8%	\$25.94 M	14.9%	\$119.62 M	14.8%
Furnishings and Equipment	\$163.62 K	3.5%	\$6.03 M	3.5%	\$28.16 M	3.5%
Gifts	\$110.88 K	2.4%	\$4.04 M	2.3%	\$19.06 M	2.4%
Health Care	\$409.53 K	8.7%	\$15.34 M	8.8%	\$70.57 M	8.7%
Household Operations	\$184.18 K	3.9%	\$6.81 M	3.9%	\$31.54 M	3.9%
Miscellaneous Expenses	\$88.75 K	1.9%	\$3.3 M	1.9%	\$15.31 M	1.9%
Personal Care	\$62.76 K	1.3%	\$2.34 M	1.3%	\$10.83 M	1.3%
Personal Insurance	\$32.47 K	0.7%	\$1.17 M	0.7%	\$5.53 M	0.7%
Reading	\$10.34 K	0.2%	\$382.64 K	0.2%	\$1.78 M	0.2%
Shelter	\$988.99 K	21.0%	\$36.69 M	21.0%	\$169.78 M	21.0%
Tobacco	\$30.22 K	0.6%	\$1.17 M	0.7%	\$5.23 M	0.6%
Transportation	\$859.05 K	18.3%	\$31.95 M	18.3%	\$148.09 M	18.3%
Utilities	\$357.88 K	7.6%	\$13.52 M	7.7%	\$61.62 M	7.6%

#### Educational Attainment (2023)

Adult Population Age 25 Years or Over	133		5,062		22,012	
Elementary (Grade Level 0 to 8)	3	2.2%	127	2.5%	342	1.6%
Some High School (Grade Level 9 to 11)	5	3.6%	354	7.0%	1,236	5.6%
High School Graduate	60	45.0%	2,156	42.6%	9,484	43.1%
Some College	38	28.6%	1,246	24.6%	4,990	22.7%
Associate Degree Only	16	11.8%	622	12.3%	2,566	11.7%
Bachelor Degree Only	6	4.6%	316	6.2%	2,122	9.6%
Graduate Degree	6	4.2%	241	4.8%	1,271	5.8%

## Expanded Profile

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

Lat/Lon: 41.5861/-84.57

### 13206 OH-107

### Montpelier, OH 43543

#### 1 mi radius

#### 5 mi radius

#### 10 mi radius

#### Units In Structure (2023)

1 Detached Unit	61	89.2%	2,364	84.2%	10,197	81.8%
1 Attached Unit	-	-	63	2.3%	278	2.2%
2 to 4 Units	4	5.4%	267	9.5%	1,110	8.9%
5 to 9 Units	-	-	18	0.6%	141	1.1%
10 to 19 Units	-	-	31	1.1%	228	1.8%
20 to 49 Units	-	-	12	0.4%	79	0.6%
50 or More Units	-	-	-	-	12	-
Mobile Home or Trailer	7	9.6%	102	3.6%	661	5.3%
Other Structure	-	-	3	0.1%	23	0.2%

#### Homes Built By Year (2023)

Homes Built 2010 or later	2	3.3%	63	2.2%	227	1.8%
Homes Built 2000 to 2009	7	9.9%	223	8.0%	1,037	8.3%
Homes Built 1990 to 1999	13	18.8%	397	14.2%	1,679	13.5%
Homes Built 1980 to 1989	8	11.0%	209	7.5%	1,086	8.7%
Homes Built 1970 to 1979	13	19.1%	399	14.2%	1,948	15.6%
Homes Built 1960 to 1969	4	5.8%	228	8.1%	1,458	11.7%
Homes Built 1950 to 1959	8	11.9%	324	11.5%	1,309	10.5%
Homes Built Before 1949	19	26.9%	1,018	36.3%	3,984	32.0%

#### Home Values (2023)

Home Values \$1,000,000 or More	-	-	10	0.5%	25	0.3%
Home Values \$500,000 to \$999,999	-	-	8	0.4%	114	1.2%
Home Values \$400,000 to \$499,999	-	-	17	0.8%	95	1.0%
Home Values \$300,000 to \$399,999	2	3.9%	46	2.2%	350	3.7%
Home Values \$200,000 to \$299,999	18	31.5%	359	16.9%	1,281	13.6%
Home Values \$150,000 to \$199,999	9	15.2%	303	14.2%	1,585	16.8%
Home Values \$100,000 to \$149,999	7	12.8%	370	17.4%	2,166	23.0%
Home Values \$70,000 to \$99,999	10	17.7%	584	27.4%	1,924	20.4%
Home Values \$50,000 to \$69,999	3	5.3%	191	9.0%	860	9.1%
Home Values \$25,000 to \$49,999	7	11.6%	221	10.4%	539	5.7%
Home Values Under \$25,000	-	-	18	0.9%	474	5.0%
Owner-Occupied Median Home Value	\$166,314		\$122,125		\$127,717	
Renter-Occupied Median Rent	\$522		\$535		\$545	

#### Transportation To Work (2023)

Drive to Work Alone	73	88.5%	2,793	89.2%	12,815	87.1%
Drive to Work in Carpool	2	2.5%	153	4.9%	858	5.8%
Travel to Work by Public Transportation	1	1.4%	35	1.1%	174	1.2%
Drive to Work on Motorcycle	-	-	-	-	4	-
Walk or Bicycle to Work	-	-	60	1.9%	357	2.4%
Other Means	-	-	4	0.1%	79	0.5%
Work at Home	6	7.5%	88	2.8%	422	2.9%

#### Travel Time (2023)

Travel to Work in 14 Minutes or Less	34	40.7%	1,107	35.3%	6,686	45.5%
Travel to Work in 15 to 29 Minutes	22	26.8%	1,277	40.8%	5,157	35.1%
Travel to Work in 30 to 59 Minutes	14	17.4%	545	17.4%	1,909	13.0%
Travel to Work in 60 Minutes or More	6	7.6%	116	3.7%	535	3.6%
Average Minutes Travel to Work	15.7		17.7		15.1	