



14450 South Ave.
Columbiana, OH

Property Features

- Join newly constructed Discount Drug Mart
- 0.78 Acre outparcel available (Ground Lease - Build to Suit or Purchase)
- Join local retail shops, antique stores and restaurants
- Four new residential subdivisions
- Pad Ready - Utilities on Site
- Possible Tax Incentives Available

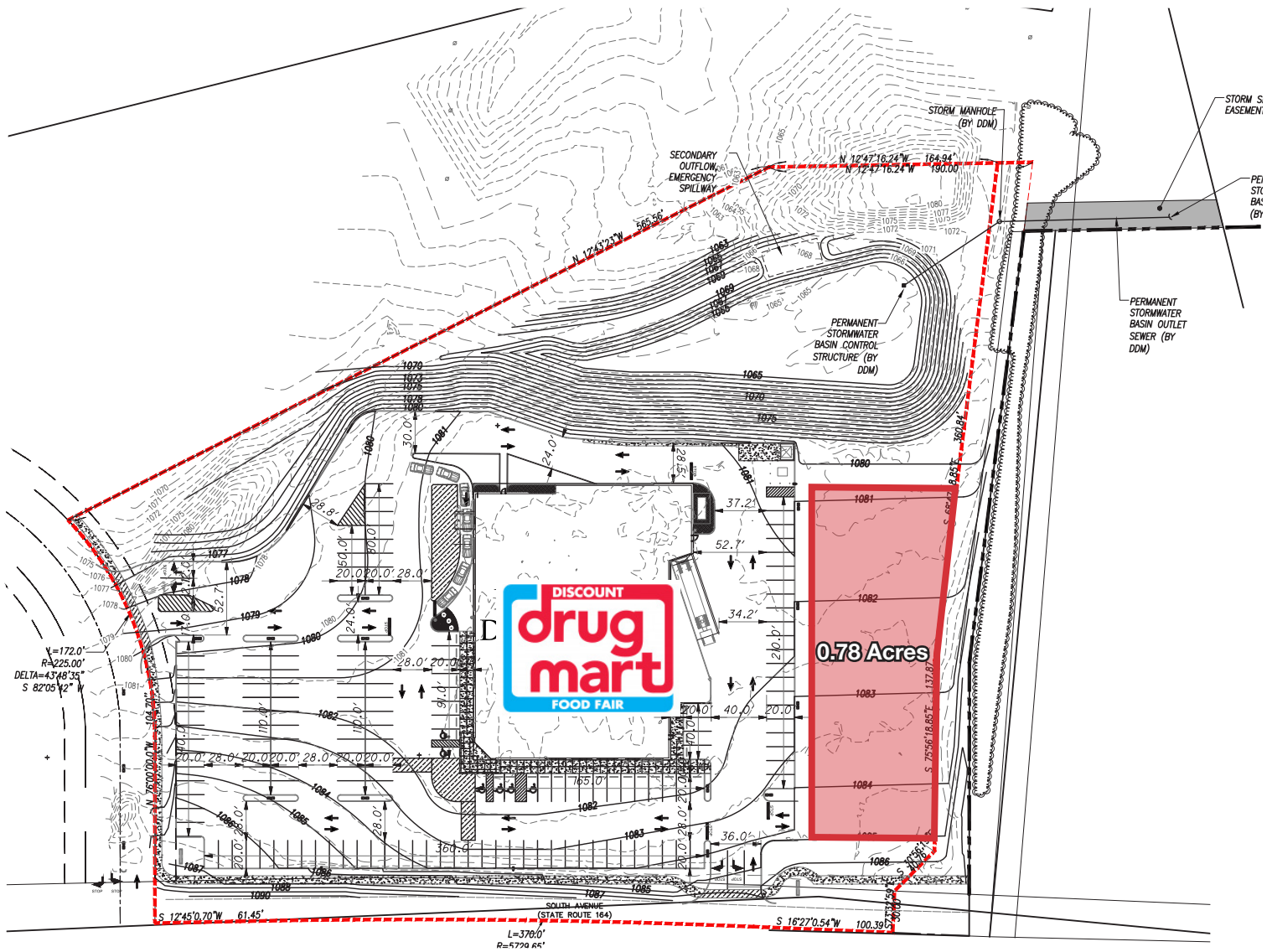


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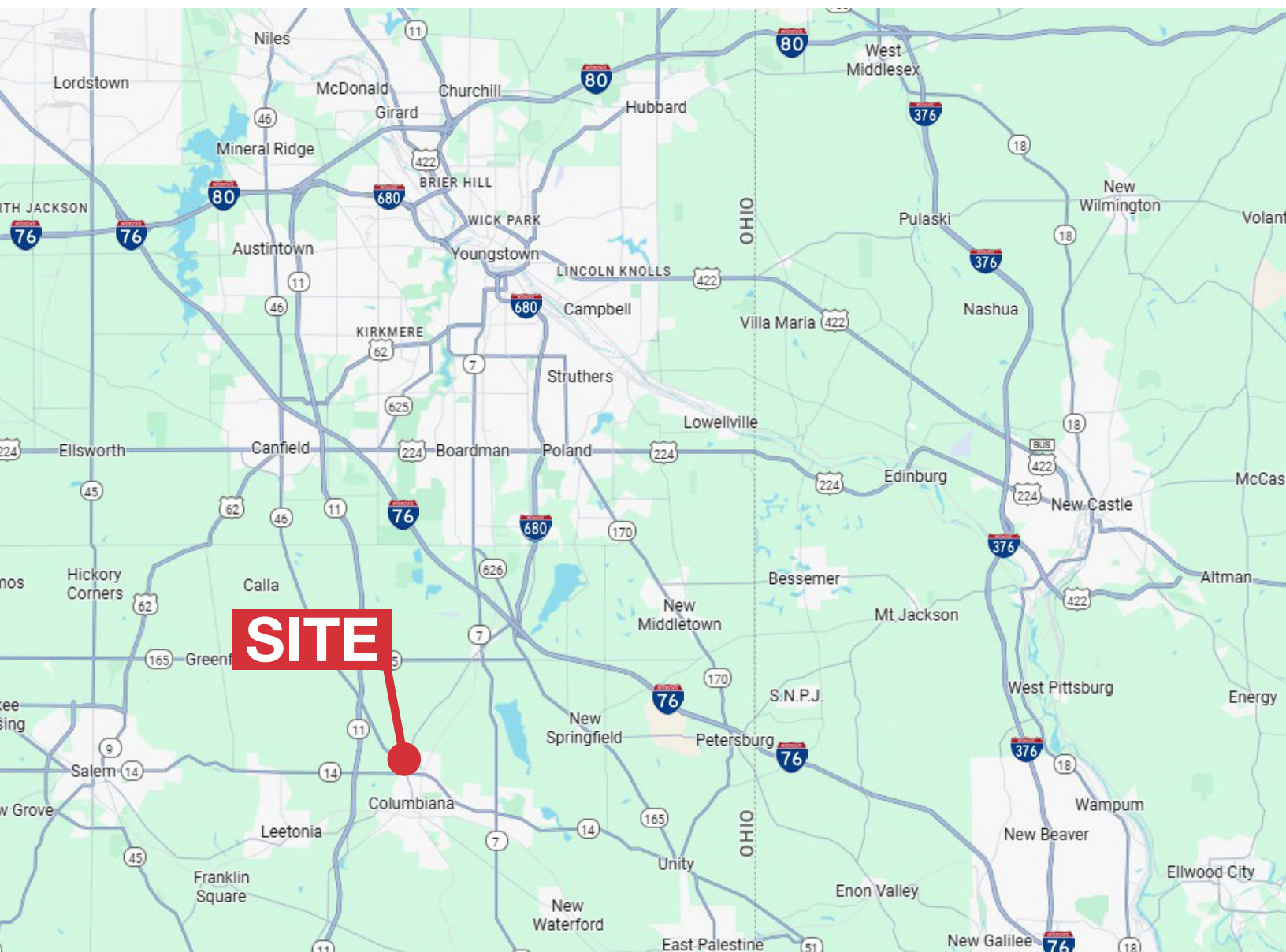


