

RETAIL SPACE FOR LEASE

2-40 Youngstown-Warren Road
Niles, OH 44446

\$6-10/sf + NNN* *\$2.25/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)	3,243	75,086	261,723
Projected Population (2028)	3,077	72,578	254,402
Estimated Households (2023)	1,625	33,878	114,088
Projected Households (2028)	1,471	31,303	105,851
Estimated Average Household Income (2023)	\$90,533	\$74,679	\$73,292
Projected Average Household Income (2028)	\$106,592	\$84,155	\$82,573
Total Businesses	111	2,798	8,576
Total Employees	1,199	33,808	103,009

Space Details

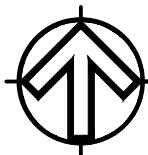
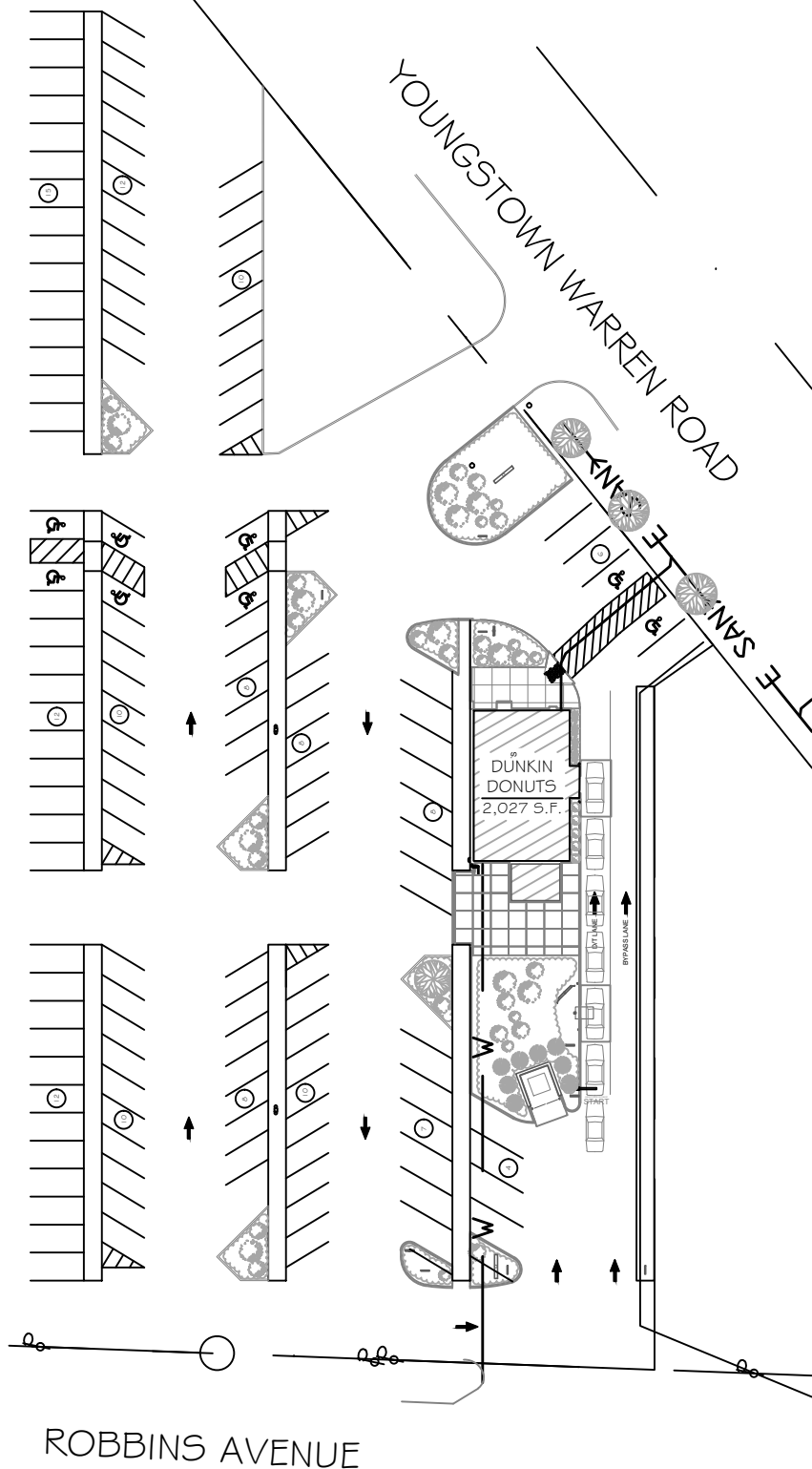
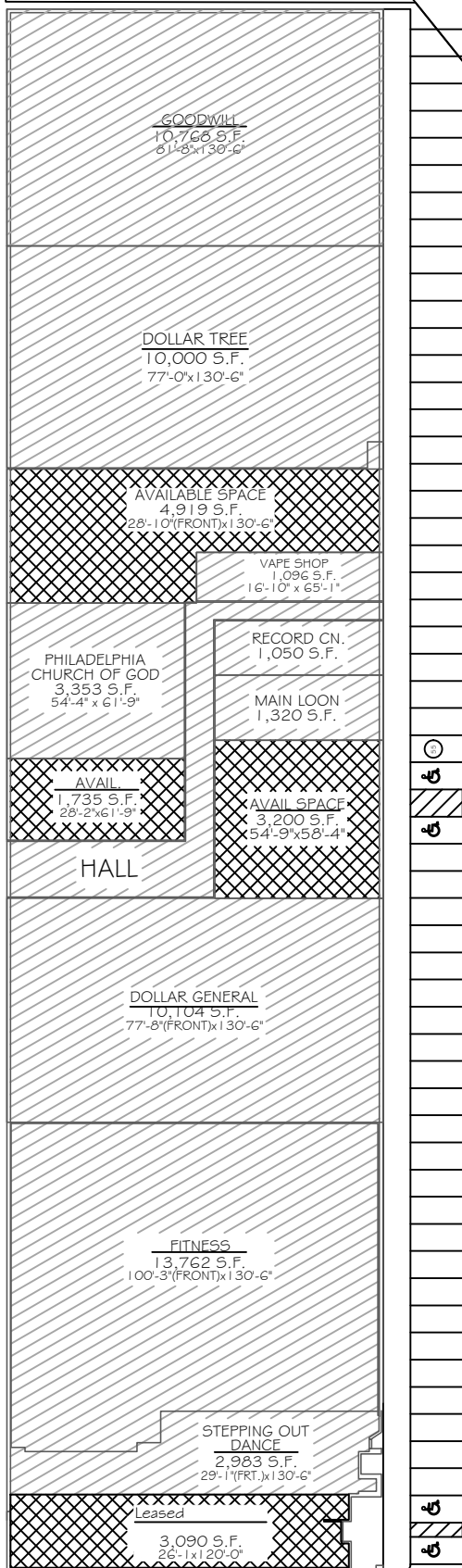


