

CHURCHILL COMMONS

**RETAIL INVESTMENT
100% LEASED**

**4680 BELMONT AVENUE
YOUNGSTOWN, OH 44505**

\$3,537,000 20,179± SF

CHURCHILL COMMONS

4680 Belmont Avenue | Youngstown, OH 44505


Retail Investment Sale



- Highly visible location fronting Giant Eagle Super Store.
- In “Liberty Township”
- Half-mile north of Interstate 80 on Belmont Avenue.
- Ample parking with easy ingress / egress.
- Main artery to area hospitals.
- Near area draws including: Youngstown State University (2,500± students), Mahoning County Courts, Liberty High School, District Administrative Office, Youngstown-Warren Regional Airport and more.


PROPERTIES.LQCRE.COM/CHURCHILL-COMMONS



\$3,537,000
PRICE


8.16%
CAP RATE


\$291,795
NOI


20,179 SF
GLA


100%
LEASED


2006
BUILT

CHURCHILL COMMONS

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EXECUTIVE SUMMARY

CHURCH HILL COMMONS

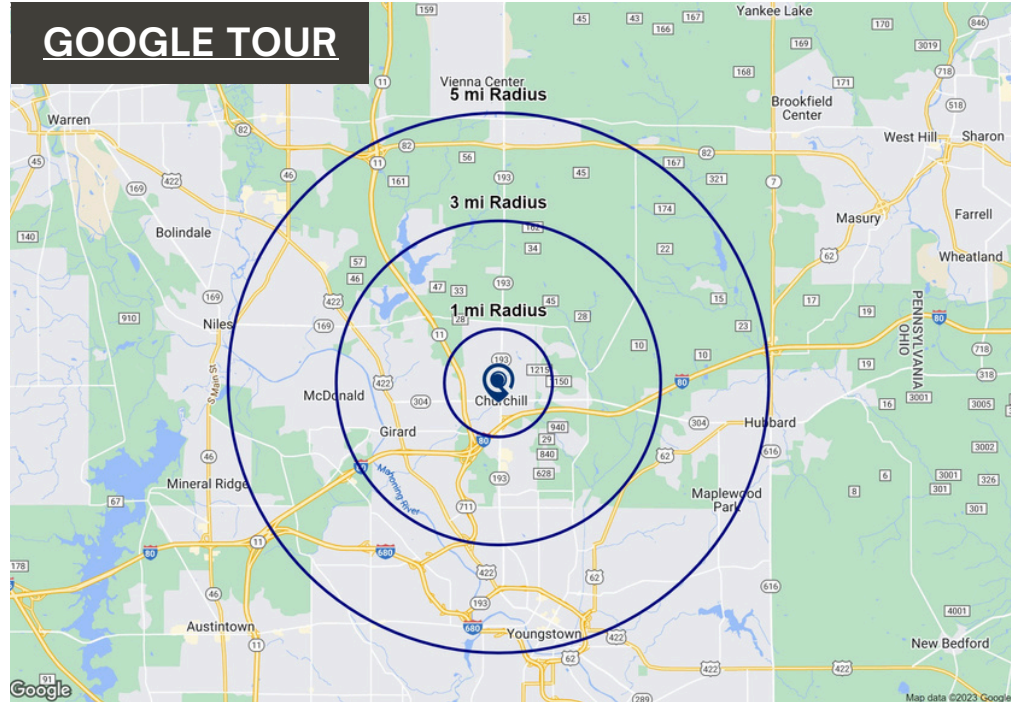
LQ Commercial is pleased to present the opportunity to purchase Church Hill Commons, a 20,179-square-foot neighborhood shopping center, shadow-anchored by Giant Eagle Superstore.

The center is located in Liberty Township, one-half mile north of Interstate 80 on Belmont Avenue, which is the main artery to area hospitals, Youngstown State University (over 12,500 students), Mahoning County Courts, Liberty High School, William S Guy Middle School, Girard Intermediate Middle School and the Girard School District Administrative Office.

Built in 2006, this well maintained property is situated on 2.959 acres and has ample parking and easy ingress and egress from Belmont Avenue.



GOOGLE TOUR



5-MILE INCOME

\$72,496



5-MILE POPULATION

76,020



5-MILE EMPLOYEES

37,490



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PROPERTY DETAILS

CHURCH HILL COMMONS



LOCATION

- Outparcel To Giant Eagle Super Store
- 0.5 miles From Interstate-80
- Near Hospitals & Municipal Airport
- Parcel: 12-764677 (Trumbull County)
- Use: Neighborhood Shopping Center



ACCESS

- Belmont Avenue / State Road 93
- Belmont Avenue AADT: 8,455 CPD



IMPROVEMENTS

- Built: 2006
- GLA: 20,028± SF
- Ample Parking (109 Spaces)



TENANCY

- 20,179 Total GLA
- 100% Leased
- Units From 1,200 - 5,288± SF



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Exhibit "A"



CHURCHILL COMMONS

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ECONOMY

YOUNGSTOWN MARKET OVERVIEW

Over the past year, 153 retail properties traded in Youngstown, accounting for 2.4 million SF of inventory turnover. Average annual inventory turnover in Youngstown is 410,000 SF over the past five years and 400,000 SF over the past 10 years. Retail sales volume in Youngstown has totaled \$95.9 million over the past year. Average annual sales volume over the past five years is \$105 million and \$87.8 million over the past 10 years.

