

2019

Revitalizing Youngstown Road



TRUMBULL
NEIGHBORHOOD
PARTNERSHIP

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12,000 Vehicles

Youngstown Road carries nearly 12,000 vehicles per day.

\$4.1 Million

The city of Warren has spent \$4.1 million to resurface Youngstown Road and replace its sidewalks.

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A Great Place To Do Business



A Great Place To Do Business

Youngstown Road represents a critical piece of infrastructure and commercial corridor in the city of Warren. The central position that Youngstown Road plays in the residential and economic life of the city makes it a valuable target for continued reinvestment. The following report lays out many of the valuable characteristics of Youngstown Road as one of Warren's most important corridor.

This report was created with data from various sources, including both a commercial inventory of properties along the corridor and extensive outreach with the residents that live adjacent to it. The report also includes data points from outreach and surveying of existing businesses, some of which represent a long legacy of livelihood along Youngstown Road. Through these efforts, this report provides a comprehensive overview of the current state of the corridor as well as meaningful insights into viable future development.

As one of the main connectors between Warren and Youngstown and as a major route for commuters, Youngstown Road carries substantial daily traffic.



An average of 12,000 vehicles travel Youngstown Road between Laird Ave and Ridge Road each day, the heart of Warren's portion of the corridor and the central focus of this report.

In addition to the high volume of vehicles, in late 2018 the city of Warren invested \$4.1 million in state and federal funds to resurface Youngstown Road and replace its sidewalks. With this financial commitment, we can expect to see an increase in both vehicle and pedestrian traffic going forward.

The Western Reserve Transit Authority (WRTA) has also doubled its Warren Express bus route, which runs between Warren and Youngstown along Youngstown Road, citing this route as the only WRTA seeing year to year ridership increases.

Serving these riders, drivers, and pedestrians, is a substantial and stable business community. At the time of publication 73 active businesses were recorded on Youngstown Road, many of which have been operating for decades. We talked with many of these business owners about their successes, challenges, and hopes for the future of the corridor.

We also surveyed more than 600 neighboring residents, most of whom noted that they regularly frequent businesses along Youngstown Road. Many residents were in strong support of additional businesses opening on Youngstown Road, especially grocery stores, apparel stores, and restaurants.

Resident & Consumer Surveys

The Youngstown Road corridor is flanked on both sides by large and longstanding residential neighborhoods. As part of our market analysis, we surveyed 635 residents and Youngstown Road shoppers to get their impressions on the business and shopping options along the road. The complete survey results can be found at bit.ly/2BvRBxY.

Survey Results

Demographic Range	% of Respondents
Under 25	22.65%
25-34	27.43%
35-44	21.05%
45-54	9.89%
55-64	7.66%
Over 65	4.78%
Prefer Not to Answer	6.54%

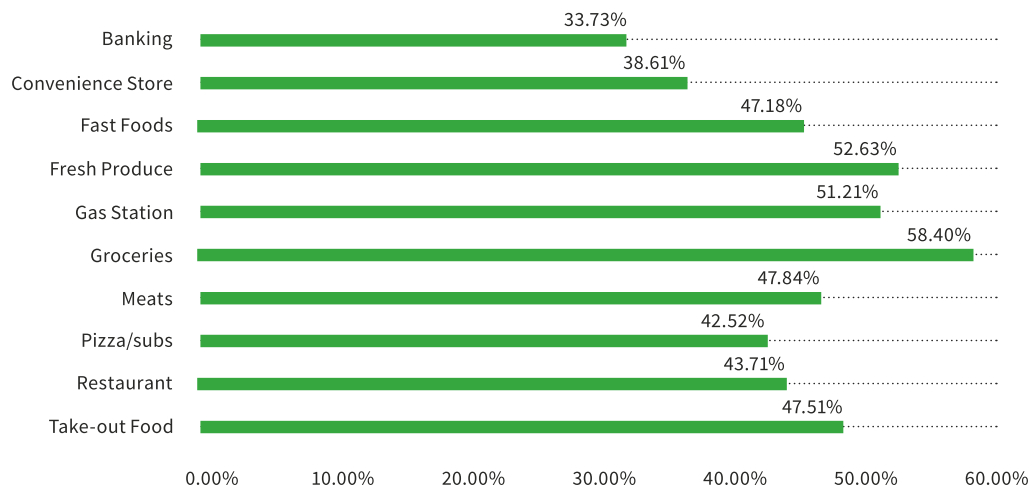
58.4% of respondents said they were extremely likely to shop for fresh groceries on Youngstown Road.