1,735 SF @ \$6/SF 4,919 SF @ \$10/SF
3,200 SF @ \$10/SF

Strip center with Dollar General, Dollar Tree, Record Connection, Steppin’ Out Dance Studio, Vape Shop, Mobile Store, Main Loon Chinese Restaurant, and Goodwill Industries.
Dunkin Donuts in outparcel

Large parking lot; tenant pylon sign at street
Over 16,000 cars pass in front of site daily

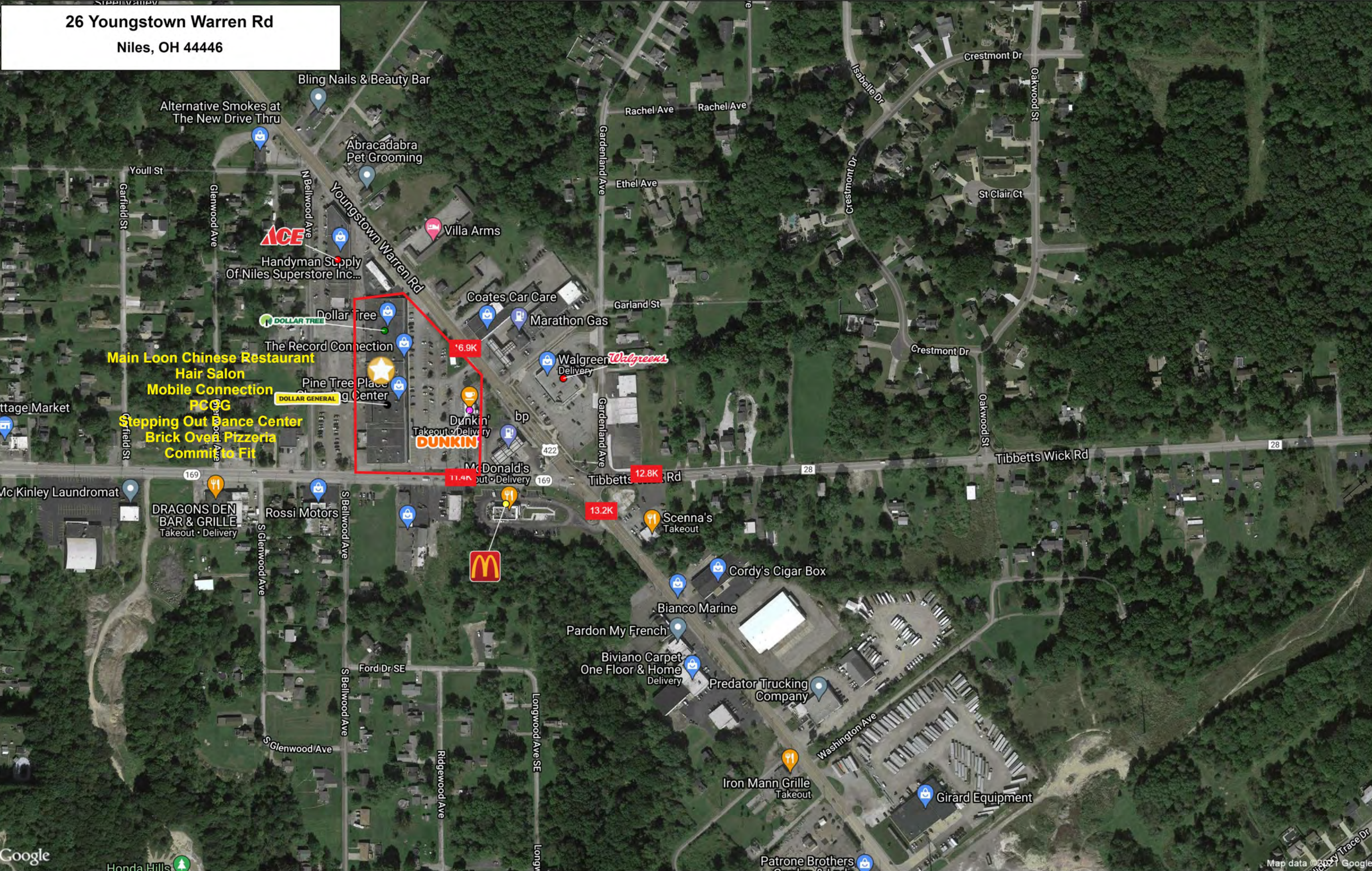
COCCA DEVELOPMENT, LTD
100 DEBARTOLO PLACE SUITE 400 BOARDMAN, OHIO 44512
(330) 729-1010
WWW.COCCADEVELOPMENT.COM



