

OFFICE SPACE FOR LEASE

1601 Motor Inn Drive
Girard, OH 44420

\$10/sf*

SUITES up to 5,000 SF WITH SUITES AVAILABLE
TO COMBINE AS NEEDED
*Suites up to 500 sf are at \$20/sf

Aerial – Site View



Space Details



188-2,000 sf suites available as currently set but some suites may be combined as needed

Current tenants include Angels at Work Home Health Care, Junior Achievement, Victory Counseling & Wellness, Shear Design Hair, Jim McGaha & Associates, JEF Enterprises, Lily's Flow Spa, Elyte Hair Studio, Enertech Solutions, and Creases Barbershop

Large parking lot with tenant street sign

Near intersection of East Liberty Street; easy access to Interstate 80 and State Route 11

Demographic Data

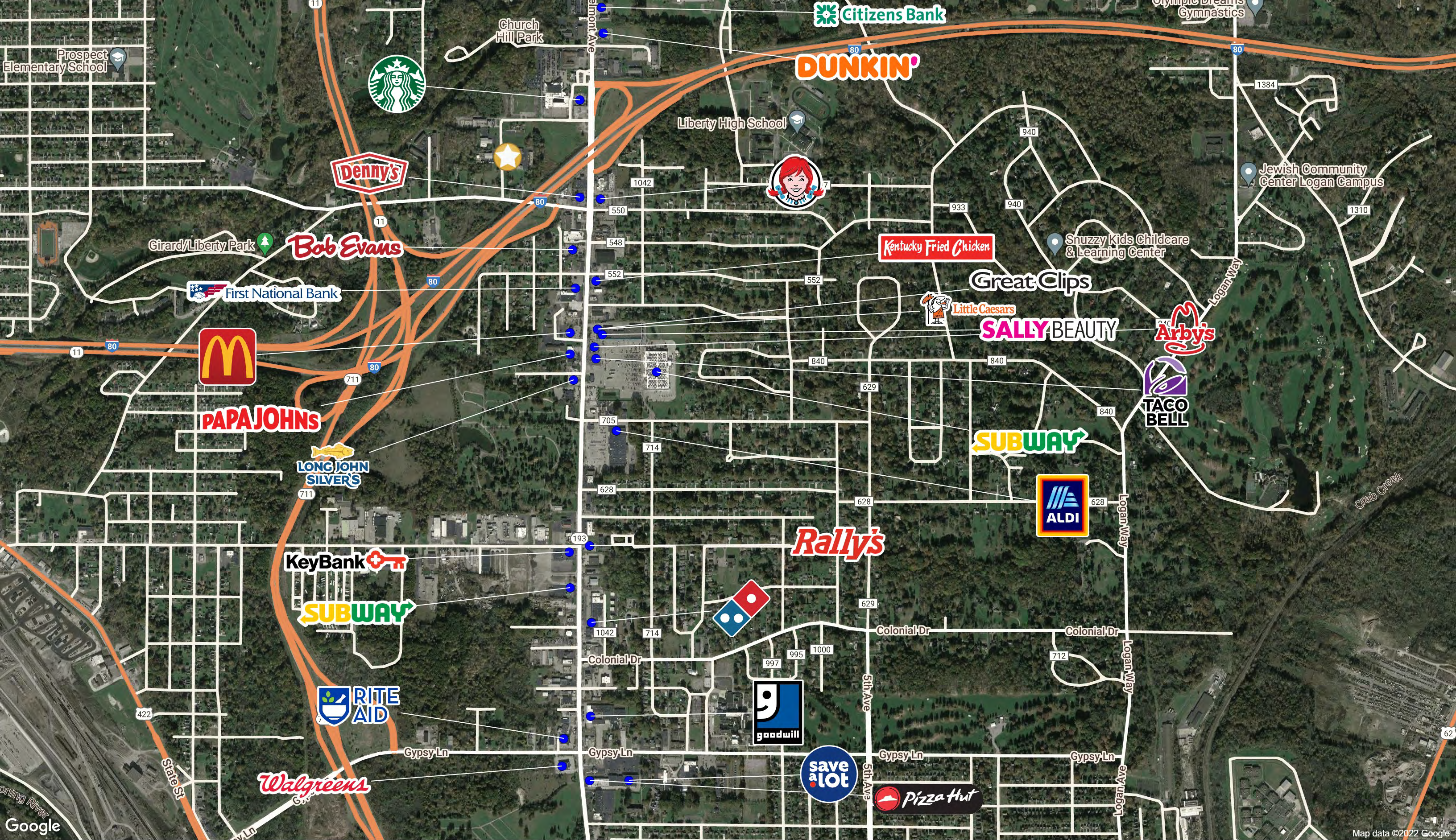
	1 mi radius	5 mi radius	10 mi radius
Estimated Population (2021)	3,093	81,351	288,387
Projected Population (2026)	3,008	80,818	286,038
Estimated Households (2021)	1,392	34,753	126,220
Projected Households (2026)	1,396	35,799	130,020
Estimated Average Household Income (2021)	\$66,228	\$61,185	\$65,677
Projected Average Household Income (2026)	\$79,366	\$73,297	\$76,870
Total Businesses	232	2,791	10,154
Total Employees	2,930	39,253	121,973