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Executive Summary

14450 South Ave, Columbiana, Ohio, 44408
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.90812
Longitude: -80.69477

	1 mile	3 miles	5 miles
Population			
2010 Population	1,825	9,355	19,242
2020 Population	1,915	9,398	19,043
2025 Population	2,021	9,661	19,090
2030 Population	2,031	9,684	18,992
2010-2020 Annual Rate	0.48%	0.05%	-0.10%
2020-2025 Annual Rate	1.03%	0.53%	0.05%
2025-2030 Annual Rate	0.10%	0.05%	-0.10%
2020 Male Population	47.8%	48.4%	49.1%
2020 Female Population	52.2%	51.6%	50.9%
2020 Median Age	50.8	48.6	47.2
2025 Male Population	48.5%	49.1%	49.8%
2025 Female Population	51.5%	50.9%	50.2%
2025 Median Age	50.0	48.3	47.3

In the identified area, the current year population is 19,090. In 2020, the Census count in the area was 19,043. The rate of change since 2020 was 0.05% annually. The five-year projection for the population in the area is 18,992 representing a change of -0.10% annually from 2025 to 2030. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 47.3, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	94.3%	94.4%	94.6%
2025 Black Alone	0.3%	0.3%	0.4%
2025 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2025 Asian Alone	0.8%	0.5%	0.4%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	0.5%	0.5%	0.5%
2025 Two or More Races	4.0%	4.1%	4.0%
2025 Hispanic Origin (Any Race)	2.3%	2.1%	1.8%

Persons of Hispanic origin represent 1.8% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 13.7 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	151	94	97
2010 Households	818	3,923	7,609
2020 Households	894	4,133	7,893
2025 Households	934	4,214	7,996
2030 Households	948	4,234	8,009
2010-2020 Annual Rate	0.89%	0.52%	0.37%
2020-2025 Annual Rate	0.84%	0.37%	0.25%
2025-2030 Annual Rate	0.30%	0.09%	0.03%
2025 Average Household Size	2.10	2.25	2.36

The household count in this area has changed from 7,893 in 2020 to 7,996 in the current year, a change of 0.25% annually. The five-year projection of households is 8,009, a change of 0.03% annually from the current year total. Average household size is currently 2.36, compared to 2.39 in the year 2020. The number of families in the current year is 5,143 in the specified area.

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Mortgage Income			
2025 Percent of Income for Mortgage	15.0%	20.8%	19.6%
Median Household Income			
2025 Median Household Income	\$108,843	\$67,633	\$72,314
2030 Median Household Income	\$127,194	\$77,382	\$82,957
2025-2030 Annual Rate	3.17%	2.73%	2.78%
Average Household Income			
2025 Average Household Income	\$128,921	\$93,954	\$98,236
2030 Average Household Income	\$144,998	\$104,062	\$110,159
2025-2030 Annual Rate	2.38%	2.06%	2.32%
Per Capita Income			
2025 Per Capita Income	\$52,474	\$40,312	\$41,545
2030 Per Capita Income	\$59,633	\$44,757	\$46,879
2025-2030 Annual Rate	2.59%	2.11%	2.45%
GINI Index			
2025 Gini Index	45.1	49.7	48.0