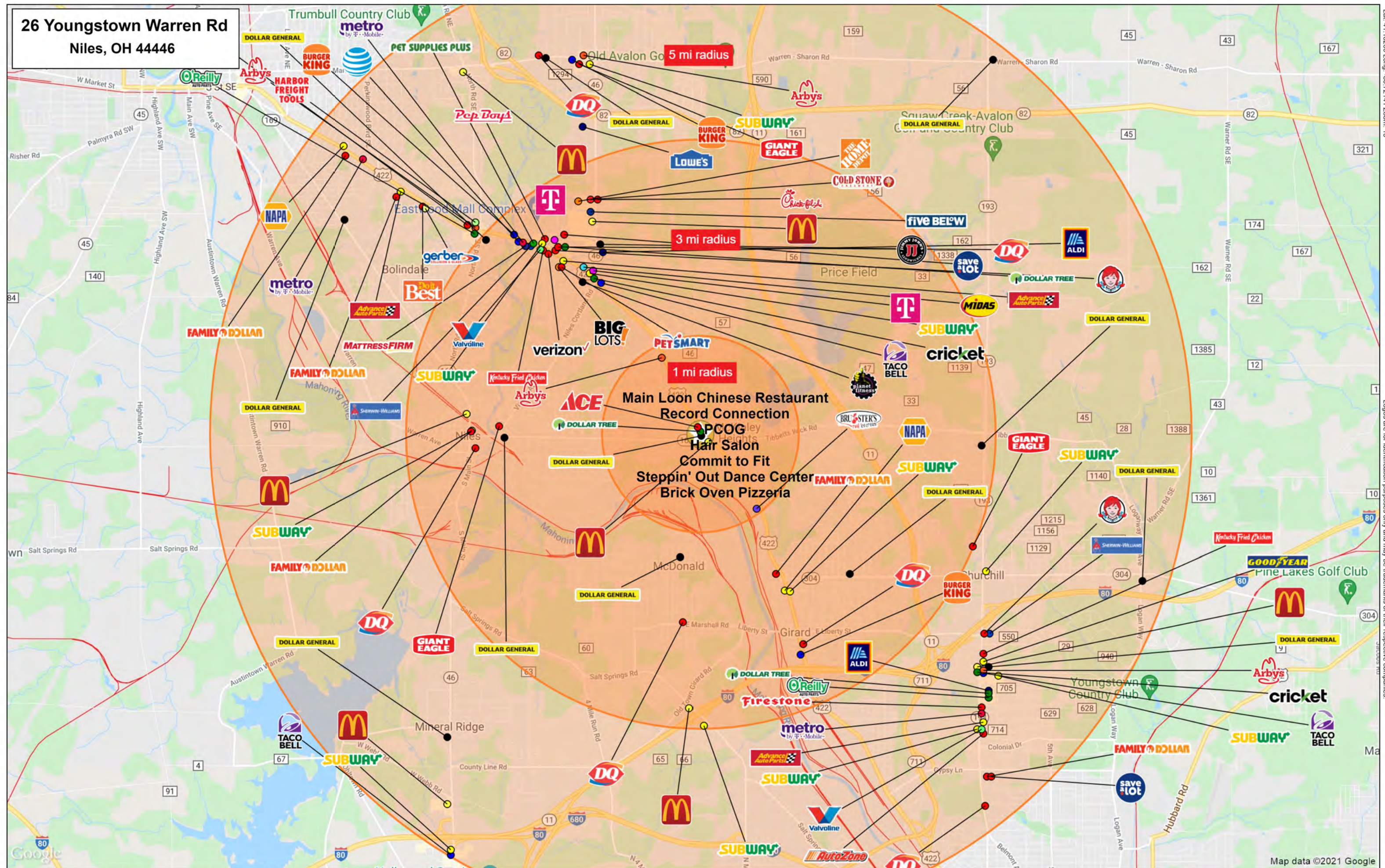
SITE PLAN

SCALE: 1" = 50'-0"