COCCA DEVELOPMENT, LTD

100 DEBARTOLO PLACE SUITE 400 BOARDMAN, OHIO 44512

(330) 729-1010

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1601 Motor Inn Drive
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May 2022



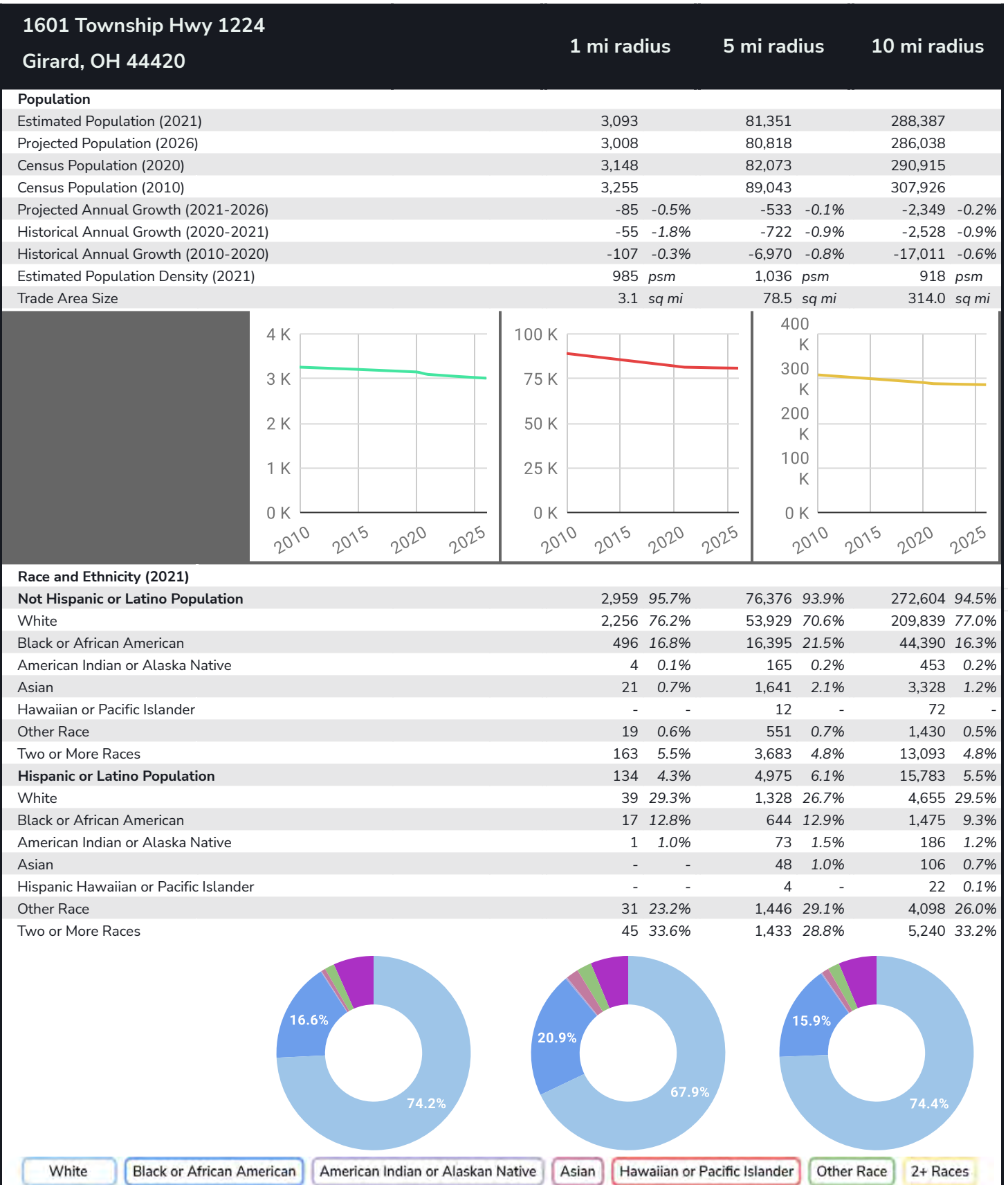
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May 2022

