RETAIL SPACE FOR LEASE

16881 Conneaut Lake Road
Meadville, PA 16325

$18/sf + NNN*

*$2.75/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

Space Details

Join TJ Maxx & Five Below in new center in front of Meadville Hospital

Up to 8,517 sf available – can subdivide per tenant needs

Large parking lot with approx. 188 spaces

Located on Conneaut Lake Road with nearly 15,000 VPD

2,162 sf Outparcel with drive-thru also available for BTS

Demographic Data

	1 mi radius	5 mi radius	10 mi radius
Estimated Population (2022)	1,254	25,793	41,460
Projected Population (2027)	1,170	24,692	40,154
Estimated Households (2022)	600	10,839	17,202
Projected Households (2027)	554	10,126	16,275
Estimated Average Household Income (2021)	$78,444	$73,888	$77,178
Projected Average Household Income (2026)	$92,237	$106,257	$111,563
Total Businesses	177	1,357	1,792
Total Employees	1,873	18,900	22,878

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

North Coast Flight School
Corporate Dr
SUBWAY
Pa Tool and Gauge Dr
Port Meadville Airport
SHEETZ
RED LOBSTER
First National Bank
ALDI
SALLY BEAUTY
COST CUTTERS
CHEVROLET
Walmart Supercenter
Port Rd
Airport Rd
Winkler Dr
Vernon Pl
14.9K
22.4K
Roselawn Acc
Dawn Dr
AutoZone
Quality
O'Reilly AUTO PARTS
Hampton by HILTON
Lew's Land Nature Preserve & Walking
Aaron's
SHOE DEPT.
Moss Rd
Baco Rd
Suzanne Dr
Cervone Dr
Cutter Rd
Saeger Dr
Murray Rd
Tim Hortons
Highline Dr
Meadville Hospital
Meadville Mall
BURGER KING
the Y
Dawn Ct
Hunters Ridge Blvd
TOYOTA
THEATRES
Sunbrook Rd
DOLLAR GENERAL
DOLLAR TREE
TRACTOR SUPPLY CO
CHRYSLER
N Shady Acrs Dr
PEARLE VISION
S Shady Acres
Jeep
McMath Ave
Renroc Dr
ACE
Kevin Dr
Tracey Dr
Debra Dr
Perry Hwy
DODGE
RAM
Google
Map data ©2023 Google

10 mi Radius

5 mi Radius

Meadville Hospital

Conneautville

Woodcock

Saegertown

Blooming Valley

Townville

Harmonsburg

Linesville

Conneaut Lakeshore

Conneaut Lake

Pymatuning Management Area...