26 Youngstown Warren Rd
Niles, OH 44446



26 Youngstown Warren Rd
Niles, OH 44446

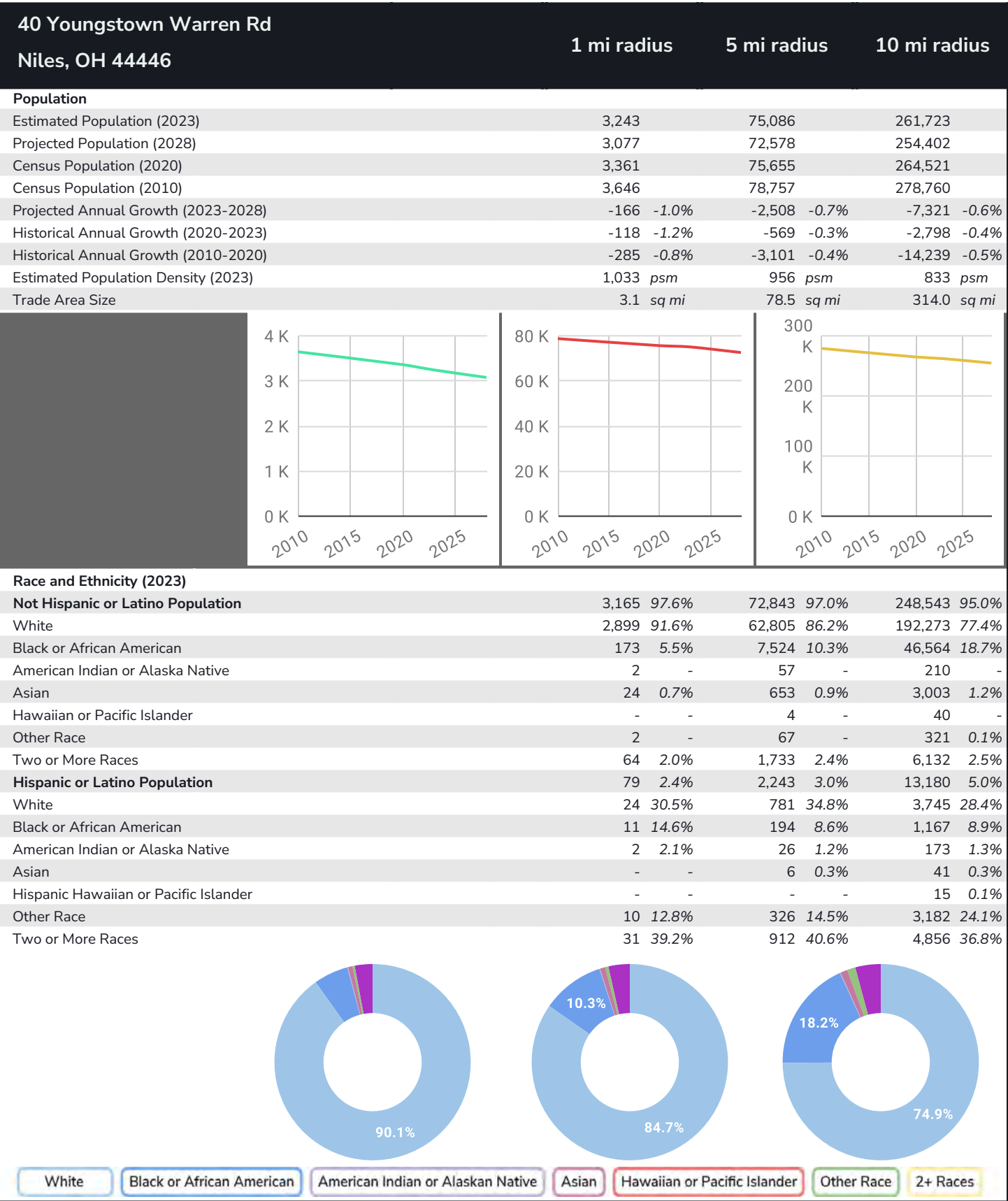


Graphic Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

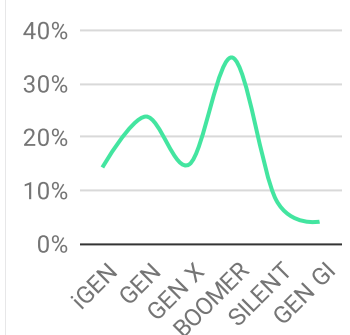
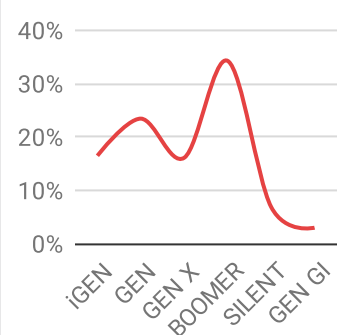
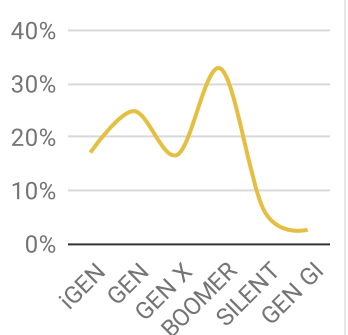
Lat/Lon: 41.1833/-80.7195



Graphic Profile

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

Lat/Lon: 41.1833/-80.7195

40 Youngstown Warren Rd Niles, OH 44446			1 mi radius		5 mi radius		10 mi radius	
Age Distribution (2023)								
Age Under 5 Years	151	4.6%	4,021	5.4%	14,488	5.5%		
Age 5 to 9 Years	166	5.1%	4,070	5.4%	14,706	5.6%		
Age 10 to 14 Years	146	4.5%	4,259	5.7%	15,417	5.9%		
Age 15 to 19 Years	162	5.0%	4,159	5.5%	15,248	5.8%		
Age 20 to 24 Years	203	6.2%	4,275	5.7%	16,236	6.2%		
Age 25 to 29 Years	228	7.0%	4,789	6.4%	17,136	6.5%		
Age 30 to 34 Years	179	5.5%	4,354	5.8%	16,318	6.2%		
Age 35 to 39 Years	156	4.8%	3,912	5.2%	14,487	5.5%		
Age 40 to 44 Years	153	4.7%	4,048	5.4%	14,684	5.6%		
Age 45 to 49 Years	173	5.3%	4,118	5.5%	14,364	5.5%		
Age 50 to 54 Years	206	6.3%	4,767	6.3%	16,122	6.2%		
Age 55 to 59 Years	232	7.2%	5,337	7.1%	17,465	6.7%		
Age 60 to 64 Years	253	7.8%	5,793	7.7%	19,185	7.3%		
Age 65 to 69 Years	236	7.3%	5,218	6.9%	17,692	6.8%		
Age 70 to 74 Years	203	6.3%	4,584	6.1%	15,312	5.9%		
Age 75 to 79 Years	150	4.6%	3,053	4.1%	9,573	3.7%		
Age 80 to 84 Years	114	3.5%	2,095	2.8%	6,546	2.5%		
Age 85 Years or Over	133	4.1%	2,235	3.0%	6,744	2.6%		
Median Age	46.3		43.6		41.7			
Generation (2023)								
iGeneration (Age Under 15 Years)	462	14.3%	12,350	16.4%	44,611	17.0%		
Generation 9/11 Millennials (Age 15 to 34 Years)	772	23.8%	17,577	23.4%	64,938	24.8%		
Gen Xers (Age 35 to 49 Years)	481	14.8%	12,078	16.1%	43,535	16.6%		
Baby Boomers (Age 50 to 74 Years)	1,130	34.8%	25,699	34.2%	85,775	32.8%		
Silent Generation (Age 75 to 84 Years)	265	8.2%	5,148	6.9%	16,120	6.2%		
G.I. Generation (Age 85 Years or Over)	133	4.1%	2,235	3.0%	6,744	2.6%		
								