Graphic Profile

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

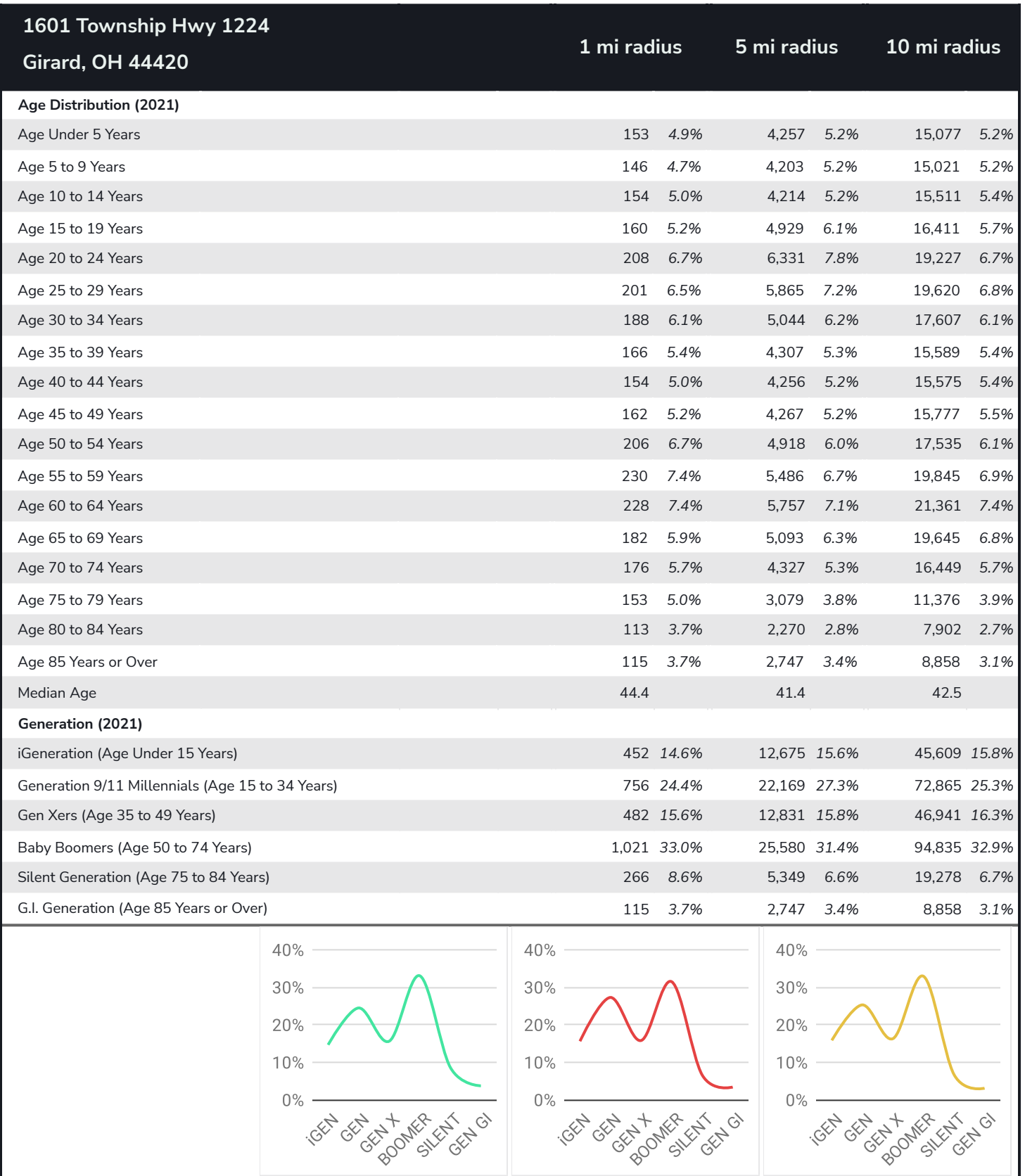
Lat/Lon: 41.1552/-80.6689



Graphic Profile