Respondents shop on Youngstown Road with substantial frequency. 73% of respondents say they shop on Youngstown Road at least once a week. Almost a quarter (22%) shop on Youngstown Road more than once a day.

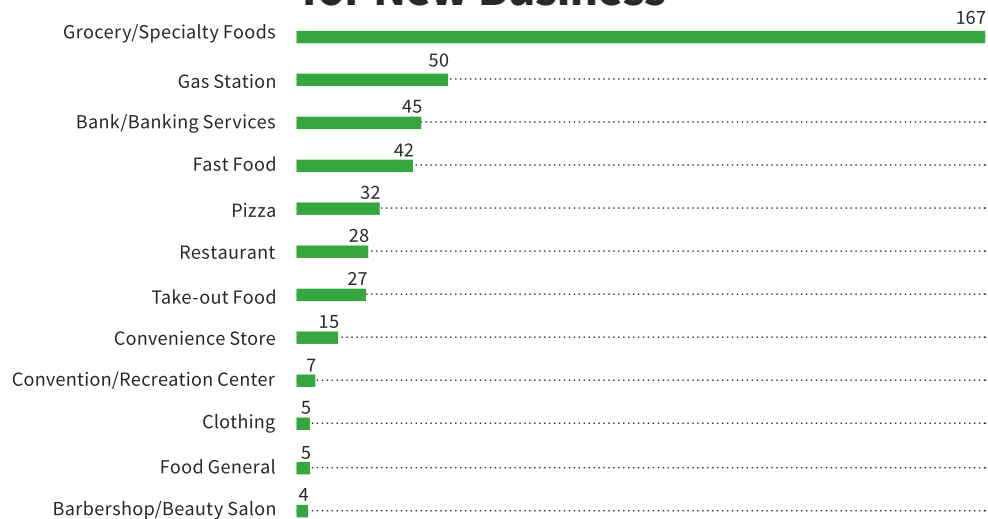
We asked respondents about eleven product categories (Convenience Store, Fast Foods, Fresh Foods, Fresh Produce, Groceries, Meats, Pizza/Subs, Restaurant, Take-Out Food, Banking, Gas Station). At the lowest, 33.7% of respondents said they were extremely likely to use banking services on Youngstown Road. At the high end, 58.4% of respondents said they were extremely likely to shop for fresh groceries on Youngstown Road. Overall, there is strong desire among nearby residents and current Youngstown Road shoppers for additional goods and services to be provided on Youngstown Road.

Almost a quarter of respondents (22%) shop on Youngstown Road more than once a day.