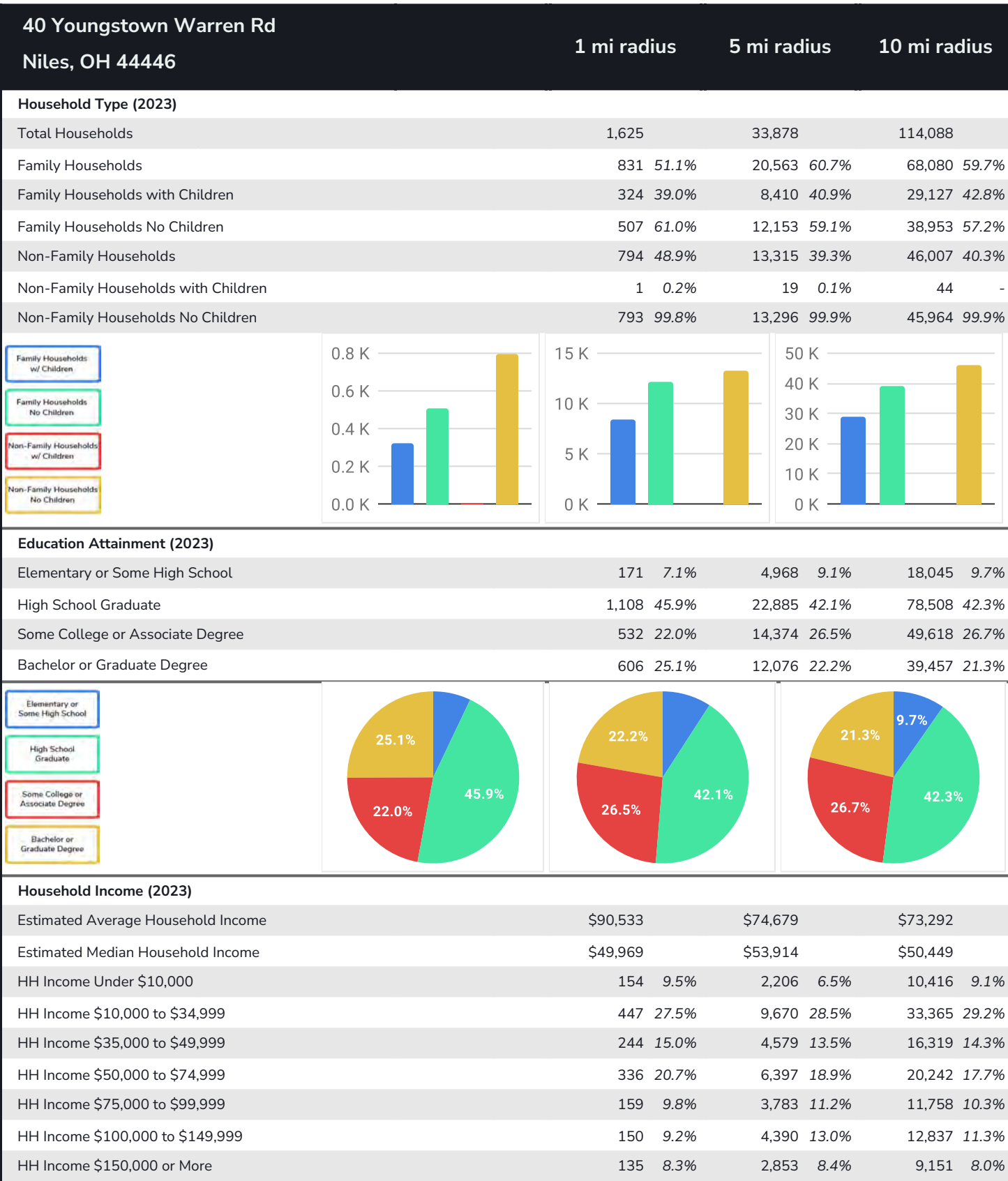
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Graphic Profile

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

Lat/Lon: 41.1833/-80.7195



Expanded Profile

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

Lat/Lon: 41.1833/-80.7195

40 Youngstown Warren Rd Niles, OH 44446	1 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2023)	3,243		75,086		261,723	
Projected Population (2028)	3,077		72,578		254,402	
Census Population (2020)	3,361		75,655		264,521	
Census Population (2010)	3,646		78,757		278,760	
Projected Annual Growth (2023 to 2028)	-166	-1.0%	-2,508	-0.7%	-7,321	-0.6%
Historical Annual Growth (2020 to 2023)	-118	-1.2%	-569	-0.3%	-2,798	-0.4%
Historical Annual Growth (2010 to 2020)	-285	-2.6%	-3,101	-1.3%	-14,239	-1.7%
Estimated Population Density (2023)	1,033	psm	956	psm	833	psm
Trade Area Size	3.1	sq mi	78.5	sq mi	314.0	sq mi
Households						
Estimated Households (2023)	1,625		33,878		114,088	
Projected Households (2028)	1,471		31,303		105,851	
Census Households (2020)	1,663		33,735		114,083	
Census Households (2010)	1,695		33,624		115,875	
Estimated Households with Children (2023)	325	20.0%	8,429	24.9%	29,171	25.6%
Estimated Average Household Size (2023)	1.97		2.19		2.22	
Average Household Income						
Estimated Average Household Income (2023)	\$90,533		\$74,679		\$73,292	
Projected Average Household Income (2028)	\$106,592		\$84,155		\$82,573	
Estimated Average Family Income (2023)	\$123,551		\$90,905		\$89,436	
Median Household Income						
Estimated Median Household Income (2023)	\$49,969		\$53,914		\$50,449	
Projected Median Household Income (2028)	\$45,544		\$49,123		\$45,889	
Estimated Median Family Income (2023)	\$72,466		\$72,653		\$68,091	
Per Capita Income						
Estimated Per Capita Income (2023)	\$45,444		\$33,821		\$32,406	
Projected Per Capita Income (2028)	\$51,030		\$36,428		\$34,827	
Estimated Per Capita Income 5 Year Growth	\$5,586	12.3%	\$2,607	7.7%	\$2,421	7.5%
Estimated Average Household Net Worth (2023)	\$313,247		\$281,210		\$265,636	
Daytime Demos (2023)						
Total Businesses	111		2,798		8,576	
Total Employees	1,199		33,808		103,009	
Company Headquarter Businesses	6	5.6%	109	3.9%	327	3.8%
Company Headquarter Employees	177	14.8%	4,897	14.5%	13,762	13.4%
Employee Population per Business	10.8		12.1		12.0	
Residential Population per Business	29.3		26.8		30.5	