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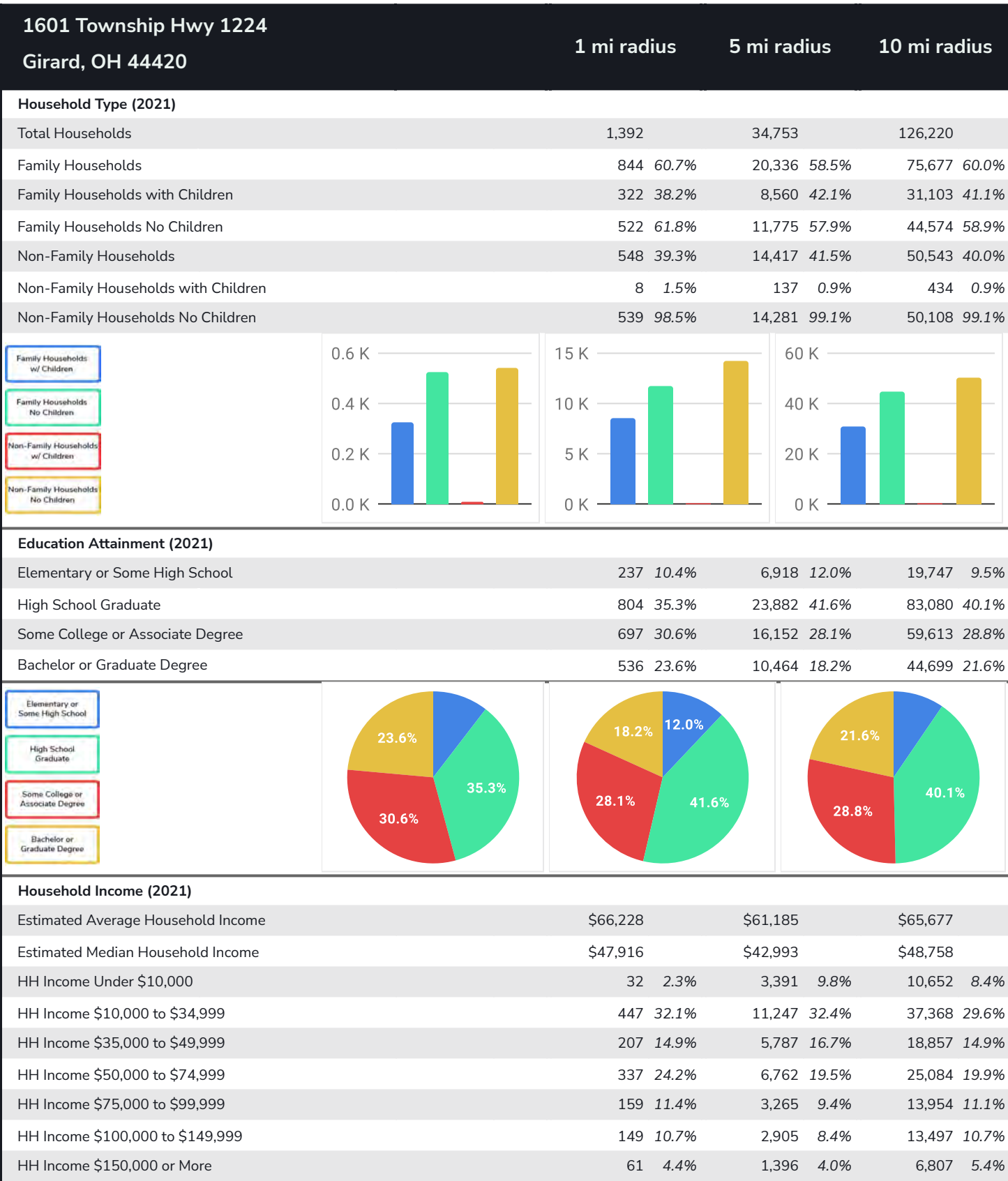
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Graphic Profile