The Youngstown retail market has a vacancy rate of 3.4% as of the third quarter of 2025. Over the past year, the market's vacancy rate has changed by 0.4%, a result of -340,000 SF of net delivered space and -490,000 SF of net absorption. Youngstown's vacancy rate of 3.4% compares to the market's five-year average of 3.5% and the 10-year average of 3.4%.

The estimated market cap rate for Youngstown retail is 8.7% compared to the national average of 7.1%.



ECONOMY
MARKET
US INDEX



JOBLESS
4.0%
3.8%



EMPLOYEES
1,824
151,286,297



POPULATION
2,843
332,243,063



HH \$ GROWTH
14.4%
9.5%



RETAIL
MARKET
US INDEX



VACANCY
3.4%
13.6%



GROWTH/YR
5.21%
0.69%



CAP RATE
8.3%
8.2%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2026 Projected Population	3,104	26,648	76,020
Projected Annual Growth to 2026	-0.5%	-0.4%	-0.4%
Median Age	44.1	41.6	40.3
Households	1,382	11,748	32,700
Projected Annual Growth to 2026	-0.7%	-0.6%	-0.5%
White	83.3%	77.8%	75.0%
Black or African American	11.8%	16.4%	18.5%
Asian or Pacific Islander	1.0%	0.9%	0.7%
American Indian or Native Alaskan	-	0.2%	0.2%
Other Races	3.9%	4.7%	5.6%
Hispanic	3.4%	3.9%	5.1%
Average Household Income	\$83,821	\$83,659	\$72,496
Median Household Income	\$60,779	\$56,382	\$50,299
Elementary (Grades 0 - 8)	1.8%	1.6%	2.4%
Some High School (Grades 9 - 11)	3.9%	6.3%	7.0%
High School Graduate	31.8%	35.0%	39.1%
Some College	25.8%	22.7%	20.9%
Associates Degree Only	11.2%	15.9%	14.8%
Bachelors Degree Only	17.2%	15.9%	14.8%
Graduate Degree	8.3%	9.4%	8.0%
Total Businesses	171	958	2,717
Total Employees	2,029	9,879	37,490



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RENT ROLL

UNIT(S)	LEASE	LEASE TYPE	AREA (SF)	LEASE FROM	LEASE TO	TERM	MONTHLY RENT	MONTHLY RENT PER AREA	ANNUAL RENT	ANNUAL RENT PER AREA	ANNUAL REC. PER AREA	SECURITY DEPOSIT
4682	Huntington Bank	Retail Net	1,984.00	4/1/2008	3/31/2028	240.00	2,707.54	1.36	32,490.48	16.38	4.74	0.00
4684-A	Jamie Ferguson d/b/a	Retail Net	1,200.00	4/1/2014	3/31/2029	180.00	1,452.00	1.21	17,424.00	14.52	4.74	1,000.00
4684-B, 4686	NovaCare Rehabilitation of Ohio, Inc.	Office Net	2,556.00	7/1/2024	12/31/2031	90.00	2,875.50	1.12	34,506.00	13.50	4.74	0.00
4688	Super C Group, LLC #83217	Retail Net	1,200.00	11/1/2006	10/31/2029	276.00	1,760.00	1.47	21,120.00	17.60	4.74	0.00
4690	One Stop Smoke and Vape, LLC	Retail Net	2,030.00	5/10/2025	8/31/2030	64.00	2,114.58	1.04	25,375.00	12.50	4.16	11,273.28
4694	HMHP Physicians Enterprise, LLC	Retail Net	5,288.00	7/1/2012	6/30/2032	180.00	6,059.17	1.15	72,710.04	13.75	4.74	4,847.33
4696	NV Nails, LLC	Retail Net	1,750.00	6/14/2022	11/30/2027	66.00	1,820.00	1.04	21,840.00	12.48	4.74	2,428.13
4698	Coaches Burger Bar 105, LLC	Retail Net	4,020.00	1/1/2007	12/31/2031	300.00	5,527.50	1.38	66,330.00	16.50	4.74	4,355.00
CAREA	VACANT		151.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL			20,179.00				24,316.29	1.21	291,795.52	14.46	4.64	\$23,903.74
VACANT SPACE		151 SF										
OCCUPIED SPACE		20,028 SF										
TOTAL SF GLA		20,179 SF										
OCCUPANCY RATE		100%										



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All financial data provided is given for information purposes and is not guaranteed. All parties should perform their own market feasibility study to determine soundness of the financial data given. Owner, Agent and all parties acting on behalf of Owner or Agent hereby make no representation as to the accuracy or completeness of the information included in this summary. This information is believed to be accurate, we are not responsible for misstatements of facts, errors or omissions, prior sale, changes of price or withdrawal from the market without notice.

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COACHES

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DICK ADGATE

FLORIST

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MERCY HEALTH

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**ONE STOP SMOKE
AND VAPE**

SMOKE SHOP



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