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.1833/-80.7195

40 Youngstown Warren Rd

Niles, OH 44446

1 mi radius

5 mi radius

10 mi radius

Race & Ethnicity

White (2023)	2,923	90.1%	63,586	84.7%	196,018	74.9%
Black or African American (2023)	185	5.7%	7,717	10.3%	47,732	18.2%
American Indian or Alaska Native (2023)	4	0.1%	83	0.1%	384	0.1%
Asian (2023)	24	0.7%	658	0.9%	3,044	1.2%
Hawaiian or Pacific Islander (2023)	-	-	4	-	55	-
Other Race (2023)	12	0.4%	393	0.5%	3,503	1.3%
Two or More Races (2023)	95	2.9%	2,645	3.5%	10,987	4.2%
Not Hispanic or Latino Population (2023)	3,165	97.6%	72,843	97.0%	248,543	95.0%
Hispanic or Latino Population (2023)	79	2.4%	2,243	3.0%	13,180	5.0%
Not Hispanic or Latino Population (2028)	2,998	97.4%	70,395	97.0%	241,385	94.9%
Hispanic or Latino Population (2028)	79	2.6%	2,183	3.0%	13,017	5.1%
Not Hispanic or Latino Population (2020)	3,284	97.7%	73,433	97.1%	251,211	95.0%
Hispanic or Latino Population (2020)	77	2.3%	2,222	2.9%	13,310	5.0%
Not Hispanic or Latino Population (2010)	3,600	98.7%	77,256	98.1%	268,093	96.2%
Hispanic or Latino Population (2010)	46	1.3%	1,500	1.9%	10,667	3.8%
Projected Hispanic Annual Growth (2023 to 2028)	-	-	-60	-0.5%	-163	-0.2%
Historic Hispanic Annual Growth (2010 to 2023)	33	5.5%	743	3.8%	2,513	1.8%

Age Distribution (2023)

Age Under 5	151	4.6%	4,021	5.4%	14,488	5.5%
Age 5 to 9 Years	166	5.1%	4,070	5.4%	14,706	5.6%
Age 10 to 14 Years	146	4.5%	4,259	5.7%	15,417	5.9%
Age 15 to 19 Years	162	5.0%	4,159	5.5%	15,248	5.8%
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Age 30 to 34 Years	179	5.5%	4,354	5.8%	16,318	6.2%
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Age 50 to 54 Years	206	6.3%	4,767	6.3%	16,122	6.2%
Age 55 to 59 Years	232	7.2%	5,337	7.1%	17,465	6.7%
Age 60 to 64 Years	253	7.8%	5,793	7.7%	19,185	7.3%
Age 65 to 74 Years	439	13.5%	9,802	13.1%	33,003	12.6%
Age 75 to 84 Years	265	8.2%	5,148	6.9%	16,120	6.2%
Age 85 Years or Over	133	4.1%	2,235	3.0%	6,744	2.6%
Median Age	46.3		43.6		41.7	

Gender Age Distribution (2023)

Female Population	1,650	50.9%	38,798	51.7%	133,030	50.8%
Age 0 to 19 Years	293	17.8%	8,022	20.7%	29,177	21.9%
Age 20 to 64 Years	893	54.2%	21,021	54.2%	72,341	54.4%
Age 65 Years or Over	463	28.1%	9,754	25.1%	31,512	23.7%
Female Median Age	48.7		45.6		43.7	
Male Population	1,594	49.1%	36,289	48.3%	128,693	49.2%
Age 0 to 19 Years	331	20.8%	8,486	23.4%	30,682	23.8%
Age 20 to 64 Years	889	55.8%	20,372	56.1%	73,655	57.2%
Age 65 Years or Over	374	23.5%	7,430	20.5%	24,356	18.9%
Male Median Age	43.7		41.5		39.7	

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.1833/-80.7195

40 Youngstown Warren Rd

Niles, OH 44446

1 mi radius

5 mi radius

10 mi radius

Household Income Distribution (2023)

HH Income \$200,000 or More	100	6.1%	1,477	4.4%	4,550	4.0%
HH Income \$150,000 to \$199,999	35	2.2%	1,376	4.1%	4,601	4.0%
HH Income \$100,000 to \$149,999	150	9.2%	4,390	13.0%	12,837	11.3%
HH Income \$75,000 to \$99,999	159	9.8%	3,783	11.2%	11,758	10.3%
HH Income \$50,000 to \$74,999	336	20.7%	6,397	18.9%	20,242	17.7%
HH Income \$35,000 to \$49,999	244	15.0%	4,579	13.5%	16,319	14.3%
HH Income \$25,000 to \$34,999	108	6.7%	3,961	11.7%	13,049	11.4%
HH Income \$15,000 to \$24,999	145	8.9%	3,566	10.5%	12,736	11.2%
HH Income Under \$15,000	349	21.5%	4,349	12.8%	17,997	15.8%
HH Income \$35,000 or More	1,024	63.0%	22,002	64.9%	70,306	61.6%
HH Income \$75,000 or More	444	27.3%	11,026	32.5%	33,746	29.6%