State Game Lands Number 214

Geneva

Kerrtown

Frenchtown

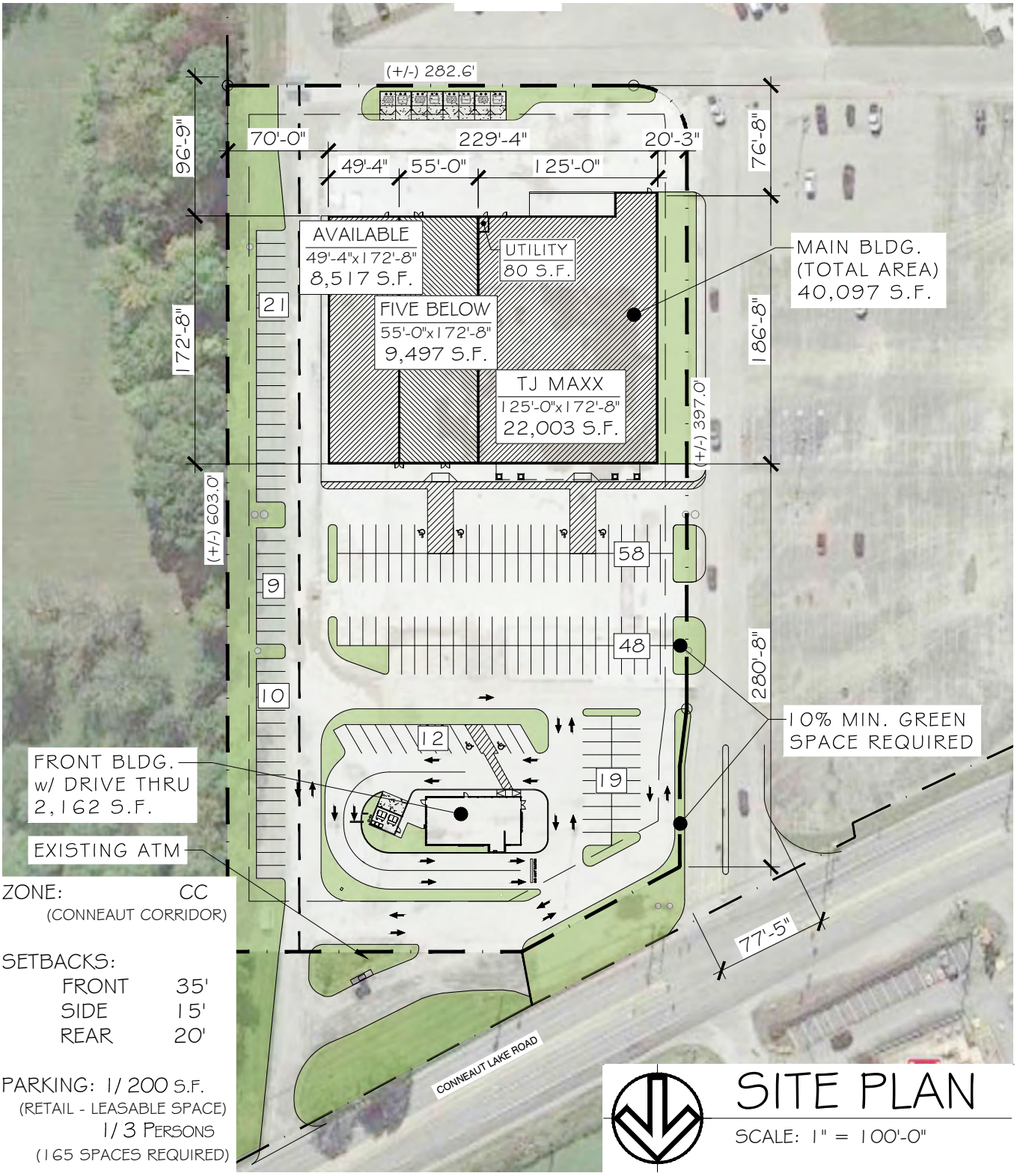
Allegheny College

State Game Lands Number 69

Google

Map data ©2023 Google

SITE



ZONE: CC
(CONNEAUT CORRIDOR)

SETBACKS:

FRONT	35'
SIDE	15'
REAR	20'

PARKING: 1/200 S.F.
(RETAIL - LEASABLE SPACE)
1/3 PERSONS
(165 SPACES REQUIRED)

SITE PLAN

SCALE: 1" = 100'-0"

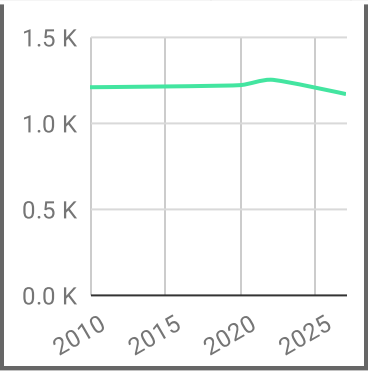
PRELIMINARY LAYOUT PLAN	CITY,STATE - STREET: 16881 CONNEAUT LAKE ROAD * MEADVILLE, PA 16335 CRAWFORD COUNTY (* EXISTING ADDRESS)	DATE: 10/16/23
TENANT: COMMERCIAL BUILDING	DEVELOPER	DESIGNER	10/19/23
PROJECT SIZE:	COMPANY: COCCA DEVELOPMENT	COMPANY: COCCA DEVELOPMENT	11/10/23
BLDG. SIZE: 40,097 S.F.	NAME: ANTHONY COCCA	NAME: BILL SCHROEDER	12/14/23
LOT SIZE: 4.33 ACRES	PHONE #: 330-729-1010	PHONE #: 330-729-1010	
PARKING: 177 SPACES			

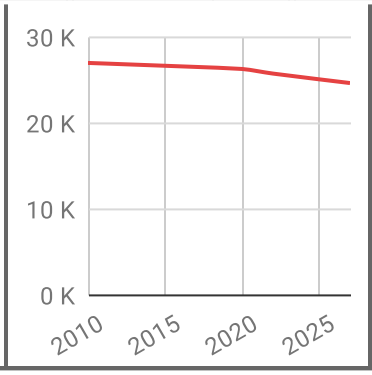
Graphic Profile

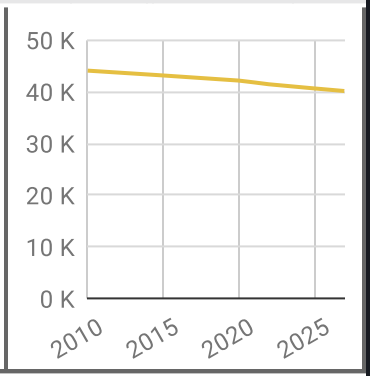
2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.6226/-80.1985

