

RETAIL SPACE FOR LEASE

605 North Main Street  
Arcanum, OH 45304

\$8/sf + NNN\*

\*\$2/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
2021 Estimated Population	2,011	7,117	37,671
2026 Projected Population	1,949	7,004	37,470
2021 Estimated Households	846	2,812	15,433
2026 Projected Households	828	2,792	15,453
2021 Estimated Average Household Income	\$78,679	\$80,090	\$74,036
2021 Estimated Median Household Income	\$60,485	\$66,333	\$58,525
2021 Estimated Total Businesses	58	137	1,122
2021 Estimated Total Employees	509	1,145	18,055

Space Details



Join Family Dollar in newly-renovated former grocery store  
Great location on North Main Street just North of Arcanum Schools  
w/over 4,300 cars passing by site daily

Large ample parking lot with tenant pylon sign  
Approximately 11,038 sf available - can be split per tenant needs  
240 sf Former Gas Station also available @ \$650/month

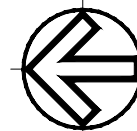
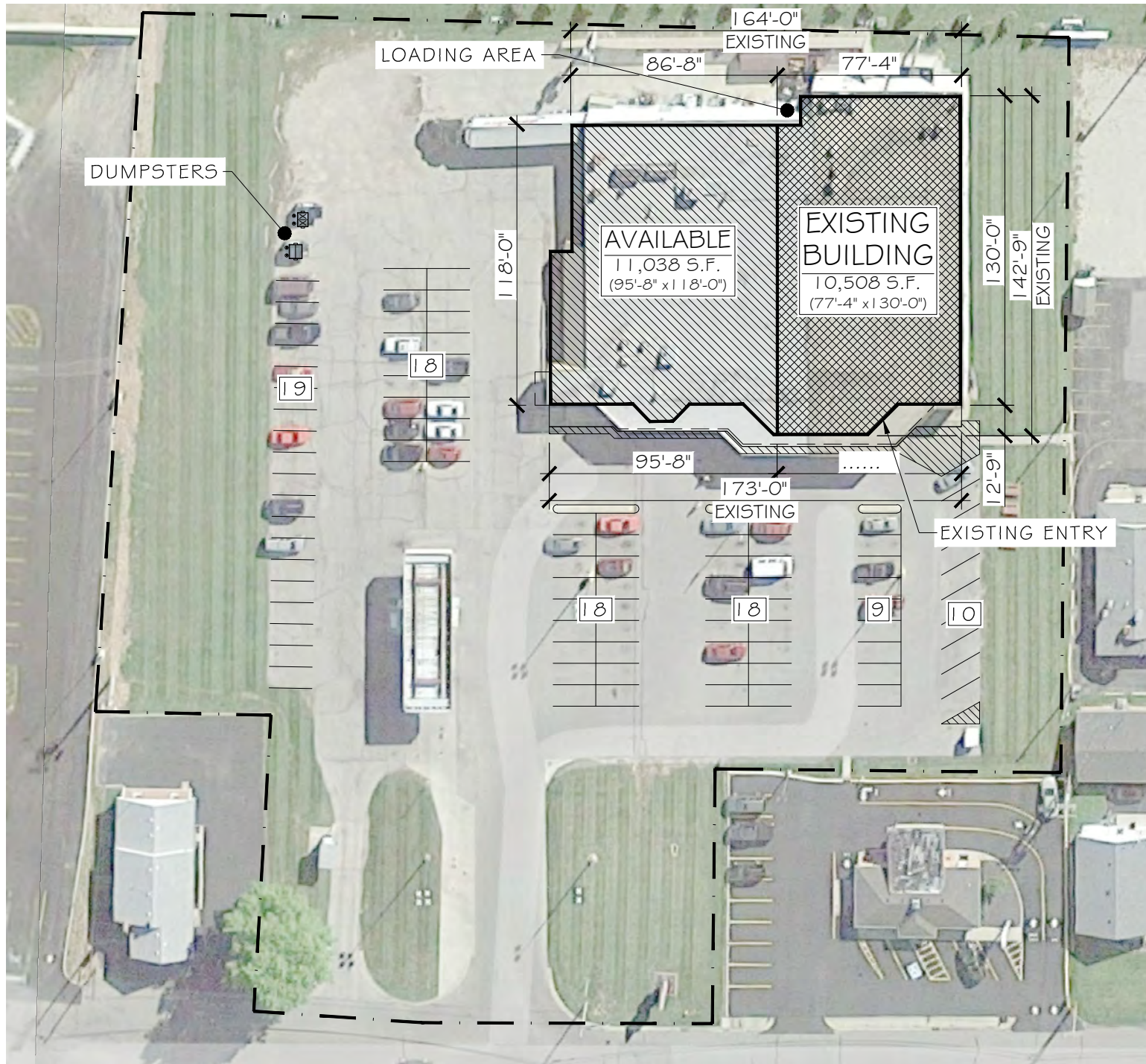
COCCA DEVELOPMENT, LTD

100 DEBARTOLO PLACE SUITE 400 BOARDMAN, OHIO 44512

(330) 729-1010

WWW.COCCADEVELOPMENT.COM





SCALE: 1" = 60'-0"

ARCANUM, OH  
605 NORTH MAIN STREET

## SITE PLAN

### SITE DATA SUMMARY

AREA SUMMARY:  
PROPERTY: 2.951 AC.  
128,546 S.F.