Housing (2023)

Total Housing Units	1,870		36,982		125,928	
Housing Units Occupied	1,625	86.9%	33,878	91.6%	114,088	90.6%
Housing Units Owner-Occupied	961	59.1%	23,688	69.9%	77,354	67.8%
Housing Units, Renter-Occupied	664	40.9%	10,190	30.1%	36,734	32.2%
Housing Units, Vacant	245	15.1%	3,104	9.2%	11,840	10.4%

Marital Status (2023)

Never Married	1,042	37.5%	19,873	31.7%	77,286	35.6%
Currently Married	1,097	39.4%	27,620	44.0%	85,399	39.3%
Separated	48	1.7%	1,635	2.6%	6,718	3.1%
Widowed	166	6.0%	4,698	7.5%	15,199	7.0%
Divorced	428	15.4%	8,910	14.2%	32,510	15.0%

Household Type (2023)

Population Family	2,299	70.9%	58,425	77.8%	198,419	75.8%
Population Non-Family	911	28.1%	15,610	20.8%	54,333	20.8%
Population Group Quarters	34	1.0%	1,051	1.4%	8,972	3.4%
Family Households	831	51.1%	20,563	60.7%	68,080	59.7%
Non-Family Households	794	48.9%	13,315	39.3%	46,007	40.3%
Married Couple with Children	179	16.3%	4,735	17.1%	15,301	17.9%
Average Family Household Size	2.8		2.8		2.9	

Household Size (2023)

1 Person Households	710	43.7%	11,730	34.6%	40,695	35.7%
2 Person Households	571	35.1%	12,894	38.1%	40,917	35.9%
3 Person Households	170	10.5%	4,461	13.2%	15,430	13.5%
4 Person Households	107	6.6%	2,951	8.7%	10,414	9.1%
5 Person Households	40	2.5%	1,276	3.8%	4,489	3.9%
6 or More Person Households	27	1.7%	565	1.7%	2,142	1.9%

Household Vehicles (2023)

Households with 0 Vehicles Available	217	13.3%	2,761	8.2%	10,203	8.9%
Households with 1 Vehicles Available	642	39.5%	12,675	37.4%	43,805	38.4%
Households with 2 or More Vehicles Available	766	47.2%	18,442	54.4%	60,079	52.7%
Total Vehicles Available	2,427		57,104		189,466	
Average Vehicles Per Household	1.5		1.7		1.7	

Expanded Profile

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Lat/Lon: 41.1833/-80.7195

40 Youngstown Warren Rd

Niles, OH 44446

1 mi radius

5 mi radius

10 mi radius

Labor Force (2023)

Estimated Labor Population Age 16 Years or Over	2,743		61,824		213,863	
Estimated Civilian Employed	1,508	55.0%	31,315	50.7%	108,980	51.0%
Estimated Civilian Unemployed	56	2.0%	1,865	3.0%	6,962	3.3%
Estimated in Armed Forces	-	-	41	-	239	0.1%
Estimated Not in Labor Force	1,180	43.0%	28,603	46.3%	97,681	45.7%
Unemployment Rate	2.0%		3.0%		3.3%	

Occupation (2023)

Occupation: Population Age 16 Years or Over	1,508		31,315		108,976	
Management, Business, Financial Operations	234	15.5%	4,643	14.8%	13,982	12.8%
Professional, Related	326	21.6%	6,589	21.0%	21,974	20.2%
Service	367	24.4%	5,440	17.4%	21,059	19.3%
Sales, Office	156	10.4%	5,631	18.0%	21,003	19.3%
Farming, Fishing, Forestry	-	-	16	-	221	0.2%
Construct, Extraction, Maintenance	124	8.2%	2,806	9.0%	8,858	8.1%
Production, Transport Material Moving	300	19.9%	6,190	19.8%	21,877	20.1%
White Collar Workers	717	47.5%	16,863	53.8%	56,960	52.3%
Blue Collar Workers	791	52.5%	14,452	46.2%	52,016	47.7%

Consumer Expenditure (2023)

Total Household Expenditure	\$107.37 M		\$1.94 B		\$6.41 B	
Total Non-Retail Expenditure	\$57.03 M	53.1%	\$1.02 B	52.8%	\$3.39 B	52.9%
Total Retail Expenditure	\$50.34 M	46.9%	\$913.85 M	47.2%	\$3.02 B	47.1%
Apparel	\$3.7 M	3.4%	\$66.94 M	3.5%	\$221.8 M	3.5%
Contributions	\$3.46 M	3.2%	\$62.61 M	3.2%	\$206.05 M	3.2%
Education	\$3.07 M	2.9%	\$54.5 M	2.8%	\$181.08 M	2.8%
Entertainment	\$5.92 M	5.5%	\$108.07 M	5.6%	\$356.83 M	5.6%
Food and Beverages	\$15.9 M	14.8%	\$286.38 M	14.8%	\$949.23 M	14.8%
Furnishings and Equipment	\$3.68 M	3.4%	\$67.28 M	3.5%	\$221.99 M	3.5%
Gifts	\$2.62 M	2.4%	\$46.53 M	2.4%	\$152.74 M	2.4%
Health Care	\$9.32 M	8.7%	\$168.69 M	8.7%	\$557.29 M	8.7%
Household Operations	\$4.19 M	3.9%	\$75.86 M	3.9%	\$250.79 M	3.9%
Miscellaneous Expenses	\$2.03 M	1.9%	\$36.71 M	1.9%	\$121.47 M	1.9%
Personal Care	\$1.44 M	1.3%	\$26 M	1.3%	\$85.99 M	1.3%
Personal Insurance	\$717.35 K	0.7%	\$13.29 M	0.7%	\$43.68 M	0.7%
Reading	\$236.99 K	0.2%	\$4.27 M	0.2%	\$14.1 M	0.2%
Shelter	\$22.94 M	21.4%	\$408.56 M	21.1%	\$1.36 B	21.1%
Tobacco	\$721.23 K	0.7%	\$12.54 M	0.6%	\$41.97 M	0.7%
Transportation	\$19.2 M	17.9%	\$351.43 M	18.1%	\$1.16 B	18.1%
Utilities	\$8.23 M	7.7%	\$147.37 M	7.6%	\$489.42 M	7.6%