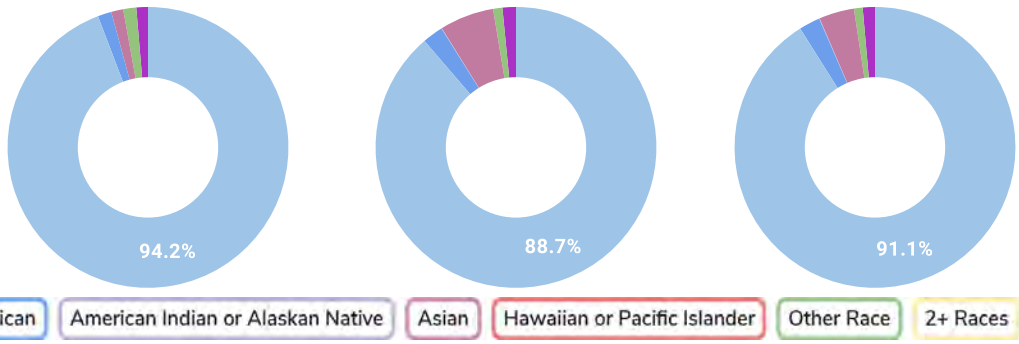
16881 Conneaut Lake Rd Meadville, PA 16335	1 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2022)	1,254		25,793		41,460	
Projected Population (2027)	1,170		24,692		40,154	
Census Population (2020)	1,223		26,328		42,175	
Census Population (2010)	1,210		27,030		44,096	
Projected Annual Growth (2022-2027)	-84	*-1.3%*	-1,101	*-0.9%*	-1,306	*-0.6%*
Historical Annual Growth (2020-2022)	31	*1.3%*	-535	*-1.0%*	-715	*-0.9%*
Historical Annual Growth (2010-2020)	12	*0.1%*	-702	*-0.3%*	-1,921	*-0.4%*
Estimated Population Density (2022)	399	*psm*	329	*psm*	132	*psm*
Trade Area Size	3.1	*sq mi*	78.5	*sq mi*	314.0	*sq mi*







Race and Ethnicity (2022)						
Not Hispanic or Latino Population	1,224	*97.6%*	25,308	*98.1%*	40,768	*98.3%*
White	1,157	*94.5%*	22,517	*89.0%*	37,221	*91.3%*
Black or African American	20	*1.6%*	610	*2.4%*	994	*2.4%*
American Indian or Alaska Native	-	-	14	-	27	-
Asian	17	*1.4%*	1,603	*6.3%*	1,669	*4.1%*
Hawaiian or Pacific Islander	-	-	3	-	4	-
Other Race	14	*1.1%*	210	*0.8%*	334	*0.8%*
Two or More Races	15	*1.3%*	350	*1.4%*	520	*1.3%*
Hispanic or Latino Population	30	*2.4%*	485	*1.9%*	692	*1.7%*
White	23	*77.6%*	360	*74.2%*	531	*76.8%*
Black or African American	-	-	4	*0.9%*	11	*1.6%*
American Indian or Alaska Native	-	-	1	*0.2%*	1	*0.1%*
Asian	-	-	7	*1.4%*	8	*1.2%*
Hispanic Hawaiian or Pacific Islander	-	-	-	-	-	-
Other Race	5	*16.5%*	64	*13.2%*	79	*11.4%*
Two or More Races	1	*4.2%*	49	*10.2%*	62	*8.9%*



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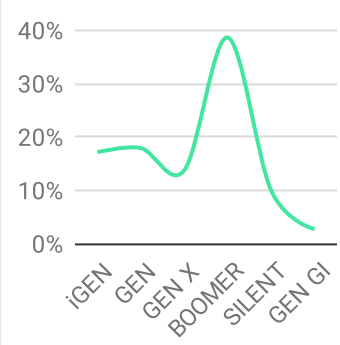
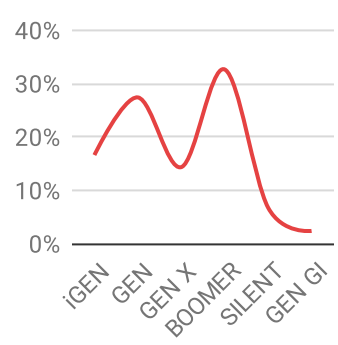
Graphic Profile

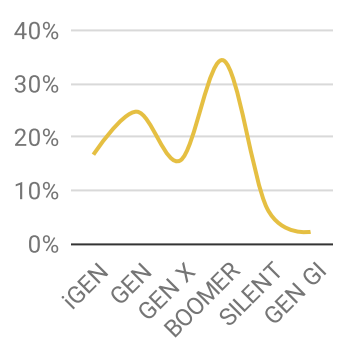
2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.6226/-80.1985