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: 41.1552/-80.6689

1601 Township Hwy 1224 Girard, OH 44420	1 mi radius	5 mi radius	10 mi radius
Population			
Estimated Population (2021)	3,093	81,351	288,387
Projected Population (2026)	3,008	80,818	286,038
Census Population (2020)	3,148	82,073	290,915
Census Population (2010)	3,255	89,043	307,926
Projected Annual Growth (2021 to 2026)	-85 -0.5%	-533 -0.1%	-2,349 -0.2%
Historical Annual Growth (2020 to 2021)	-55 -1.7%	-722 -0.9%	-2,528 -0.9%
Historical Annual Growth (2010 to 2020)	-107 -3.3%	-6,970 -7.8%	-17,011 -5.5%
Estimated Population Density (2021)	985 psm	1,036 psm	918 psm
Trade Area Size	3.1 sq mi	78.5 sq mi	314.0 sq mi
Households			
Estimated Households (2021)	1,392	34,753	126,220
Projected Households (2026)	1,396	35,799	130,020
Census Households (2020)	1,416	35,076	127,427
Census Households (2010)	1,402	36,380	129,539
Estimated Households with Children (2021)	331 23.8%	8,697 25.0%	31,537 25.0%
Estimated Average Household Size (2021)	2.22	2.21	2.22
Average Household Income			
Estimated Average Household Income (2021)	\$66,228	\$61,185	\$65,677
Projected Average Household Income (2026)	\$79,366	\$73,297	\$76,870
Estimated Average Family Income (2021)	\$81,773	\$75,066	\$81,248
Median Household Income			
Estimated Median Household Income (2021)	\$47,916	\$42,993	\$48,758
Projected Median Household Income (2026)	\$55,670	\$49,265	\$56,329
Estimated Median Family Income (2021)	\$65,291	\$56,389	\$63,035
Per Capita Income			
Estimated Per Capita Income (2021)	\$29,803	\$26,789	\$29,064
Projected Per Capita Income (2026)	\$36,834	\$33,122	\$35,263
Estimated Per Capita Income 5 Year Growth	\$7,031 23.6%	\$6,334 23.6%	\$6,199 21.3%
Estimated Average Household Net Worth (2021)	\$236,543	\$261,718	\$308,717
Daytime Demos (2021)			
Total Businesses	232	2,791	10,154
Total Employees	2,930	39,253	121,973
Company Headquarter Businesses	14 5.9%	133 4.8%	451 4.4%
Company Headquarter Employees	477 16.3%	6,655 17.0%	16,903 13.9%
Employee Population per Business	12.6	14.1	12.0
Residential Population per Business	13.3	29.2	28.4

Expanded Profile

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1601 Township Hwy 1224

Girard, OH 44420

1 mi radius

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10 mi radius

Race & Ethnicity						
White (2021)	2,296	74.2%	55,256	67.9%	214,495	74.4%
Black or African American (2021)	514	16.6%	17,039	20.9%	45,866	15.9%
American Indian or Alaska Native (2021)	5	0.2%	238	0.3%	639	0.2%
Asian (2021)	21	0.7%	1,689	2.1%	3,434	1.2%
Hawaiian or Pacific Islander (2021)	-	-	16	-	93	-
Other Race (2021)	50	1.6%	1,997	2.5%	5,528	1.9%
Two or More Races (2021)	208	6.7%	5,116	6.3%	18,333	6.4%
Not Hispanic or Latino Population (2021)	2,959	95.7%	76,376	93.9%	272,604	94.5%
Hispanic or Latino Population (2021)	134	4.3%	4,975	6.1%	15,783	5.5%
Not Hispanic or Latino Population (2026)	2,879	95.7%	75,465	93.4%	269,009	94.0%
Hispanic or Latino Population (2026)	130	4.3%	5,353	6.6%	17,030	6.0%
Not Hispanic or Latino Population (2020)	2,993	95.1%	76,817	93.6%	275,215	94.6%
Hispanic or Latino Population (2020)	155	4.9%	5,256	6.4%	15,700	5.4%
Not Hispanic or Latino Population (2010)	3,166	97.3%	84,131	94.5%	295,648	96.0%
Hispanic or Latino Population (2010)	89	2.7%	4,912	5.5%	12,278	4.0%
Projected Hispanic Annual Growth (2021 to 2026)	-4	-0.6%	378	1.5%	1,247	1.6%
Historic Hispanic Annual Growth (2010 to 2021)	44	4.5%	63	0.1%	3,505	2.6%
Age Distribution (2021)						
Age Under 5	153	4.9%	4,257	5.2%	15,077	5.2%
Age 5 to 9 Years	146	4.7%	4,203	5.2%	15,021	5.2%
Age 10 to 14 Years	154	5.0%	4,214	5.2%	15,511	5.4%
Age 15 to 19 Years	160	5.2%	4,929	6.1%	16,411	5.7%
Age 20 to 24 Years	208	6.7%	6,331	7.8%	19,227	6.7%
Age 25 to 29 Years	201	6.5%	5,865	7.2%	19,620	6.8%
Age 30 to 34 Years	188	6.1%	5,044	6.2%	17,607	6.1%
Age 35 to 39 Years	166	5.4%	4,307	5.3%	15,589	5.4%
Age 40 to 44 Years	154	5.0%	4,256	5.2%	15,575	5.4%
Age 45 to 49 Years	162	5.2%	4,267	5.2%	15,777	5.5%
Age 50 to 54 Years	206	6.7%	4,918	6.0%	17,535	6.1%
Age 55 to 59 Years	230	7.4%	5,486	6.7%	19,845	6.9%
Age 60 to 64 Years	228	7.4%	5,757	7.1%	21,361	7.4%
Age 65 to 74 Years	358	11.6%	9,420	11.6%	36,094	12.5%
Age 75 to 84 Years	266	8.6%	5,349	6.6%	19,278	6.7%
Age 85 Years or Over	115	3.7%	2,747	3.4%	8,858	3.1%
Median Age	44.4		41.4		42.5	
Gender Age Distribution (2021)						
Female Population	1,608	52.0%	41,766	51.3%	149,530	51.9%
Age 0 to 19 Years	293	18.2%	8,679	20.8%	30,377	20.3%
Age 20 to 64 Years	896	55.7%	22,736	54.4%	81,957	54.8%
Age 65 Years or Over	419	26.1%	10,352	24.8%	37,197	24.9%
Female Median Age	46.2		43.6		44.4	
Male Population	1,485	48.0%	39,585	48.7%	138,857	48.1%
Age 0 to 19 Years	319	21.5%	8,925	22.5%	31,644	22.8%
Age 20 to 64 Years	846	57.0%	23,494	59.4%	80,179	57.7%
Age 65 Years or Over	320	21.5%	7,165	18.1%	27,034	19.5%
Male Median Age	42.1		39.0		40.4	