PARKING SUMMARY:  
REQUIRED:  
PROVIDED: 92 SPACES  
(TOTAL, EXIST.)  
SPACE SIZE: 9' x 18'

NOTE: RISK CLASS=0

DATE PREPARED: 12/30/20 DRAWN BY:

BES

PREPARED FOR:

RETAIL

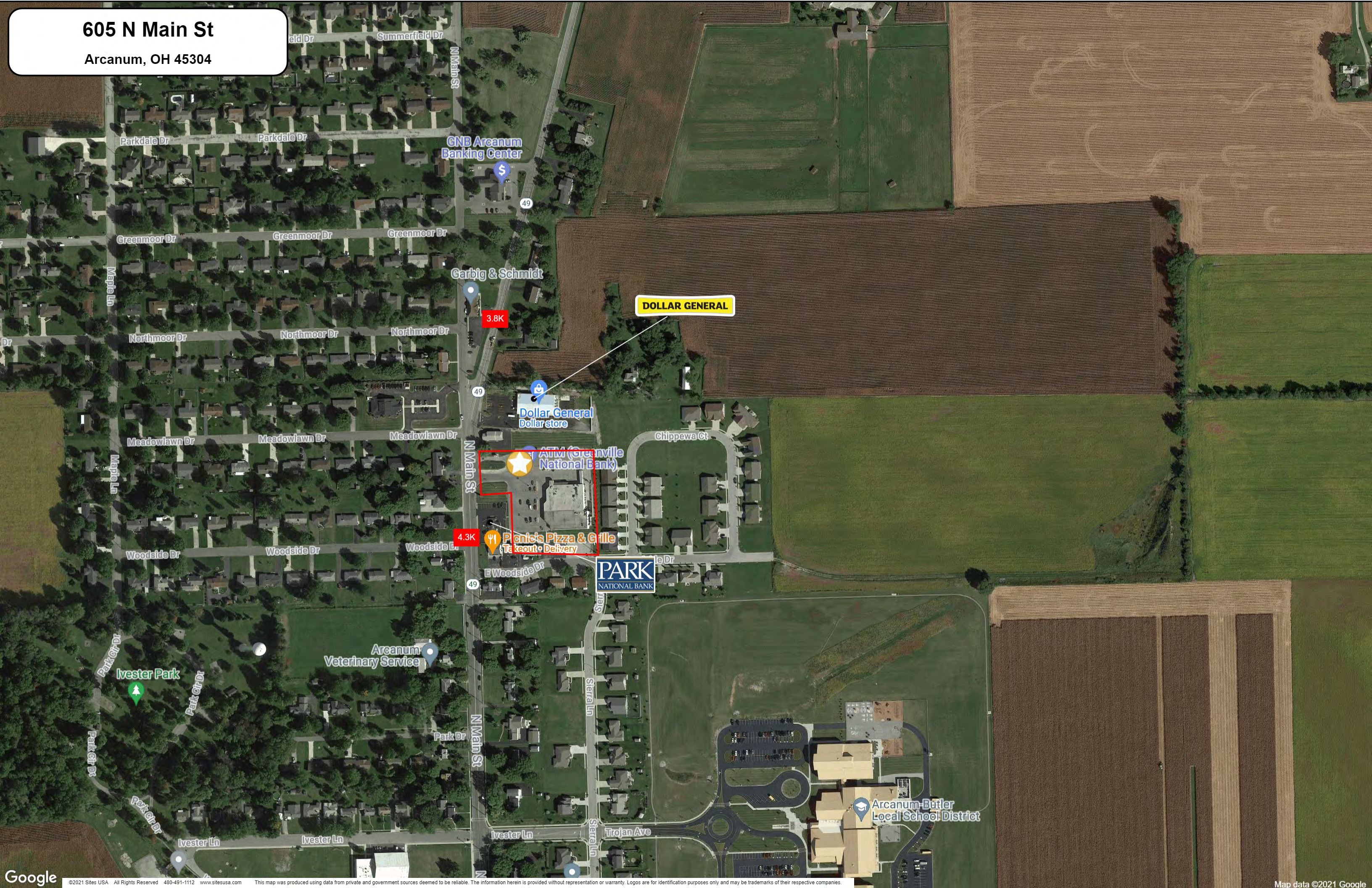
COCCA  
DEVELOPMENT LTD.