16881 Conneaut Lake Rd Meadville, PA 16335	1 mi radius		5 mi radius		10 mi radius	
Age Distribution (2022)						
Age Under 5 Years	69	5.5%	1,483	5.7%	2,226	5.4%
Age 5 to 9 Years	74	5.9%	1,437	5.6%	2,312	5.6%
Age 10 to 14 Years	71	5.7%	1,358	5.3%	2,367	5.7%
Age 15 to 19 Years	62	5.0%	2,077	8.1%	3,059	7.4%
Age 20 to 24 Years	42	3.3%	2,132	8.3%	2,779	6.7%
Age 25 to 29 Years	56	4.5%	1,463	5.7%	2,250	5.4%
Age 30 to 34 Years	64	5.1%	1,393	5.4%	2,157	5.2%
Age 35 to 39 Years	57	4.5%	1,257	4.9%	2,138	5.2%
Age 40 to 44 Years	55	4.3%	1,205	4.7%	2,152	5.2%
Age 45 to 49 Years	61	4.8%	1,232	4.8%	2,166	5.2%
Age 50 to 54 Years	80	6.4%	1,541	6.0%	2,630	6.3%
Age 55 to 59 Years	87	7.0%	1,698	6.6%	2,857	6.9%
Age 60 to 64 Years	102	8.1%	1,917	7.4%	3,215	7.8%
Age 65 to 69 Years	124	9.9%	1,804	7.0%	3,036	7.3%
Age 70 to 74 Years	91	7.2%	1,454	5.6%	2,483	6.0%
Age 75 to 79 Years	72	5.8%	1,002	3.9%	1,610	3.9%
Age 80 to 84 Years	52	4.2%	730	2.8%	1,113	2.7%
Age 85 Years or Over	34	2.7%	611	2.4%	911	2.2%
Median Age	50.0		41.7		43.0	
Generation (2022)						
iGeneration (Age Under 15 Years)	215	17.1%	4,277	16.6%	6,905	16.7%
Generation 9/11 Millennials (Age 15 to 34 Years)	224	17.9%	7,063	27.4%	10,245	24.7%
Gen Xers (Age 35 to 49 Years)	172	13.7%	3,694	14.3%	6,456	15.6%
Baby Boomers (Age 50 to 74 Years)	484	38.6%	8,414	32.6%	14,220	34.3%
Silent Generation (Age 75 to 84 Years)	125	10.0%	1,733	6.7%	2,723	6.6%
G.I. Generation (Age 85 Years or Over)	34	2.7%	611	2.4%	911	2.2%







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Graphic Profile

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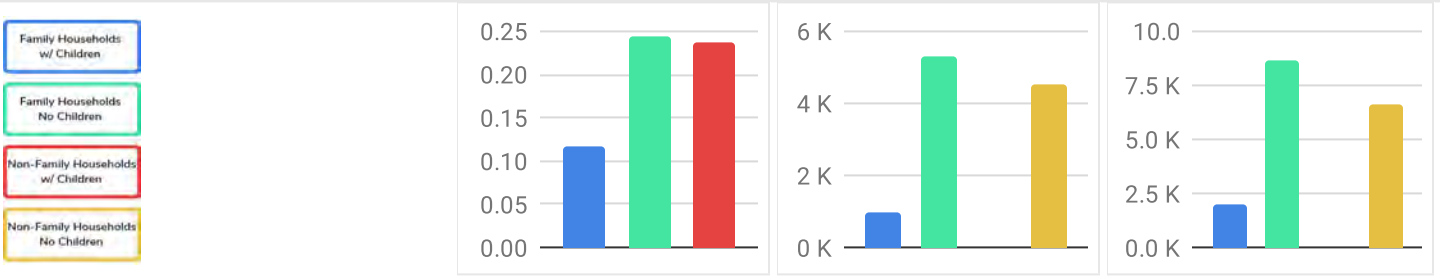
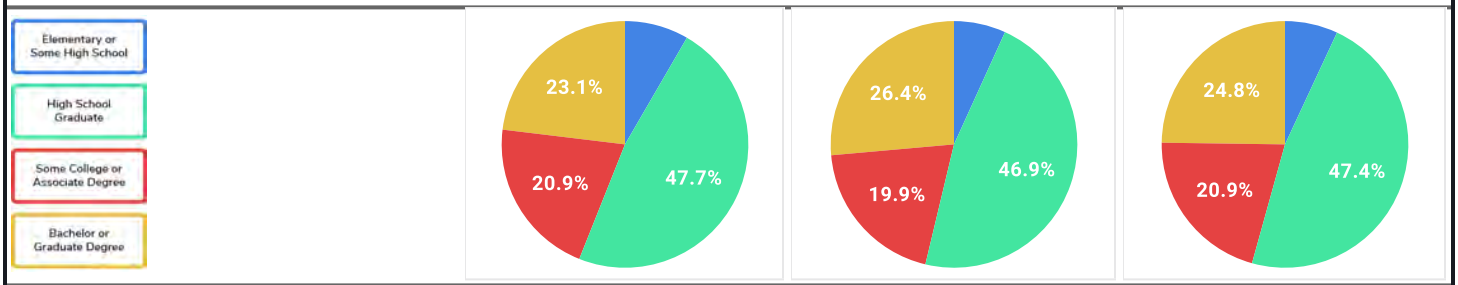
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.6226/-80.1985

16881 Conneaut Lake Rd Meadville, PA 16335	1 mi radius		5 mi radius		10 mi radius	
Household Type (2022)						
Total Households	600		10,839		17,202	
Family Households	362	*60.4%*	6,286	*58.0%*	10,603	*61.6%*
Family Households with Children	118	*32.5%*	1,002	*15.9%*	1,959	*18.5%*
Family Households No Children	245	*67.5%*	5,284	*84.1%*	8,645	*81.5%*
Non-Family Households	238	*39.6%*	4,553	*42.0%*	6,599	*38.4%*
Non-Family Households with Children	-	-	2	-	4	-
Non-Family Households No Children	237	*99.8%*	4,551	*100.0%*	6,594	*99.9%*