Expanded Profile

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

Lat/Lon: 41.1552/-80.6689

1601 Township Hwy 1224

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1 mi radius

5 mi radius

10 mi radius

Household Income Distribution (2021)

HH Income \$200,000 or More	9	0.7%	750	2.2%	3,563	2.8%
HH Income \$150,000 to \$199,999	52	3.7%	646	1.9%	3,244	2.6%
HH Income \$100,000 to \$149,999	149	10.7%	2,905	8.4%	13,497	10.7%
HH Income \$75,000 to \$99,999	159	11.4%	3,265	9.4%	13,954	11.1%
HH Income \$50,000 to \$74,999	337	24.2%	6,762	19.5%	25,084	19.9%
HH Income \$35,000 to \$49,999	207	14.9%	5,787	16.7%	18,857	14.9%
HH Income \$25,000 to \$34,999	188	13.5%	4,420	12.7%	15,060	11.9%
HH Income \$15,000 to \$24,999	235	16.9%	4,419	12.7%	14,296	11.3%
HH Income Under \$15,000	56	4.0%	5,800	16.7%	18,665	14.8%
HH Income \$35,000 or More	913	65.6%	20,115	57.9%	78,200	62.0%
HH Income \$75,000 or More	368	26.5%	7,566	21.8%	34,258	27.1%

Housing (2021)

Total Housing Units	1,505		39,198		140,047	
Housing Units Occupied	1,392	92.5%	34,753	88.7%	126,220	90.1%
Housing Units Owner-Occupied	991	71.2%	22,338	64.3%	85,856	68.0%
Housing Units, Renter-Occupied	400	28.8%	12,415	35.7%	40,364	32.0%
Housing Units, Vacant	114	8.2%	4,445	12.8%	13,827	11.0%

Marital Status (2021)

Never Married	848	32.1%	26,242	38.2%	84,443	34.8%
Currently Married	1,038	39.3%	23,216	33.8%	94,542	38.9%
Separated	124	4.7%	3,121	4.5%	8,829	3.6%
Widowed	266	10.1%	6,122	8.9%	20,580	8.5%
Divorced	365	13.8%	9,975	14.5%	34,383	14.2%

Household Type (2021)

Population Family	2,446	79.1%	60,196	74.0%	222,678	77.2%
Population Non-Family	646	20.9%	16,688	20.5%	57,850	20.1%
Population Group Quarters	-	-	4,467	5.5%	7,859	2.7%
Family Households	844	60.7%	20,336	58.5%	75,677	60.0%
Non-Family Households	548	39.3%	14,417	41.5%	50,543	40.0%
Married Couple with Children	184	17.7%	4,116	17.7%	16,635	17.6%
Average Family Household Size	2.9		3.0		2.9	

Household Size (2021)

1 Person Households	470	33.8%	12,653	36.4%	44,639	35.4%
2 Person Households	482	34.7%	11,379	32.7%	42,299	33.5%
3 Person Households	212	15.2%	4,888	14.1%	17,973	14.2%
4 Person Households	135	9.7%	3,378	9.7%	12,767	10.1%
5 Person Households	64	4.6%	1,586	4.6%	5,571	4.4%
6 or More Person Households	29	2.1%	869	2.5%	2,971	2.4%