100 DeBARTOLO PLACE, SUITE 400  
BOARDMAN, OH 44512  
PHONE: 330-729-1010  
FAX: 330-729-1008



605 N Main St

Arcanum, OH 45304



DOLLAR GENERAL

3.8K

49

49

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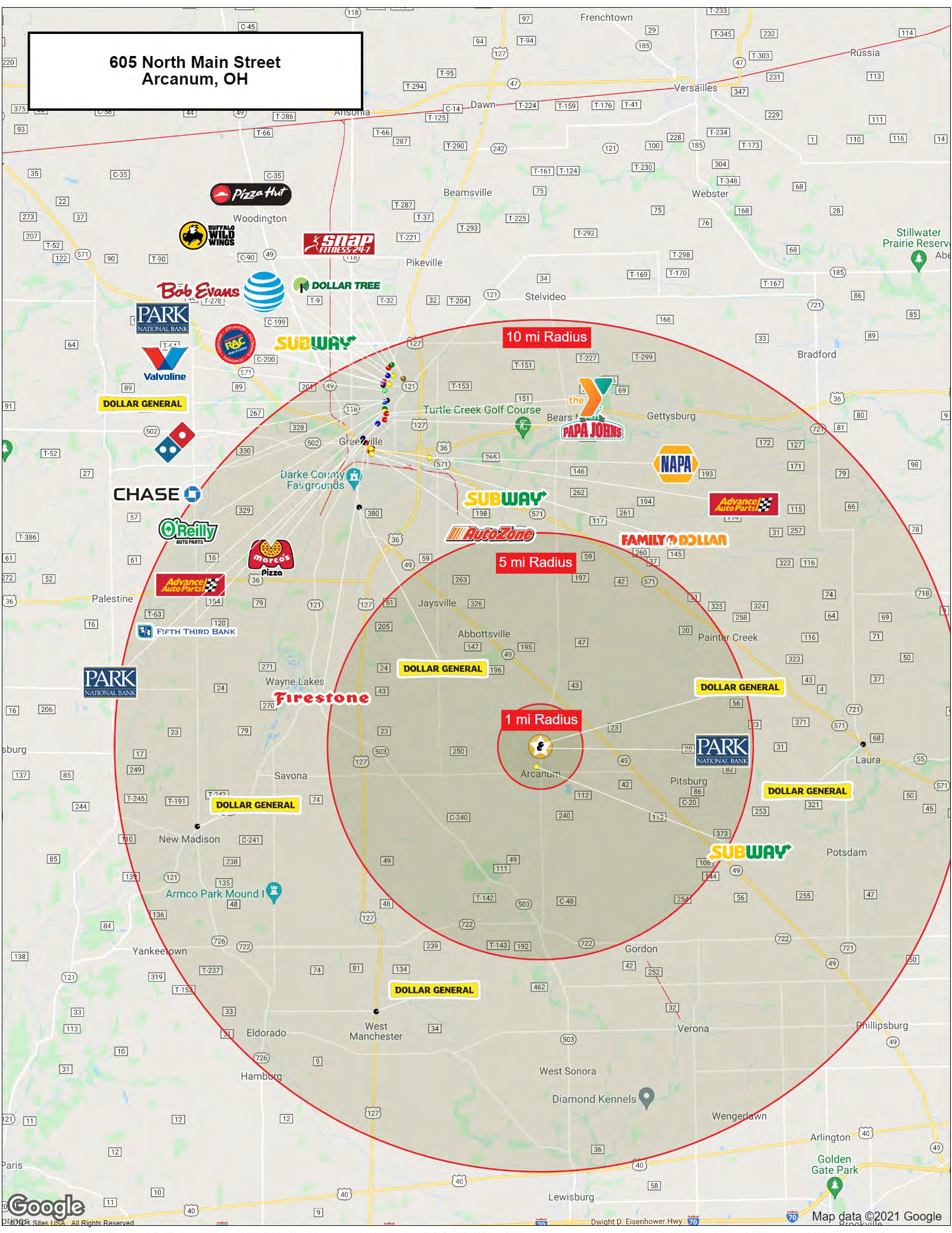
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PARK  
NATIONAL BANK