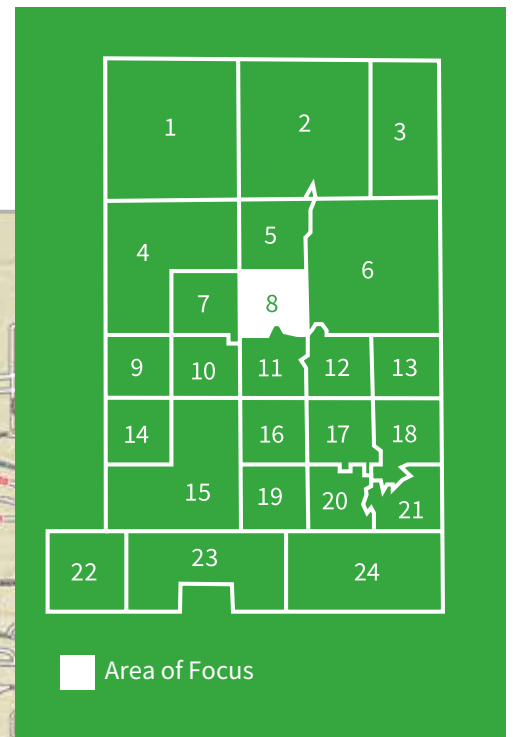
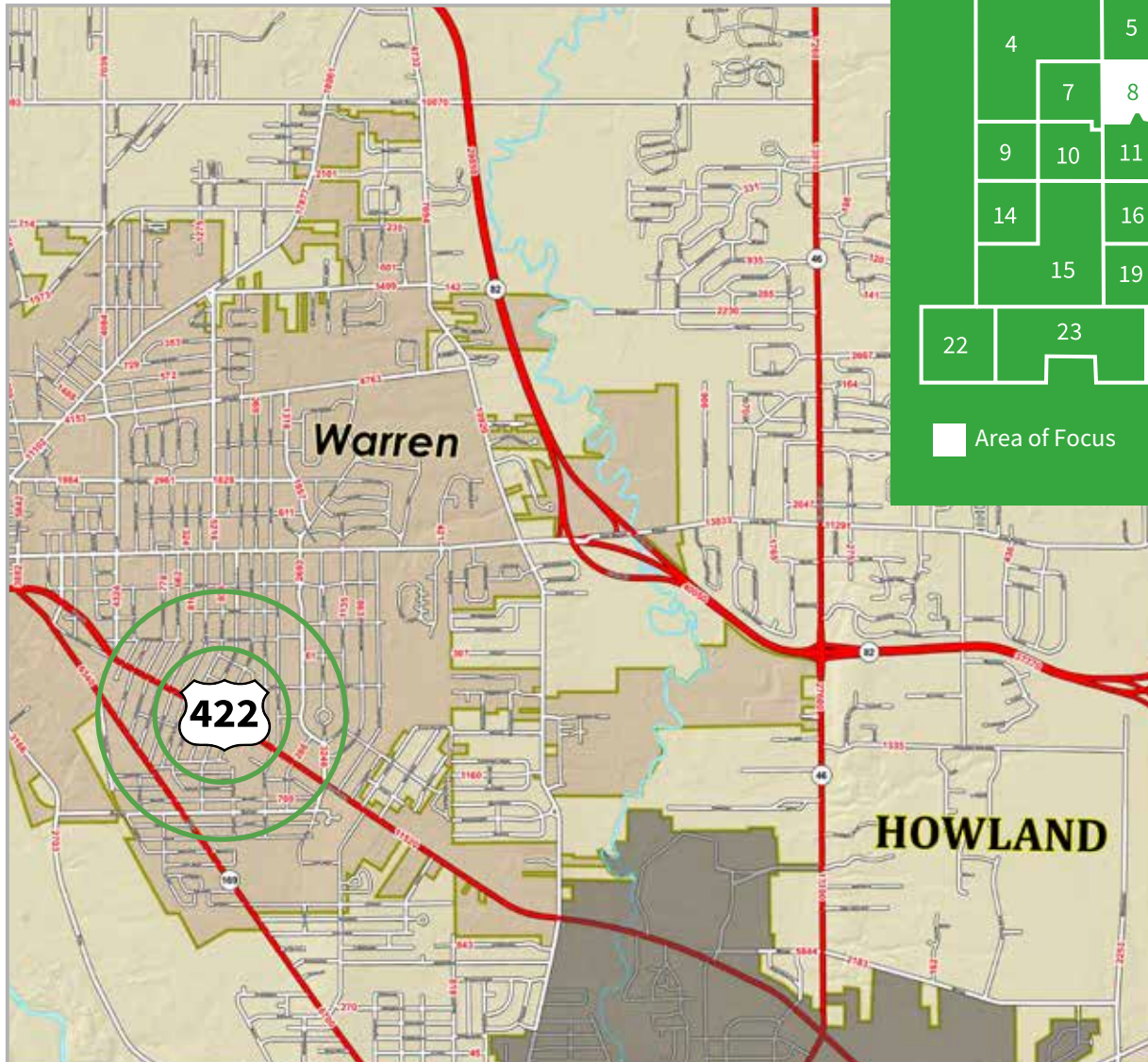
Respondents Top Rated New Businesses