Education Attainment (2022)						
Elementary or Some High School	78	*8.4%*	1,175	*6.8%*	1,991	*6.9%*
High School Graduate	446	*47.7%*	8,124	*46.9%*	13,606	*47.4%*
Some College or Associate Degree	195	*20.9%*	3,437	*19.9%*	6,003	*20.9%*
Bachelor or Graduate Degree	216	*23.1%*	4,571	*26.4%*	7,117	*24.8%*



Household Income (2022)						
Estimated Average Household Income	$78,444		$73,888		$77,178	
Estimated Median Household Income	$66,861		$56,418		$58,985	
HH Income Under $10,000	11	*1.8%*	612	*5.6%*	835	*4.9%*
HH Income $10,000 to $34,999	111	*18.4%*	2,928	*27.0%*	4,191	*24.4%*
HH Income $35,000 to $49,999	51	*8.5%*	1,541	*14.2%*	2,425	*14.1%*
HH Income $50,000 to $74,999	188	*31.3%*	2,041	*18.8%*	3,538	*20.6%*
HH Income $75,000 to $99,999	94	*15.6%*	1,480	*13.7%*	2,638	*15.3%*
HH Income $100,000 to $149,999	76	*12.7%*	1,504	*13.9%*	2,423	*14.1%*
HH Income $150,000 or More	69	*11.6%*	733	*6.8%*	1,153	*6.7%*

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Expanded Profile

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Lat/Lon: 41.6226/-80.1985

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Population						
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Projected Population (2027)	1,170		24,692		40,154	
Census Population (2020)	1,223		26,328		42,175	
Census Population (2010)	1,210		27,030		44,096	
Projected Annual Growth (2022 to 2027)	-84	-1.3%	-1,101	-0.9%	-1,306	-0.6%
Historical Annual Growth (2020 to 2022)	31	1.3%	-535	-1.0%	-715	-0.8%
Historical Annual Growth (2010 to 2020)	12	0.5%	-702	-1.3%	-1,921	-2.2%
Estimated Population Density (2022)	399	psm	329	psm	132	psm
Trade Area Size	3.1	sq mi	78.5	sq mi	314.0	sq mi
Households						
Estimated Households (2022)	600		10,839		17,202	
Projected Households (2027)	554		10,126		16,275	
Census Households (2020)	588		11,171		17,665	
Census Households (2010)	571		11,343		18,116	
Estimated Households with Children (2022)	118	19.7%	1,004	9.3%	1,963	11.4%
Estimated Average Household Size (2022)	2.09		2.20		2.27	
Average Household Income						
Estimated Average Household Income (2022)	$78,444		$73,888		$77,178	
Projected Average Household Income (2027)	$92,237		$106,257		$111,563	
Estimated Average Family Income (2022)	$114,045		$93,590		$96,366	
Median Household Income						
Estimated Median Household Income (2022)	$66,861		$56,418		$58,985	
Projected Median Household Income (2027)	$80,945		$68,014		$71,418	
Estimated Median Family Income (2022)	$85,274		$74,065		$74,180	
Per Capita Income						
Estimated Per Capita Income (2022)	$37,553		$31,558		$32,468	
Projected Per Capita Income (2027)	$43,639		$44,108		$45,678	
Estimated Per Capita Income 5 Year Growth	$6,086	16.2%	$12,550	39.8%	$13,209	40.7%
Estimated Average Household Net Worth (2022)	$943,505		$603,043		$595,059	
Daytime Demos (2022)						
Total Businesses	177		1,357		1,792	
Total Employees	1,873		18,900		22,878	
Company Headquarter Businesses	8	4.8%	77	5.6%	98	5.5%
Company Headquarter Employees	99	5.3%	2,946	15.6%	3,542	15.5%
Employee Population per Business	10.6		13.9		12.8	
Residential Population per Business	7.1		19.0		23.1	

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Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.6226/-80.1985