Household Vehicles (2021)

Households with 0 Vehicles Available	33	2.4%	3,852	11.1%	10,628	8.4%
Households with 1 Vehicles Available	592	42.5%	13,593	39.1%	48,634	38.5%
Households with 2 or More Vehicles Available	766	55.1%	17,308	49.8%	66,959	53.0%
Total Vehicles Available	2,464		55,261		211,228	
Average Vehicles Per Household	1.8		1.6		1.7	

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Labor Force (2021)

Estimated Labor Population Age 16 Years or Over	2,605		67,847		239,729	
Estimated Civilian Employed	1,369	52.6%	32,912	48.5%	123,419	51.5%
Estimated Civilian Unemployed	99	3.8%	3,557	5.2%	11,291	4.7%
Estimated in Armed Forces	-	-	77	0.1%	253	0.1%
Estimated Not in Labor Force	1,137	43.7%	31,302	46.1%	104,766	43.7%
Unemployment Rate	3.8%		5.2%		4.7%	

Occupation (2021)

Occupation: Population Age 16 Years or Over	1,369		32,912		123,419	
Management, Business, Financial Operations	169	12.4%	3,082	9.4%	13,362	10.8%
Professional, Related	216	15.8%	6,065	18.4%	25,363	20.6%
Service	234	17.1%	7,097	21.6%	25,255	20.5%
Sales, Office	320	23.3%	6,873	20.9%	26,540	21.5%
Farming, Fishing, Forestry	2	0.2%	21	-	174	0.1%
Construct, Extraction, Maintenance	75	5.5%	2,405	7.3%	9,036	7.3%
Production, Transport Material Moving	353	25.8%	7,369	22.4%	23,689	19.2%
White Collar Workers	705	51.5%	16,020	48.7%	65,265	52.9%
Blue Collar Workers	664	48.5%	16,892	51.3%	58,154	47.1%

Consumer Expenditure (2021)

Total Household Expenditure	\$73.62 M		\$1.73 B		\$6.6 B	
Total Non-Retail Expenditure	\$38.72 M	52.6%	\$916.31 M	52.8%	\$3.48 B	52.8%
Total Retail Expenditure	\$34.9 M	47.4%	\$817.87 M	47.2%	\$3.12 B	47.2%
Apparel	\$2.52 M	3.4%	\$59.55 M	3.4%	\$227.46 M	3.4%
Contributions	\$2.31 M	3.1%	\$54.17 M	3.1%	\$208.84 M	3.2%
Education	\$1.89 M	2.6%	\$46.43 M	2.7%	\$179.58 M	2.7%
Entertainment	\$4.07 M	5.5%	\$95.03 M	5.5%	\$365.06 M	5.5%
Food and Beverages	\$10.96 M	14.9%	\$258.65 M	14.9%	\$981.81 M	14.9%
Furnishings and Equipment	\$2.53 M	3.4%	\$59.16 M	3.4%	\$227.28 M	3.4%
Gifts	\$1.67 M	2.3%	\$40.08 M	2.3%	\$154.67 M	2.3%
Health Care	\$6.55 M	8.9%	\$152.77 M	8.8%	\$579.03 M	8.8%
Household Operations	\$2.86 M	3.9%	\$67.26 M	3.9%	\$257.01 M	3.9%
Miscellaneous Expenses	\$1.39 M	1.9%	\$32.73 M	1.9%	\$124.83 M	1.9%
Personal Care	\$989.04 K	1.3%	\$23.23 M	1.3%	\$88.55 M	1.3%
Personal Insurance	\$490.9 K	0.7%	\$11.38 M	0.7%	\$44.22 M	0.7%
Reading	\$161.88 K	0.2%	\$3.79 M	0.2%	\$14.47 M	0.2%
Shelter	\$15.47 M	21.0%	\$368.3 M	21.2%	\$1.4 B	21.1%
Tobacco	\$500.81 K	0.7%	\$12.09 M	0.7%	\$44.52 M	0.7%
Transportation	\$13.49 M	18.3%	\$313.64 M	18.1%	\$1.2 B	18.2%
Utilities	\$5.75 M	7.8%	\$135.95 M	7.8%	\$511.15 M	7.7%

Educational Attainment (2021)