Arcanum-Butler  
Local School District



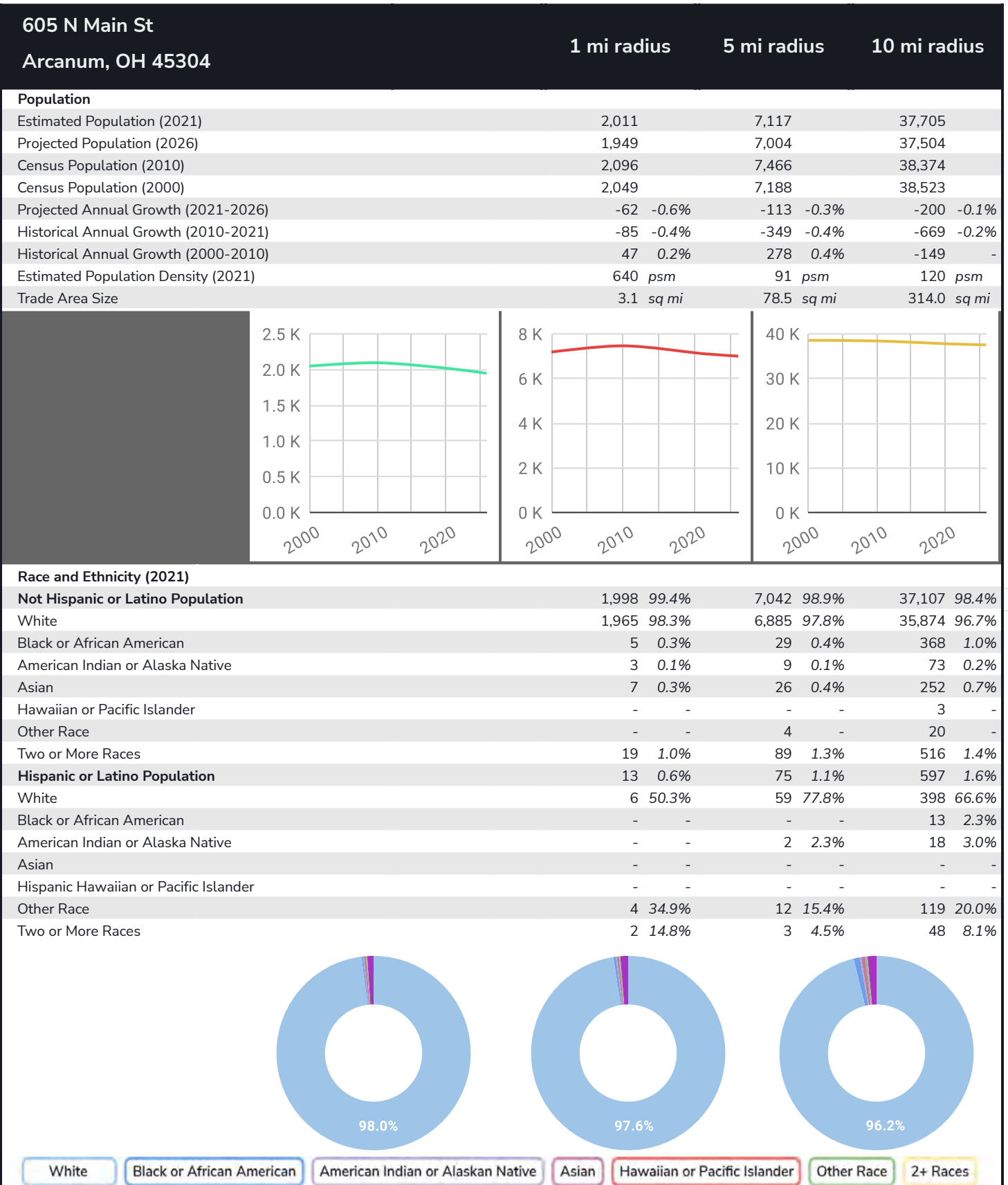
**605 North Main Street  
Arcanum, OH**



## Graphic Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.9991/-84.5528

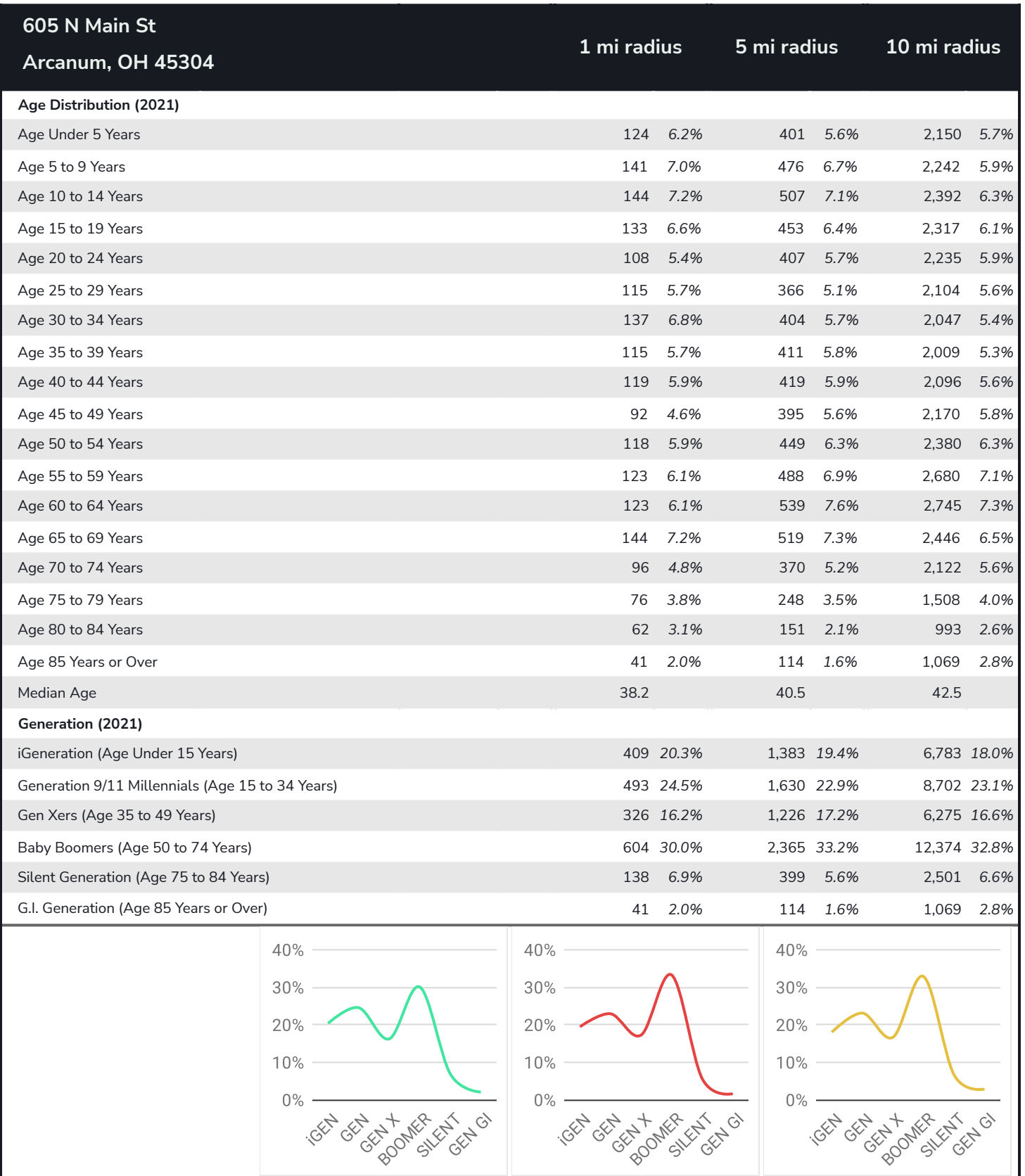




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2000-2010 Census, 2021 Estimates with 2026 Projections  
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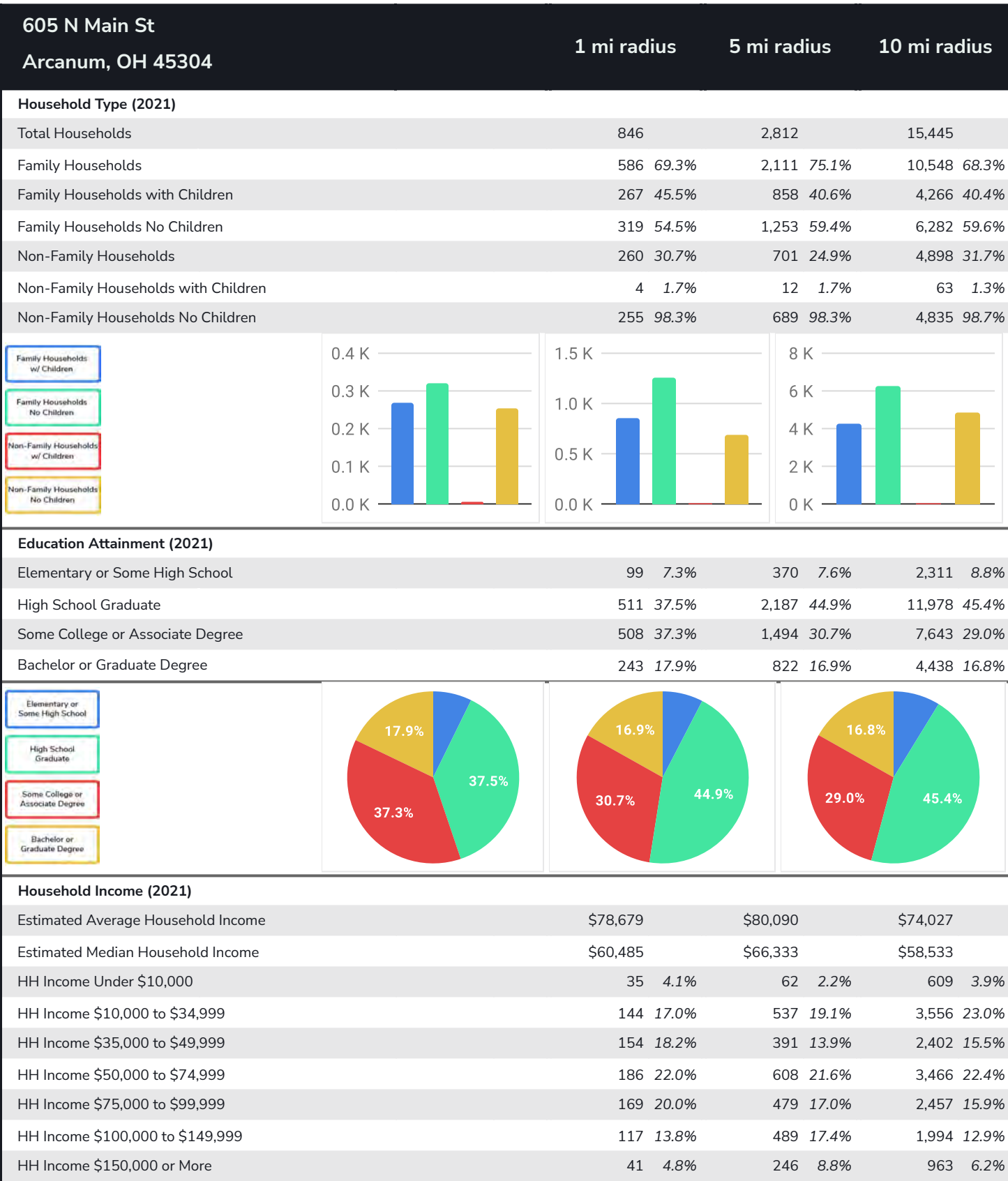
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## Expanded Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
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Lat/Lon: 39.9991/-84.5528

605 N Main St Arcanum, OH 45304	1 mi radius	5 mi radius	10 mi radius
<b>Population</b>			
Estimated Population (2021)	2,011	7,117	37,705
Projected Population (2026)	1,949	7,004	37,504
Census Population (2010)	2,096	7,466	38,374
Census Population (2000)	2,049	7,188	38,523
Projected Annual Growth (2021 to 2026)	-62 -0.6%	-113 -0.3%	-200 -0.1%
Historical Annual Growth (2010 to 2021)	-85 -0.4%	-349 -0.4%	-669 -0.2%
Historical Annual Growth (2000 to 2010)	47 0.2%	278 0.4%	-149 -
Estimated Population Density (2021)	640 psm	91 psm	120 psm
Trade Area Size	3.1 sq mi	78.5 sq mi	314.0 sq mi
<b>Households</b>			
Estimated Households (2021)	846	2,812	15,445
Projected Households (2026)	828	2,792	15,466