Respondents First Choice for New Business



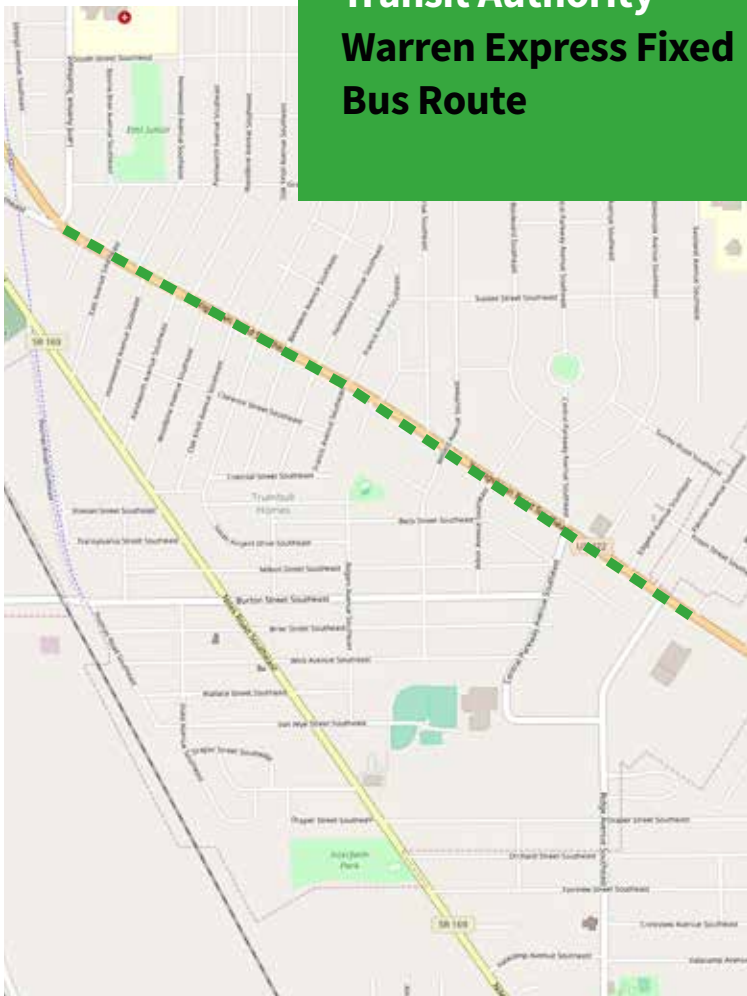
Traffic Counts



(Source: Eastgate Regional Council of Governments)

The Western Reserve Transit Authority doubled service to the ‘Warren Express’ bus route

Western Reserve Transit Authority Warren Express Fixed Bus Route



» Connectivity

The focus area of the Revitalizing Youngstown Road Plan is the stretch of Youngstown Road in southeastern Warren from Laird Avenue to Ridge Avenue, also known as U.S. Route 422. Business owners noted that most of their customers reached their place of business in a vehicle, indicating high traffic counts and new roadway enhancements would be key improvements towards improving the business environment. As noted earlier, this corridor remains one of the busiest routes in Warren, connecting the City to neighboring communities at a high volume (12,000 daily vehicle count). This compares favorably to other Warren counts, with Route 422 seeing more daily traffic than North Road (10,920), Parkman (8,980) and Mahoning Ave (9,750) and roughly equivalent to Warren’s most travelled corridor East Market (11,540).

» Public Transportation

In late 2018, the Western Reserve Transit Authority doubled service to the ‘Warren Express’ bus route, which runs along Youngstown Road from the city limits to Downtown Warren. The addition of service has increased the potential market of consumers accessing Youngstown Road from Downtown Warren, the Eastwood Mall, and Mahoning County. Ridership on the route has been increasing steadily year after year and serviced more than 56,000 riders annually before the expansion. Increased frequency of the Warren Express bus route offers an opportunity for businesses to capitalize on an increased market size due to improved consumer transit access.