Households by Income

Current median household income is \$72,314 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$82,957 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$98,236 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$110,159 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$41,545 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$46,879 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	147	107	112
2010 Total Housing Units	876	4,252	8,291
2010 Owner Occupied Housing Units	703	2,844	5,877
2010 Renter Occupied Housing Units	114	1,079	1,732
2010 Vacant Housing Units	58	329	682
2020 Total Housing Units	948	4,421	8,499
2020 Owner Occupied Housing Units	763	3,012	6,083
2020 Renter Occupied Housing Units	131	1,121	1,810
2020 Vacant Housing Units	57	307	587
2025 Total Housing Units	994	4,501	8,605
2025 Owner Occupied Housing Units	805	3,131	6,255
2025 Renter Occupied Housing Units	129	1,083	1,741
2025 Vacant Housing Units	60	287	609
2030 Total Housing Units	995	4,490	8,569
2030 Owner Occupied Housing Units	824	3,202	6,352
2030 Renter Occupied Housing Units	124	1,032	1,657
2030 Vacant Housing Units	47	256	560
Socioeconomic Status Index			
2025 Socioeconomic Status Index	58.4	56.5	55.5

Currently, 72.7% of the 8,605 housing units in the area are owner occupied; 20.2%, renter occupied; and 7.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 8,499 housing units in the area and 6.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.24%. Median home value in the area is \$226,718, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 5.23% annually to \$292,572.

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Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.07	South Avenue	Bayshore Dr (0.09 miles N)	2021	10125
0.39	Columbiana Canfield Rd	New Buffalo Rd (0.15 miles SE)	2014	7200
0.46	South Ave	S Arrowhead Bay Ave (0.09 miles N)	2014	8100
0.53	New Buffalo Rd	Columbiana Canfield Rd (0.25 miles N)	2004	123
0.55	County Line Rd	South Ave (0.06 miles W)	2003	7520
0.57	Salem Unity Road	N Main St (0.02 miles W)	2021	8712
0.59	W Garfield Rd	South Ave Exd (0.23 miles W)	2014	839
0.60	North Main Street	County Line Rd (0.05 miles N)	2021	6984
0.62	N Main St	Balmoral Dr (0.05 miles SE)	2003	11620
0.64	County Line Rd	Columbiana Canfield Rd (0.18 miles E)	2003	7350
0.71	NEW BUFFALO RD	Mystic Rock Rd (0.17 miles S)	2020	690
0.84	North Main Street	Stanton Ave (0.07 miles NW)	2021	10010
0.88	Salem Unity Road	Redpath Dr (0.15 miles E)	2021	7299
0.88	Eureka Rd	W Garfield Rd (0.12 miles N)	2008	212
0.88	Renkenberger Rd	South Ave (0.14 miles E)	2009	531
0.91	Kingwood Avenue	Stanton Ave (0.09 miles NE)	2021	69
0.92	State Rte 14	Timberline Dr (0.15 miles SE)	2003	9800
1.03	Old Fourteen Road	Madison Dr (0.15 miles SE)	2021	2092
1.05	Columbiana Canfield Road	W Garfield Rd (0.1 miles SE)	2021	8749
1.10	South Ave	Renkenberger Rd (0.19 miles SW)	2008	8440
1.13	New Buffalo Road	W Pine Lake Rd (0.12 miles N)	2021	212
1.20	North Main Street	Prospect Ave (0.06 miles S)	2021	9062
1.26	Renkenberger Road	Columbiana Canfield Rd (0.39 miles W)	2021	588
1.34	West Park Avenue	N Vine St (0.03 miles E)	2021	7111
1.34	W Park Ave	Chestnut Aly (0.02 miles E)	2003	4920
1.35	W Park Ave	E PkAve (0.02 miles E)	2015	5062
1.35	East Park Avenue	Walnut Aly (0.02 miles E)	2021	4867
1.39	SR 11	W Garfield Rd (0.25 miles N)	2021	11974
1.44	Springfield Road	Maple Dr (0.04 miles E)	2021	1113
1.44	South Main Street	E Friend St (0.02 miles N)	2021	4785

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