Census Households (2010)	868	2,900	15,530
Census Households (2000)	839	2,703	15,047
Estimated Households with Children (2021)	271 32.0%	869 30.9%	4,329 28.0%
Estimated Average Household Size (2021)	2.38	2.53	2.41
<b>Average Household Income</b>			
Estimated Average Household Income (2021)	\$78,679	\$80,090	\$74,027
Projected Average Household Income (2026)	\$106,914	\$96,553	\$88,794
Estimated Average Family Income (2021)	\$90,306	\$91,821	\$84,679
<b>Median Household Income</b>			
Estimated Median Household Income (2021)	\$60,485	\$66,333	\$58,533
Projected Median Household Income (2026)	\$68,497	\$75,644	\$67,576
Estimated Median Family Income (2021)	\$75,974	\$81,824	\$71,155
<b>Per Capita Income</b>			
Estimated Per Capita Income (2021)	\$33,081	\$31,639	\$30,418
Projected Per Capita Income (2026)	\$45,431	\$38,491	\$36,710
Estimated Per Capita Income 5 Year Growth	\$12,350 37.3%	\$6,852 21.7%	\$6,292 20.7%
Estimated Average Household Net Worth (2021)	\$341,342	\$465,807	\$381,220
<b>Daytime Demos (2021)</b>			
Total Businesses	59	137	1,122
Total Employees	509	1,145	18,055
Company Headquarter Businesses	6 10.0%	11 8.1%	57 5.1%
Company Headquarter Employees	140 27.5%	278 24.3%	2,615 14.5%
Employee Population per Business	8.7	8.3	16.1
Residential Population per Business	34.3	51.8	33.6