Assets





Opportunities Today »

A Great Place To Do Business

Youngstown Road offers many opportunities for local entrepreneurs or investors to open a business or purchase real estate. This section will highlight immediately available (either for sale or lease), underutilized, and vacant properties that could potentially be redeveloped for a new business location.

Details included for each property include square footage for the location, current land use, property rating from field survey, current property status, if the property has parking, how many loading bays a property has, and how many storefronts can be found at each property.

Each property has a basic description detailing the owner, ceiling height, lot size, and sale or lease status. Contact information for the property is included if available. Data for each description was gathered primarily from the Trumbull County Auditor and LoopNet, an online commercial real estate database.



**Properties
For Sale**



(Photo via Loopnet)

1906 Youngstown Rd.

Square Feet: 2,000

Land Use: 420 - Small detached retail

Status: Vacant

Parking: Yes

Loading Bays: 0

Storefronts: 3

1906 Youngstown Road is a 1,631 square foot property with 12 ft. tall ceilings on .16 acres of land. The property is owned by Stephen Roberts. This property (in addition to 1912-16 Youngstown Road) were most recently listed for sale for \$120,000. This building is currently tax delinquent. The listed auditor value of the property is \$35,400.



1912-16 Youngstown Rd.

Square Feet: 2,000

Land Use: 420 - Small detached retail

Status: Partially Occupied

Parking: Yes (15 spaces)

Loading Bays: 0

Storefronts: 3

1912 Youngstown Road is a 2,000 square foot property with 12 ft. tall ceilings on .13 acres of land. The properties are owned by Stephen Roberts. This property (in addition to 1906 Youngstown Road) were most recently listed for sale for \$120,000 for both structures and 1912 is currently tax delinquent. The listed auditor value of the property is \$41,600.



1925 Youngstown Rd.

Square Feet: 2,130

Land Use: 404 - Retail/Apartment

Status: Vacant (For Lease)

Parking: Yes

Loading Bays: 0

Storefronts: 2

1925 Youngstown Road is a 2,130 square foot property with 12 ft. tall ceilings owned by GMP Properties, LLC. This property is currently for lease for \$4.50/SF per year. The auditor value of the property is \$10,800.

The contact for lease of the property is George Papalios who can be reached at (330) 219-2301.



1938 Youngstown Rd.

Square Feet: 6,477

Land Use: 455 - Commercial Garage

Status: Vacant

Parking: Yes

Loading Bays: 3

Storefronts: 1

1938 Youngstown Road is a 6,477 square foot property with 18 ft. tall ceilings owned by Janet Nannicola Trustee. This property is not listed for sale/lease for and is not tax delinquent. The auditor value of the property is \$51,200.



2120 Youngstown Rd.

Square Feet: 2,700

Land Use: 455 - Commercial Garage

Status: Vacant (For Sale)

Parking: Yes

Loading Bays: 2

Storefronts: 1

2120 Youngstown Road is a 2,700 square foot property with 14 ft. tall ceilings owned by George and Cheryl Papalios. This property is currently listed for sale for \$120,000.

The contact for the sale of the property is George Papalios who can be reached at (330) 219-2301.



2147 Youngstown Rd.

Square Feet: 3,202

Land Use: 429 - Other Retail

Status: Vacant (For Lease)

Parking: Yes

Loading Bays: 1

Storefronts: 1

2147 Youngstown Road is a 3,202 square foot property with 12 ft. tall ceilings owned by George and Cheryl Papalios. This property is currently listed for lease at \$3.75-\$4.50/SF.

The contact for lease of the property is George Papalios who can be reached at (330) 219-2301.



2153-57 Youngstown Rd.

Square Feet: 1,644

Land Use: 420 - Small Detached Retail

Status: Partially Occupied (For Sale)

Parking: Yes

Loading Bays: 0

Storefronts: 3

2153-57 Youngstown Road is an 1,800 square foot property with 10 ft. tall ceilings owned by Vincent and Thomas Lambert. This property is currently listed for sale for \$57,000.

The contact for the sale of this property is Kathy Lambert at (330) 856-4702.