Adult Population Age 25 Years or Over	2,273		57,416		207,139	
Elementary (Grade Level 0 to 8)	111	4.9%	2,018	3.5%	5,291	2.6%
Some High School (Grade Level 9 to 11)	126	5.5%	4,899	8.5%	14,456	7.0%
High School Graduate	804	35.3%	23,882	41.6%	83,080	40.1%
Some College	497	21.9%	11,702	20.4%	43,083	20.8%
Associate Degree Only	199	8.8%	4,450	7.8%	16,531	8.0%
Bachelor Degree Only	392	17.2%	7,078	12.3%	30,269	14.6%
Graduate Degree	144	6.3%	3,386	5.9%	14,430	7.0%

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Units In Structure (2021)

1 Detached Unit	1,072	76.4%	26,674	73.3%	97,456	75.2%
1 Attached Unit	29	2.1%	759	2.1%	3,460	2.7%
2 to 4 Units	68	4.8%	2,163	5.9%	7,311	5.6%
5 to 9 Units	70	5.0%	1,328	3.7%	4,872	3.8%
10 to 19 Units	104	7.4%	1,098	3.0%	4,284	3.3%
20 to 49 Units	4	0.3%	583	1.6%	2,194	1.7%
50 or More Units	30	2.1%	1,303	3.6%	3,493	2.7%
Mobile Home or Trailer	14	1.0%	827	2.3%	3,130	2.4%
Other Structure	-	-	18	-	19	-

Homes Built By Year (2021)

Homes Built 2010 or later	8	0.6%	662	1.8%	2,101	1.6%
Homes Built 2000 to 2009	34	2.4%	1,178	3.2%	4,857	3.7%
Homes Built 1990 to 1999	46	3.2%	1,860	5.1%	9,823	7.6%
Homes Built 1980 to 1989	126	9.0%	2,106	5.8%	7,999	6.2%
Homes Built 1970 to 1979	194	13.8%	5,029	13.8%	19,419	15.0%
Homes Built 1960 to 1969	398	28.4%	4,235	11.6%	17,830	13.8%
Homes Built 1950 to 1959	354	25.3%	8,648	23.8%	31,048	24.0%
Homes Built Before 1949	231	16.5%	11,034	30.3%	33,143	25.6%

Home Values (2021)

Home Values \$1,000,000 or More	16	1.6%	123	0.6%	382	0.4%
Home Values \$500,000 to \$999,999	3	0.3%	158	0.7%	1,217	1.4%
Home Values \$400,000 to \$499,999	12	1.2%	136	0.6%	1,087	1.3%
Home Values \$300,000 to \$399,999	8	0.8%	375	1.7%	2,498	2.9%
Home Values \$200,000 to \$299,999	21	2.1%	1,667	7.5%	7,194	8.4%
Home Values \$150,000 to \$199,999	66	6.7%	2,300	10.3%	10,888	12.7%
Home Values \$100,000 to \$149,999	201	20.3%	3,622	16.2%	16,904	19.7%
Home Values \$70,000 to \$99,999	452	45.6%	5,165	23.1%	17,647	20.6%
Home Values \$50,000 to \$69,999	128	12.9%	3,519	15.8%	11,856	13.8%
Home Values \$25,000 to \$49,999	56	5.7%	2,879	12.9%	9,018	10.5%
Home Values Under \$25,000	26	2.7%	2,395	10.7%	7,166	8.3%
Owner-Occupied Median Home Value	\$85,963		\$87,758		\$105,856	
Renter-Occupied Median Rent	\$560		\$529		\$548	

Transportation To Work (2021)

Drive to Work Alone	1,131	82.6%	27,277	82.9%	104,146	84.4%
Drive to Work in Carpool	114	8.3%	2,708	8.2%	9,393	7.6%
Travel to Work by Public Transportation	11	0.8%	522	1.6%	1,838	1.5%
Drive to Work on Motorcycle	-	-	11	-	49	-
Walk or Bicycle to Work	14	1.0%	763	2.3%	1,604	1.3%
Other Means	57	4.2%	650	2.0%	1,992	1.6%
Work at Home	42	3.0%	980	3.0%	4,397	3.6%

Travel Time (2021)

Travel to Work in 14 Minutes or Less	484	35.4%	11,596	35.2%	43,167	35.0%
Travel to Work in 15 to 29 Minutes	544	39.7%	13,507	41.0%	47,801	38.7%
Travel to Work in 30 to 59 Minutes	239	17.5%	4,559	13.9%	19,183	15.5%
Travel to Work in 60 Minutes or More	60	4.4%	2,270	6.9%	8,871	7.2%
Average Minutes Travel to Work	17.8		17.9		17.9	