16881 Conneaut Lake Rd Meadville, PA 16335	1 mi radius		5 mi radius		10 mi radius	
Race & Ethnicity						
White (2022)	1,180	94.1%	22,877	88.7%	37,752	91.1%
Black or African American (2022)	20	1.6%	614	2.4%	1,005	2.4%
American Indian or Alaska Native (2022)	-	-	15	-	28	-
Asian (2022)	17	1.4%	1,610	6.2%	1,677	4.0%
Hawaiian or Pacific Islander (2022)	-	-	3	-	4	-
Other Race (2022)	19	1.5%	274	1.1%	413	1.0%
Two or More Races (2022)	17	1.3%	399	1.5%	582	1.4%
Not Hispanic or Latino Population (2022)	1,224	97.6%	25,308	98.1%	40,768	98.3%
Hispanic or Latino Population (2022)	30	2.4%	485	1.9%	692	1.7%
Not Hispanic or Latino Population (2027)	1,141	97.5%	24,226	98.1%	39,490	98.3%
Hispanic or Latino Population (2027)	30	2.5%	466	1.9%	663	1.7%
Not Hispanic or Latino Population (2020)	1,204	98.4%	25,743	97.8%	41,432	98.2%
Hispanic or Latino Population (2020)	19	1.6%	585	2.2%	743	1.8%
Not Hispanic or Latino Population (2010)	1,204	99.5%	26,691	98.7%	43,655	99.0%
Hispanic or Latino Population (2010)	7	0.5%	339	1.3%	441	1.0%
Projected Hispanic Annual Growth (2022 to 2027)	-	-0.3%	-20	-0.8%	-28	-0.8%
Historic Hispanic Annual Growth (2010 to 2022)	23	29.5%	147	3.6%	251	4.7%
Age Distribution (2022)						
Age Under 5	69	5.5%	1,483	5.7%	2,226	5.4%
Age 5 to 9 Years	74	5.9%	1,437	5.6%	2,312	5.6%
Age 10 to 14 Years	71	5.7%	1,358	5.3%	2,367	5.7%
Age 15 to 19 Years	62	5.0%	2,077	8.1%	3,059	7.4%
Age 20 to 24 Years	42	3.3%	2,132	8.3%	2,779	6.7%
Age 25 to 29 Years	56	4.5%	1,463	5.7%	2,250	5.4%
Age 30 to 34 Years	64	5.1%	1,393	5.4%	2,157	5.2%
Age 35 to 39 Years	57	4.5%	1,257	4.9%	2,138	5.2%
Age 40 to 44 Years	55	4.3%	1,205	4.7%	2,152	5.2%
Age 45 to 49 Years	61	4.8%	1,232	4.8%	2,166	5.2%
Age 50 to 54 Years	80	6.4%	1,541	6.0%	2,630	6.3%
Age 55 to 59 Years	87	7.0%	1,698	6.6%	2,857	6.9%
Age 60 to 64 Years	102	8.1%	1,917	7.4%	3,215	7.8%
Age 65 to 74 Years	215	17.1%	3,258	12.6%	5,518	13.3%
Age 75 to 84 Years	125	10.0%	1,733	6.7%	2,723	6.6%
Age 85 Years or Over	34	2.7%	611	2.4%	911	2.2%
Median Age	50.0		41.7		43.0	
Gender Age Distribution (2022)						
Female Population	641	51.1%	13,338	51.7%	20,991	50.6%
Age 0 to 19 Years	135	21.1%	3,148	23.6%	4,872	23.2%
Age 20 to 64 Years	303	47.3%	7,108	53.3%	11,241	53.6%
Age 65 Years or Over	203	31.6%	3,082	23.1%	4,878	23.2%
Female Median Age	51.7		43.1		44.2	
Male Population	613	48.9%	12,456	48.3%	20,469	49.4%
Age 0 to 19 Years	142	23.1%	3,206	25.7%	5,092	24.9%
Age 20 to 64 Years	301	49.1%	6,730	54.0%	11,102	54.2%
Age 65 Years or Over	171	27.8%	2,520	20.2%	4,275	20.9%
Male Median Age	48.2		40.2		41.7	

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16881 Conneaut Lake Rd Meadville, PA 16335	1 mi radius		5 mi radius		10 mi radius	
Household Income Distribution (2022)						
HH Income $200,000 or More	53	8.9%	385	3.6%	555	3.2%
HH Income $150,000 to $199,999	16	2.7%	348	3.2%	597	3.5%
HH Income $100,000 to $149,999	76	12.7%	1,504	13.9%	2,423	14.1%
HH Income $75,000 to $99,999	94	15.6%	1,480	13.7%	2,638	15.3%
HH Income $50,000 to $74,999	188	31.3%	2,041	18.8%	3,538	20.6%
HH Income $35,000 to $49,999	51	8.5%	1,541	14.2%	2,425	14.1%
HH Income $25,000 to $34,999	60	10.0%	1,354	12.5%	1,981	11.5%
HH Income $15,000 to $24,999	40	6.7%	1,088	10.0%	1,571	9.1%
HH Income Under $15,000	22	3.6%	1,097	10.1%	1,473	8.6%
HH Income $35,000 or More	479	79.7%	7,299	67.3%	12,177	70.8%
HH Income $75,000 or More	240	39.9%	3,717	34.3%	6,214	36.1%
Housing (2022)						
Total Housing Units	659		12,493		20,379	
Housing Units Occupied	600	91.2%	10,839	86.8%	17,202	84.4%
Housing Units Owner-Occupied	492	81.9%	6,638	61.2%	12,046	70.0%
Housing Units, Renter-Occupied	109	18.1%	4,201	38.8%	5,157	30.0%
Housing Units, Vacant	58	9.7%	1,654	15.3%	3,177	18.5%
Marital Status (2022)						
Never Married	225	21.6%	7,485	34.8%	11,182	32.4%
Currently Married	551	53.0%	8,749	40.7%	15,525	44.9%
Separated	29	2.8%	536	2.5%	878	2.5%
Widowed	138	13.3%	1,732	8.1%	2,530	7.3%
Divorced	97	9.3%	3,013	14.0%	4,441	12.9%
Household Type (2022)						
Population Family	986	78.6%	18,030	69.9%	30,775	74.2%
Population Non-Family	268	21.4%	5,797	22.5%	8,330	20.1%
Population Group Quarters	-	-	1,966	7.6%	2,355	5.7%
Family Households	362	60.4%	6,286	58.0%	10,603	61.6%
Non-Family Households	238	39.6%	4,553	42.0%	6,599	38.4%
Married Couple with Children	84	15.2%	669	7.6%	1,367	8.8%
Average Family Household Size	2.7		2.9		2.9	
Household Size (2022)						
1 Person Households	207	34.5%	3,806	35.1%	5,578	32.4%
2 Person Households	244	40.6%	4,183	38.6%	6,785	39.4%
3 Person Households	64	10.7%	1,357	12.5%	2,271	13.2%
4 Person Households	58	9.6%	939	8.7%	1,585	9.2%
5 Person Households	19	3.1%	370	3.4%	649	3.8%
6 or More Person Households	9	1.5%	184	1.7%	334	1.9%
Household Vehicles (2022)						
Households with 0 Vehicles Available	11	1.8%	1,270	11.7%	1,678	9.8%
Households with 1 Vehicles Available	228	38.0%	4,099	37.8%	5,980	34.8%
Households with 2 or More Vehicles Available	362	60.2%	5,470	50.5%	9,544	55.5%
Total Vehicles Available	1,105		16,448		28,389	
Average Vehicles Per Household	1.8		1.5		1.7	