2461 Youngstown Rd.

Square Feet: 1,644

Land Use: 430 - Restaurant

Status: Vacant

Parking: Yes

Loading Bays: 0

Storefronts: 1

2461 Youngstown Road is a 1,644 square foot property with 10 ft. tall ceilings owned by James and Chereese Gavin. This property is not listed for sale and is currently tax delinquent. The auditor value of the property is \$48,400.



2609 Youngstown Rd.

Square Feet: 9,470

Land Use: 480 - Commercial Warehouse

Status: Occupied

Parking: Yes

Loading Bays: 0

Storefronts: 1

2609 Youngstown Road is a 9,470 square foot property with 14 ft. tall ceilings owned by Adyl, Inc, and being utilized as storage. This property is currently off the market and is not tax delinquent. The auditor value of the property is \$91,300.



2635 Youngstown Rd.

Square Feet: 3,302

Land Use: 430 - Restaurant

Status: Vacant

Parking: Yes

Loading Bays: 0

Storefronts: 1

2635 Youngstown Road is a 3,302 square foot property with 12 ft. tall ceilings owned by Robert Cregar Trustee. This property is currently tax delinquent. The auditor value of the property is \$34,300.



2734 Youngstown Rd.

Square Feet: 946

Land Use: 420 - Small Detached Retail

Status: Partially Occupied

Parking: Yes

Loading Bays: 0

Storefronts: 1

2734 Youngstown Road is a 946 square foot property with 10 ft. tall ceilings owned by Daniel Aulizia Trustee. This property is currently tax delinquent. The auditor value of the property is \$23,400.



2775-83 Youngstown Rd.

Square Feet: Unavailable

Land Use: 420 - Small Detached Retail

Status: Partially Occupied

Parking: Yes

Loading Bays: 0

Storefronts: 3

2775-83 Youngstown Road is commercial property owned by Fordeley's Rental LLC and has two tenants. Property data including square footage and ceiling height for this property was unavailable. This property is not listed for sale and is not tax delinquent. The auditor value of the property is \$25,400.

The owner can be contacted regarding available commercial space at (330) 399-2833.



2911 Youngstown Rd.

Square Feet: 3,162

Land Use: 444 - Full Service Bank

Status: Vacant (For Sale)

Parking: Yes

Loading Bays: 0

Storefronts: 1

2911 Youngstown Road is a 3,162 square foot property with 11 ft. tall ceilings owned by Bank One Youngstown National Association. This property is currently listed for sale for \$160,000.

The property is represented by Tim Soeder of CBRE Real Estate services and can be contacted at (216) 363-6448.



2923 Youngstown Rd.

Square Feet: 8,600

Land Use: 447 - Office

Status: Partially Occupied (For Lease)

Parking: Yes

Loading Bays: 0

Storefronts: 5

2923 Youngstown Road is an 8,600 square foot property with 11 ft. tall ceilings owned by William Keriotis.

Contact (330) 307-1042 regarding first floor commercial space leasing.



3100 Youngstown Rd.

Square Feet: 3,584

Land Use: 420 - Small Detached Retail

Status: Partially Occupied

Parking: Yes

Loading Bays: 0

Storefronts: 2

3100 Youngstown Road is a 3,584 square foot property with 11 ft. tall ceilings owned by Anthony and Talera Battee. This property is not currently tax delinquent, but appears to have open commercial space. The auditor value of the property is \$58,800.