Educational Attainment (2023)

Adult Population Age 25 Years or Over	2,416		54,303		185,628	
Elementary (Grade Level 0 to 8)	13	0.5%	1,258	2.3%	4,470	2.4%
Some High School (Grade Level 9 to 11)	158	6.5%	3,710	6.8%	13,575	7.3%
High School Graduate	1,108	45.9%	22,885	42.1%	78,508	42.3%
Some College	407	16.9%	10,244	18.9%	34,782	18.7%
Associate Degree Only	125	5.2%	4,130	7.6%	14,836	8.0%
Bachelor Degree Only	387	16.0%	7,941	14.6%	25,941	14.0%
Graduate Degree	219	9.1%	4,135	7.6%	13,516	7.3%

Expanded Profile

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Lat/Lon: 41.1833/-80.7195

40 Youngstown Warren Rd

Niles, OH 44446

1 mi radius

5 mi radius

10 mi radius

Units In Structure (2023)

1 Detached Unit	944	55.7%	25,600	76.1%	87,056	75.1%
1 Attached Unit	72	4.3%	1,217	3.6%	3,893	3.4%
2 to 4 Units	61	3.6%	1,706	5.1%	6,039	5.2%
5 to 9 Units	73	4.3%	1,037	3.1%	3,706	3.2%
10 to 19 Units	120	7.1%	1,191	3.5%	4,051	3.5%
20 to 49 Units	95	5.6%	775	2.3%	2,856	2.5%
50 or More Units	107	6.3%	1,110	3.3%	3,393	2.9%
Mobile Home or Trailer	152	9.0%	1,200	3.6%	2,969	2.6%
Other Structure	-	-	42	0.1%	125	0.1%

Homes Built By Year (2023)

Homes Built 2010 or later	68	4.0%	1,681	5.0%	3,561	3.1%
Homes Built 2000 to 2009	119	7.0%	1,532	4.6%	5,527	4.8%
Homes Built 1990 to 1999	107	6.3%	1,835	5.5%	7,252	6.3%
Homes Built 1980 to 1989	247	14.6%	2,217	6.6%	6,619	5.7%
Homes Built 1970 to 1979	356	21.0%	6,647	19.8%	20,057	17.3%
Homes Built 1960 to 1969	317	18.7%	5,209	15.5%	16,989	14.7%
Homes Built 1950 to 1959	220	13.0%	6,417	19.1%	23,729	20.5%
Homes Built Before 1949	191	11.2%	8,340	24.8%	30,354	26.2%

Home Values (2023)

Home Values \$1,000,000 or More	-	-	44	0.2%	189	0.2%
Home Values \$500,000 to \$999,999	3	0.3%	352	1.5%	1,461	1.9%
Home Values \$400,000 to \$499,999	4	0.5%	275	1.2%	1,373	1.8%
Home Values \$300,000 to \$399,999	49	5.1%	1,621	6.8%	4,768	6.2%
Home Values \$200,000 to \$299,999	171	17.8%	2,722	11.5%	9,063	11.7%
Home Values \$150,000 to \$199,999	274	28.5%	4,082	17.2%	12,109	15.7%
Home Values \$100,000 to \$149,999	159	16.5%	4,736	20.0%	15,069	19.5%
Home Values \$70,000 to \$99,999	121	12.6%	4,189	17.7%	12,612	16.3%
Home Values \$50,000 to \$69,999	36	3.7%	2,473	10.4%	7,573	9.8%
Home Values \$25,000 to \$49,999	49	5.1%	1,371	5.8%	6,013	7.8%
Home Values Under \$25,000	95	9.9%	1,823	7.7%	7,124	9.2%
Owner-Occupied Median Home Value	\$152,251		\$124,228		\$121,035	
Renter-Occupied Median Rent	\$676		\$580		\$555	

Transportation To Work (2023)

Drive to Work Alone	1,326	88.0%	26,682	85.2%	90,053	82.6%
Drive to Work in Carpool	145	9.6%	2,209	7.1%	8,315	7.6%
Travel to Work by Public Transportation	9	0.6%	333	1.1%	1,626	1.5%
Drive to Work on Motorcycle	-	-	-	-	30	-
Walk or Bicycle to Work	10	0.7%	395	1.3%	1,559	1.4%
Other Means	-	-	211	0.7%	1,369	1.3%
Work at Home	16	1.1%	1,486	4.7%	6,024	5.5%

Travel Time (2023)

Travel to Work in 14 Minutes or Less	514	34.1%	10,990	35.1%	36,922	33.9%
Travel to Work in 15 to 29 Minutes	681	45.2%	13,502	43.1%	43,703	40.1%
Travel to Work in 30 to 59 Minutes	235	15.6%	3,994	12.8%	16,553	15.2%
Travel to Work in 60 Minutes or More	62	4.1%	1,343	4.3%	5,775	5.3%
Average Minutes Travel to Work	17.3		17.0		17.9	