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Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.6226/-80.1985

16881 Conneaut Lake Rd Meadville, PA 16335	1 mi radius		5 mi radius		10 mi radius	
Labor Force (2022)						
Estimated Labor Population Age 16 Years or Over	1,025		21,218		34,014	
Estimated Civilian Employed	594	57.9%	11,020	51.9%	18,440	54.2%
Estimated Civilian Unemployed	24	2.3%	783	3.7%	972	2.9%
Estimated in Armed Forces	-	-	78	0.4%	100	0.3%
Estimated Not in Labor Force	408	39.8%	9,336	44.0%	14,501	42.6%
Unemployment Rate	2.3%		3.7%		2.9%	
Occupation (2022)						
Occupation: Population Age 16 Years or Over	594		11,020		18,440	
Management, Business, Financial Operations	86	14.5%	1,537	13.9%	2,585	14.0%
Professional, Related	72	12.2%	2,506	22.7%	4,053	22.0%
Service	179	30.1%	2,494	22.6%	3,805	20.6%
Sales, Office	105	17.7%	1,791	16.3%	2,970	16.1%
Farming, Fishing, Forestry	1	0.2%	45	0.4%	126	0.7%
Construct, Extraction, Maintenance	33	5.5%	817	7.4%	1,547	8.4%
Production, Transport Material Moving	118	19.8%	1,831	16.6%	3,354	18.2%
White Collar Workers	264	44.4%	5,833	52.9%	9,608	52.1%
Blue Collar Workers	330	55.6%	5,187	47.1%	8,832	47.9%
Consumer Expenditure (2022)						
Total Household Expenditure	$35.92 M		$610.04 M		$1 B	
Total Non-Retail Expenditure	$18.93 M	52.7%	$322.06 M	52.8%	$528.26 M	52.7%
Total Retail Expenditure	$16.99 M	47.3%	$287.98 M	47.2%	$474.53 M	47.3%
Apparel	$1.24 M	3.4%	$21.08 M	3.5%	$34.59 M	3.4%
Contributions	$1.2 M	3.3%	$19.55 M	3.2%	$32.12 M	3.2%
Education	$1 M	2.8%	$16.83 M	2.8%	$27.3 M	2.7%
Entertainment	$2.03 M	5.6%	$33.95 M	5.6%	$55.98 M	5.6%
Food and Beverages	$5.27 M	14.7%	$90.38 M	14.8%	$148.56 M	14.8%
Furnishings and Equipment	$1.26 M	3.5%	$21.15 M	3.5%	$34.89 M	3.5%
Gifts	$894.04 K	2.5%	$14.53 M	2.4%	$23.74 M	2.4%
Health Care	$3.15 M	8.8%	$53.24 M	8.7%	$87.88 M	8.8%
Household Operations	$1.42 M	4.0%	$23.78 M	3.9%	$39.09 M	3.9%
Miscellaneous Expenses	$684.18 K	1.9%	$11.55 M	1.9%	$18.99 M	1.9%
Personal Care	$481 K	1.3%	$8.2 M	1.3%	$13.47 M	1.3%
Personal Insurance	$252.62 K	0.7%	$4.14 M	0.7%	$6.86 M	0.7%
Reading	$80.33 K	0.2%	$1.34 M	0.2%	$2.21 M	0.2%
Shelter	$7.48 M	20.8%	$128.92 M	21.1%	$210.82 M	21.0%
Tobacco	$221.19 K	0.6%	$3.99 M	0.7%	$6.51 M	0.6%
Transportation	$6.57 M	18.3%	$110.92 M	18.2%	$183.24 M	18.3%
Utilities	$2.7 M	7.5%	$46.51 M	7.6%	$76.54 M	7.6%
Educational Attainment (2022)						
Adult Population Age 25 Years or Over	936		17,308		28,717	
Elementary (Grade Level 0 to 8)	5	0.5%	197	1.1%	515	1.8%
Some High School (Grade Level 9 to 11)	73	7.8%	978	5.7%	1,475	5.1%
High School Graduate	446	47.7%	8,124	46.9%	13,606	47.4%
Some College	100	10.7%	2,161	12.5%	3,812	13.3%
Associate Degree Only	95	10.1%	1,276	7.4%	2,191	7.6%
Bachelor Degree Only	111	11.8%	2,690	15.5%	4,290	14.9%
Graduate Degree	105	11.2%	1,881	10.9%	2,827	9.8%