Ridgeview Plaza

Square Feet: 88,602

Land Use: 426 - Community Shopping Center

Status: Partially Occupied

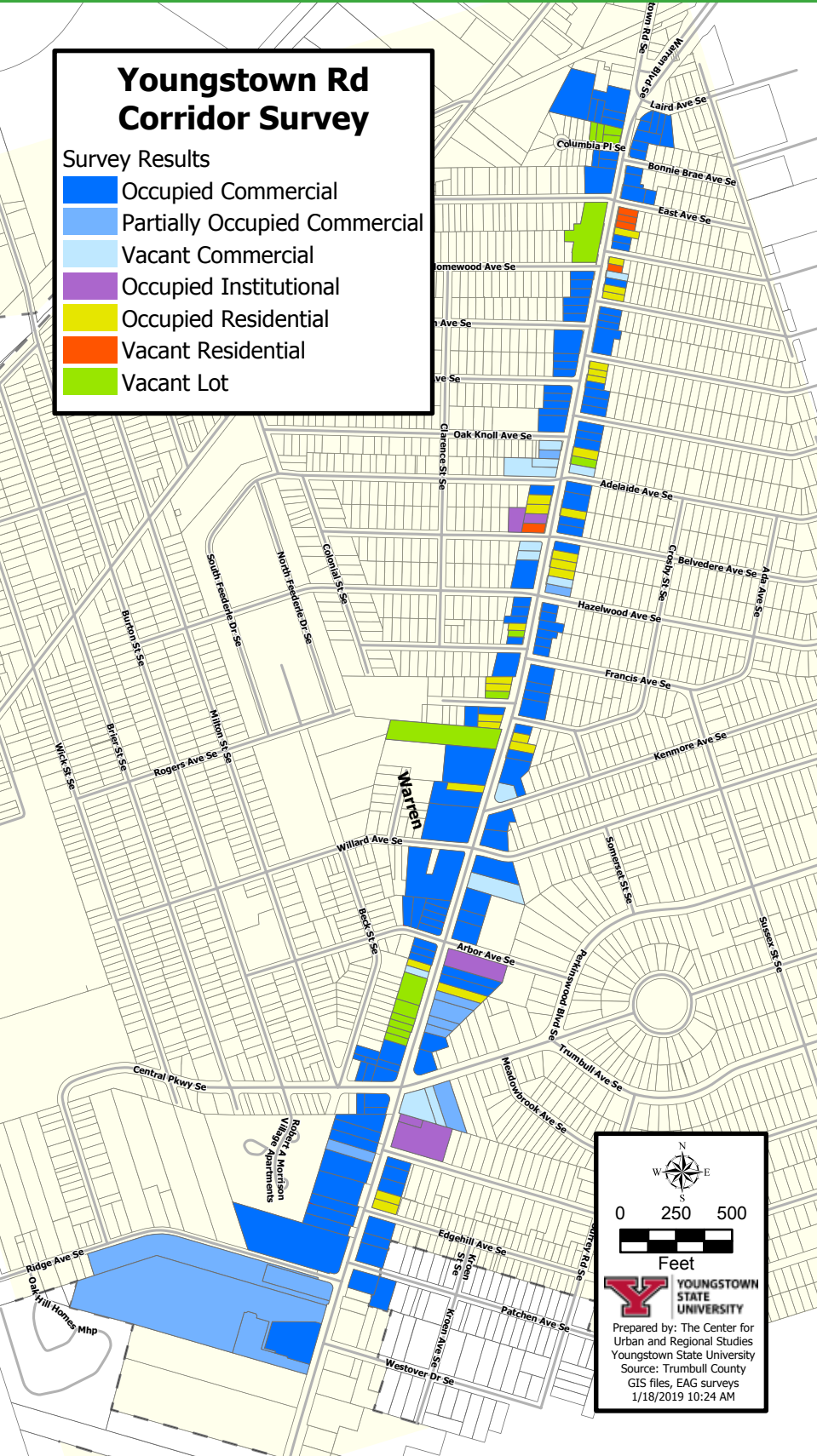
Parking: Yes

Loading Bays: Yes

Storefronts: Many

1823 - 1923 Ridge Avenue is an 88,602 square foot retail plaza owned by Ridgeview Limited Partnership on 14.7 acres of land. This property is currently listed for sale.

The contact for the sale of the property is Joe Del Balso at Paran Management Company Ltd. who can be reached at 1 (800) 888-5663. Price is available upon request.



Existing Business Community

In order to better understand the current business community and climate along Youngstown Road, surveying was done of the existing businesses along the corridor. In total, there were found to be 73 active businesses along Youngstown Road between Laird Ave and Ridge Ave. The following consists of basic information regarding the type and quantity of businesses along the Youngstown Road Corridor. Additional data collected in the Youngstown Road business inventory includes address, phone number, e-mail address, website, social media, and type of service provided.