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## Expanded Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.9991/-84.5528

### 605 N Main St

Arcanum, OH 45304

1 mi radius

5 mi radius

10 mi radius

#### Race & Ethnicity

White (2021)	1,971	98.0%	6,943	97.6%	36,272	96.2%
Black or African American (2021)	5	0.3%	29	0.4%	381	1.0%
American Indian or Alaska Native (2021)	3	0.1%	11	0.2%	91	0.2%
Asian (2021)	7	0.3%	26	0.4%	253	0.7%
Hawaiian or Pacific Islander (2021)	-	-	-	-	3	-
Other Race (2021)	4	0.2%	16	0.2%	140	0.4%
Two or More Races (2021)	21	1.0%	93	1.3%	564	1.5%
Not Hispanic or Latino Population (2021)	1,998	99.4%	7,042	98.9%	37,107	98.4%
Hispanic or Latino Population (2021)	13	0.6%	75	1.1%	597	1.6%
Not Hispanic or Latino Population (2026)	1,935	99.3%	6,917	98.8%	36,837	98.2%
Hispanic or Latino Population (2026)	14	0.7%	86	1.2%	667	1.8%
Not Hispanic or Latino Population (2010)	2,090	99.7%	7,423	99.4%	38,028	99.1%
Hispanic or Latino Population (2010)	6	0.3%	43	0.6%	346	0.9%
Not Hispanic or Latino Population (2000)	2,042	99.7%	7,155	99.5%	38,235	99.3%
Hispanic or Latino Population (2000)	7	0.3%	33	0.5%	288	0.7%
Projected Hispanic Annual Growth (2021 to 2026)	-	1.6%	11	2.9%	70	2.3%
Historic Hispanic Annual Growth (2000 to 2021)	6	3.7%	43	6.2%	310	5.1%

#### Age Distribution (2021)

Age Under 5	124	6.2%	401	5.6%	2,150	5.7%
Age 5 to 9 Years	141	7.0%	476	6.7%	2,242	5.9%
Age 10 to 14 Years	144	7.2%	507	7.1%	2,392	6.3%
Age 15 to 19 Years	133	6.6%	453	6.4%	2,317	6.1%
Age 20 to 24 Years	108	5.4%	407	5.7%	2,235	5.9%
Age 25 to 29 Years	115	5.7%	366	5.1%	2,104	5.6%
Age 30 to 34 Years	137	6.8%	404	5.7%	2,047	5.4%
Age 35 to 39 Years	115	5.7%	411	5.8%	2,009	5.3%
Age 40 to 44 Years	119	5.9%	419	5.9%	2,096	5.6%
Age 45 to 49 Years	92	4.6%	395	5.6%	2,170	5.8%
Age 50 to 54 Years	118	5.9%	449	6.3%	2,380	6.3%
Age 55 to 59 Years	123	6.1%	488	6.9%	2,680	7.1%
Age 60 to 64 Years	123	6.1%	539	7.6%	2,745	7.3%
Age 65 to 74 Years	240	11.9%	890	12.5%	4,569	12.1%
Age 75 to 84 Years	138	6.9%	399	5.6%	2,501	6.6%
Age 85 Years or Over	41	2.0%	114	1.6%	1,069	2.8%
Median Age	38.2		40.5		42.5	

#### Gender Age Distribution (2021)

Female Population	1,039	51.7%	3,551	49.9%	19,088	50.6%
Age 0 to 19 Years	264	25.4%	902	25.4%	4,406	23.1%
Age 20 to 64 Years	535	51.5%	1,909	53.8%	10,138	53.1%
Age 65 Years or Over	240	23.1%	740	20.8%	4,543	23.8%
Female Median Age	40.0		41.5		44.3	
Male Population	972	48.3%	3,566	50.1%	18,617	49.4%
Age 0 to 19 Years	278	28.6%	934	26.2%	4,694	25.2%
Age 20 to 64 Years	515	53.0%	1,969	55.2%	10,328	55.5%
Age 65 Years or Over	179	18.4%	663	18.6%	3,596	19.3%
Male Median Age	36.7		39.7		40.8	



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2000-2010 Census, 2021 Estimates with 2026 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.9991/-84.5528

### 605 N Main St

Arcanum, OH 45304

1 mi radius

5 mi radius

10 mi radius

#### Household Income Distribution (2021)

HH Income \$200,000 or More	12	1.4%	102	3.6%	389	2.5%
HH Income \$150,000 to \$199,999	29	3.4%	145	5.1%	574	3.7%
HH Income \$100,000 to \$149,999	117	13.8%	489	17.4%	1,994	12.9%
HH Income \$75,000 to \$99,999	169	20.0%	479	17.0%	2,457	15.9%
HH Income \$50,000 to \$74,999	186	22.0%	608	21.6%	3,466	22.4%
HH Income \$35,000 to \$49,999	154	18.2%	391	13.9%	2,402	15.5%
HH Income \$25,000 to \$34,999	82	9.7%	260	9.2%	1,807	11.7%
HH Income \$15,000 to \$24,999	40	4.8%	192	6.8%	1,238	8.0%
HH Income Under \$15,000	57	6.7%	147	5.2%	1,120	7.3%
HH Income \$35,000 or More	667	78.8%	2,213	78.7%	11,281	73.0%
HH Income \$75,000 or More	327	38.7%	1,214	43.2%	5,414	35.1%