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Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.6226/-80.1985

16881 Conneaut Lake Rd Meadville, PA 16335	1 mi radius		5 mi radius		10 mi radius	
Units In Structure (2022)						
1 Detached Unit	342	59.8%	7,360	64.9%	12,604	69.6%
1 Attached Unit	31	5.4%	284	2.5%	334	1.8%
2 to 4 Units	60	10.4%	1,104	9.7%	1,313	7.2%
5 to 9 Units	54	9.4%	744	6.6%	818	4.5%
10 to 19 Units	15	2.6%	251	2.2%	274	1.5%
20 to 49 Units	2	0.3%	158	1.4%	186	1.0%
50 or More Units	6	1.1%	279	2.5%	313	1.7%
Mobile Home or Trailer	91	16.0%	658	5.8%	1,358	7.5%
Other Structure	-	-	2	-	3	-
Homes Built By Year (2022)						
Homes Built 2010 or later	4	0.7%	183	1.6%	394	2.2%
Homes Built 2000 to 2009	48	8.3%	571	5.0%	1,194	6.6%
Homes Built 1990 to 1999	85	14.9%	781	6.9%	1,403	7.7%
Homes Built 1980 to 1989	44	7.8%	769	6.8%	1,503	8.3%
Homes Built 1970 to 1979	152	26.6%	1,863	16.4%	3,204	17.7%
Homes Built 1960 to 1969	113	19.8%	1,511	13.3%	1,919	10.6%
Homes Built 1950 to 1959	89	15.6%	1,352	11.9%	1,943	10.7%
Homes Built Before 1949	65	11.3%	3,809	33.6%	5,643	31.2%
Home Values (2022)						
Home Values $1,000,000 or More	-	-	6	-	12	-
Home Values $500,000 to $999,999	16	3.3%	239	3.6%	384	3.2%
Home Values $400,000 to $499,999	9	1.8%	185	2.8%	264	2.2%
Home Values $300,000 to $399,999	26	5.3%	332	5.0%	750	6.2%
Home Values $200,000 to $299,999	108	22.0%	1,086	16.4%	2,094	17.4%
Home Values $150,000 to $199,999	102	20.8%	1,142	17.2%	2,195	18.2%
Home Values $100,000 to $149,999	59	11.9%	1,365	20.6%	2,468	20.5%
Home Values $70,000 to $99,999	56	11.4%	995	15.0%	1,709	14.2%
Home Values $50,000 to $69,999	21	4.3%	325	4.9%	615	5.1%
Home Values $25,000 to $49,999	24	4.8%	352	5.3%	518	4.3%
Home Values Under $25,000	70	14.3%	612	9.2%	1,038	8.6%
Owner-Occupied Median Home Value	$156,308		$138,713		$142,953	
Renter-Occupied Median Rent	$919		$613		$601	
Transportation To Work (2022)						
Drive to Work Alone	562	94.5%	8,480	76.9%	14,363	77.9%
Drive to Work in Carpool	7	1.2%	749	6.8%	1,451	7.9%
Travel to Work by Public Transportation	-	-	46	0.4%	57	0.3%
Drive to Work on Motorcycle	-	-	9	-	37	0.2%
Walk or Bicycle to Work	8	1.3%	801	7.3%	933	5.1%
Other Means	-	-	58	0.5%	110	0.6%
Work at Home	16	2.7%	878	8.0%	1,489	8.1%
Travel Time (2022)						
Travel to Work in 14 Minutes or Less	300	50.5%	5,375	48.8%	7,570	41.1%
Travel to Work in 15 to 29 Minutes	202	34.1%	2,940	26.7%	5,667	30.7%
Travel to Work in 30 to 59 Minutes	52	8.7%	1,289	11.7%	2,710	14.7%
Travel to Work in 60 Minutes or More	23	4.0%	538	4.9%	1,005	5.4%
Average Minutes Travel to Work	13.7		13.6		15.9	

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