#### Housing (2021)

Total Housing Units	951		3,117		17,302	
Housing Units Occupied	846	88.9%	2,812	90.2%	15,445	89.3%
Housing Units Owner-Occupied	601	71.1%	2,249	80.0%	11,374	73.6%
Housing Units, Renter-Occupied	245	28.9%	562	20.0%	4,072	26.4%
Housing Units, Vacant	106	12.5%	305	10.9%	1,856	12.0%

#### Marital Status (2021)

Never Married	407	25.4%	1,389	24.2%	7,099	23.0%
Currently Married	886	55.3%	3,478	60.7%	16,780	54.3%
Separated	40	2.5%	106	1.9%	668	2.2%
Widowed	77	4.8%	259	4.5%	2,461	8.0%
Divorced	192	12.0%	502	8.8%	3,915	12.7%

#### Household Type (2021)

Population Family	1,720	85.5%	6,275	88.2%	31,546	83.7%
Population Non-Family	291	14.5%	842	11.8%	5,734	15.2%
Population Group Quarters	-	-	-	-	425	1.1%
Family Households	586	69.3%	2,111	75.1%	10,548	68.3%
Non-Family Households	260	30.7%	701	24.9%	4,898	31.7%
Married Couple with Children	179	20.2%	628	18.0%	2,896	17.3%
Average Family Household Size	2.9		3.0		3.0	

#### Household Size (2021)

1 Person Households	233	27.5%	593	21.1%	4,245	27.5%
2 Person Households	310	36.6%	1,127	40.1%	5,769	37.3%
3 Person Households	131	15.4%	438	15.6%	2,199	14.2%
4 Person Households	104	12.2%	387	13.8%	1,868	12.1%
5 Person Households	51	6.1%	178	6.3%	869	5.6%
6 or More Person Households	18	2.1%	88	3.1%	495	3.2%

#### Household Vehicles (2021)

Households with 0 Vehicles Available	28	3.3%	49	1.7%	773	5.0%
Households with 1 Vehicles Available	234	27.7%	564	20.1%	4,173	27.0%
Households with 2 or More Vehicles Available	583	69.0%	2,199	78.2%	10,500	68.0%
Total Vehicles Available	1,750		6,506		31,751	
Average Vehicles Per Household	2.1		2.3		2.1	



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### 605 N Main St

Arcanum, OH 45304

1 mi radius

5 mi radius

10 mi radius

#### Labor Force (2021)

Estimated Labor Population Age 16 Years or Over	1,578		5,643		30,466	
Estimated Civilian Employed	1,091	69.1%	3,641	64.5%	17,675	58.0%
Estimated Civilian Unemployed	50	3.1%	156	2.8%	906	3.0%
Estimated in Armed Forces	5	0.3%	27	0.5%	58	0.2%
Estimated Not in Labor Force	432	27.4%	1,819	32.2%	11,827	38.8%
Unemployment Rate	3.1%		2.8%		3.0%	

#### Occupation (2021)

Occupation: Population Age 16 Years or Over	1,091		3,641		17,675	
Management, Business, Financial Operations	147	13.5%	483	13.3%	2,030	11.5%
Professional, Related	132	12.1%	543	14.9%	2,501	14.1%
Service	197	18.0%	497	13.6%	2,709	15.3%
Sales, Office	245	22.4%	749	20.6%	3,709	21.0%
Farming, Fishing, Forestry	11	1.0%	32	0.9%	160	0.9%
Construct, Extraction, Maintenance	115	10.6%	458	12.6%	2,025	11.5%
Production, Transport Material Moving	244	22.4%	880	24.2%	4,542	25.7%
White Collar Workers	524	48.0%	1,775	48.7%	8,240	46.6%
Blue Collar Workers	567	52.0%	1,867	51.3%	9,436	53.4%

#### Consumer Expenditure (2021)

Total Household Expenditure	\$50.62 M		\$169.9 M		\$880.35 M	
Total Non-Retail Expenditure	\$26.55 M	52.4%	\$89.12 M	52.5%	\$462.58 M	52.5%
Total Retail Expenditure	\$24.08 M	47.6%	\$80.78 M	47.5%	\$417.77 M	47.5%
Apparel	\$1.75 M	3.4%	\$5.89 M	3.5%	\$30.37 M	3.4%
Contributions	\$1.58 M	3.1%	\$5.44 M	3.2%	\$27.89 M	3.2%
Education	\$1.31 M	2.6%	\$4.63 M	2.7%	\$23.42 M	2.7%
Entertainment	\$2.82 M	5.6%	\$9.58 M	5.6%	\$49.09 M	5.6%
Food and Beverages	\$7.54 M	14.9%	\$25.14 M	14.8%	\$130.66 M	14.8%
Furnishings and Equipment	\$1.76 M	3.5%	\$5.96 M	3.5%	\$30.58 M	3.5%
Gifts	\$1.16 M	2.3%	\$4 M	2.4%	\$20.56 M	2.3%
Health Care	\$4.45 M	8.8%	\$14.78 M	8.7%	\$77.24 M	8.8%
Household Operations	\$1.95 M	3.9%	\$6.61 M	3.9%	\$34.18 M	3.9%
Miscellaneous Expenses	\$954.38 K	1.9%	\$3.21 M	1.9%	\$16.61 M	1.9%
Personal Care	\$678.48 K	1.3%	\$2.28 M	1.3%	\$11.8 M	1.3%
Personal Insurance	\$340.78 K	0.7%	\$1.18 M	0.7%	\$6 M	0.7%
Reading	\$110.36 K	0.2%	\$371.26 K	0.2%	\$1.93 M	0.2%
Shelter	\$10.63 M	21.0%	\$35.51 M	20.9%	\$184.79 M	21.0%
Tobacco	\$335.99 K	0.7%	\$1.07 M	0.6%	\$5.76 M	0.7%
Transportation	\$9.37 M	18.5%	\$31.42 M	18.5%	\$161.94 M	18.4%
Utilities	\$3.9 M	7.7%	\$12.82 M	7.5%	\$67.51 M	7.7%

#### Educational Attainment (2021)

Adult Population Age 25 Years or Over	1,361		4,874		26,370	
Elementary (Grade Level 0 to 8)	4	0.3%	68	1.4%	405	1.5%
Some High School (Grade Level 9 to 11)	95	7.0%	302	6.2%	1,905	7.2%
High School Graduate	511	37.5%	2,187	44.9%	11,978	45.4%
Some College	363	26.7%	1,023	21.0%	5,292	20.1%
Associate Degree Only	145	10.7%	471	9.7%	2,351	8.9%
Bachelor Degree Only	159	11.7%	528	10.8%	2,897	11.0%
Graduate Degree	84	6.2%	294	6.0%	1,542	5.8%



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### 605 N Main St

Arcanum, OH 45304

1 mi radius

5 mi radius

10 mi radius

#### Units In Structure (2021)

1 Detached Unit	706	81.3%	2,531	87.3%	12,913	83.1%
1 Attached Unit	36	4.2%	75	2.6%	355	2.3%
2 to 4 Units	102	11.7%	153	5.3%	898	5.8%
5 to 9 Units	-	-	2	-	238	1.5%
10 to 19 Units	-	-	-	-	264	1.7%
20 to 49 Units	-	-	1	-	51	0.3%
50 or More Units	-	-	1	-	112	0.7%
Mobile Home or Trailer	-	-	49	1.7%	615	4.0%
Other Structure	-	-	-	-	-	-

#### Homes Built By Year (2021)

Homes Built 2010 or later	26	3.0%	97	3.4%	265	1.7%
Homes Built 2000 to 2009	78	9.0%	168	5.8%	848	5.5%
Homes Built 1990 to 1999	79	9.1%	188	6.5%	1,599	10.3%
Homes Built 1980 to 1989	35	4.0%	70	2.4%	921	5.9%
Homes Built 1970 to 1979	92	10.5%	571	19.7%	2,540	16.4%
Homes Built 1960 to 1969	131	15.1%	357	12.3%	1,765	11.4%
Homes Built 1950 to 1959	102	11.8%	233	8.0%	1,702	11.0%
Homes Built Before 1949	302	34.8%	1,128	38.9%	5,806	37.4%

#### Home Values (2021)

Home Values \$1,000,000 or More	-	-	10	0.4%	124	1.1%
Home Values \$500,000 to \$999,999	4	0.7%	33	1.5%	143	1.3%
Home Values \$400,000 to \$499,999	-	-	50	2.2%	190	1.7%
Home Values \$300,000 to \$399,999	8	1.3%	166	7.4%	624	5.5%
Home Values \$200,000 to \$299,999	70	11.6%	336	15.0%	1,278	11.2%
Home Values \$150,000 to \$199,999	139	23.1%	436	19.4%	1,958	17.2%
Home Values \$100,000 to \$149,999	189	31.5%	624	27.7%	2,903	25.5%
Home Values \$70,000 to \$99,999	158	26.3%	405	18.0%	2,352	20.7%
Home Values \$50,000 to \$69,999	29	4.8%	100	4.4%	925	8.1%
Home Values \$25,000 to \$49,999	-	-	56	2.5%	437	3.8%
Home Values Under \$25,000	3	0.5%	35	1.6%	440	3.9%
Owner-Occupied Median Home Value	\$129,591		\$144,352		\$125,737	
Renter-Occupied Median Rent	\$507		\$537		\$519	

#### Transportation To Work (2021)

Drive to Work Alone	829	88.0%	2,866	85.8%	14,900	83.9%
Drive to Work in Carpool	52	5.5%	236	7.1%	1,434	8.1%
Travel to Work by Public Transportation	-	-	7	0.2%	119	0.7%
Drive to Work on Motorcycle	-	-	-	-	53	0.3%
Walk or Bicycle to Work	22	2.4%	50	1.5%	367	2.1%
Other Means	4	0.4%	39	1.2%	167	0.9%
Work at Home	35	3.7%	144	4.3%	717	4.0%

#### Travel Time (2021)

Travel to Work in 14 Minutes or Less	266	28.2%	828	24.8%	5,784	32.6%
Travel to Work in 15 to 29 Minutes	395	41.9%	1,287	38.5%	5,333	30.0%
Travel to Work in 30 to 59 Minutes	366	38.8%	1,214	36.3%	4,744	26.7%
Travel to Work in 60 Minutes or More	26	2.7%	156	4.7%	1,095	6.2%
Average Minutes Travel to Work	21.0		23.6		19.9	