The full spreadsheet can be downloaded at: <https://bit.ly/2UQoPiR>

Survey Results

Type of Businesses	% of Respondents
Automotive	15
Barber/Beauty Salon	4
Food	9
Gas	1
Retail	15
Convenience Store	2
Mental Health & Recovery	4

Funding Assistance



City of Warren

The City of Warren is focusing on economic development that encourages new ideas, technologies and processes that lead to job opportunities and promote a higher standard of living for its residents. The city is business friendly and offers a full range of business incentives to existing, re-locating and new companies to help obtain and sustain long term economic growth.

For detailed information please contact:

Michael D. Keys, Director of Community Development,
at (330) 841-2595 Ext. 2
cityofwarren.org



Finance Fund

Finance Fund and Finance Fund Capital Corporation were created to connect underserved communities with public and private sources of capital. Finance Fund simplifies the complexities of the funding process to help good ideas come to life — ideas that change systems, create jobs, address community needs and improve the quality of life in Ohio's neighborhoods and communities.

For detailed information please contact:

info@financefund.org
or call (614) 221-1114
financefund.org



Mahoning Valley Economic Development Corporation (MVEDC)

The Mahoning Valley Economic Development Corporation is a partnership of public and private interests focused on the revitalization and economic diversification of the Mahoning Valley region in Northeastern Ohio. MVEDC's mission is help businesses grow, and to create and retain jobs.

For detailed information please contact:

call (330) 759-3668
mvedc.com



Northeast Ohio Development and Finance Authority

The Northeast Ohio Development and Finance Authority combines leading-edge financing tools, consulting services and partnership opportunities into a unique suite of development solutions for business, government and non-profit institutions.

For detailed information please contact:

call (234) 228-9696
neodfa.org



State of Ohio Business Incentives

General inquiries can be made to the State of Ohio's Development Services Agency via the business response line listed below. The availability and type of State of Ohio business incentives are subject to change by the Ohio Department of Development.

For detailed information
please contact:

call 1(800) 848-1300
development.ohio.gov



Trumbull County Planning Commission

The Trumbull County Planning Commission's aggressive and collaborative economic development programs help companies grow and expand, and works to attract new business, industry, investment and jobs. Trumbull County Planning Commission coordinates local, state, regional, and federal programs for businesses and industries expanding or locating in Trumbull County.

For detailed information
please contact:

**Nic Coggins, Economic
Development Coordinator,**
at (330) 675-2480
planning.co.trumbull.oh.us/



Warren Redevelopment and Planning Corporation (WRAP)

Warren Redevelopment and Planning Corporation (WRAP) is a private, non-profit 501(c)(3) Corporation formed in 1980 to assist the City's Economic Development efforts.

For detailed information
please contact:

call (330) 841-2566
warren.org



Youngstown/Warren Regional Chamber

The Regional Chamber is Northeast Ohio's source for economic development information and assistance. We provide a broad range of expert, confidential and proven economic development services to prospective and existing area firms.

For detailed information
please contact:

call (330) 744-2131
regionalchamber.com

This report was created by:

Trumbull Neighborhood Partnership

TNP's mission is to empower residents through programming and projects that improve the quality of life in the neighborhoods of Warren, Ohio and surrounding communities.

736 Mahoning Avenue Northwest
Warren, OH 44483

Contact us at:

(330) 599 9275 or info@tnpwarren.org



Other support provided by:

The Fund for Warren's Future

The Fund for Warren's Future is a public-private partnership between the Warren city government and a group of local business and community leaders. The FWF is dedicated to fostering economic planning and development in the city of Warren.

The Fund for Warren's Future operates under the umbrella of the Community Foundation of the Mahoning Valley.

For more information visit:

www.cfmv.org

Economic Action Group, Inc.

EAG's mission is to provide equitable access to economic support services for public, private and nonprofit stakeholders to continue revitalization and investment in downtown Youngstown.

240 North Champion Street
Youngstown, OH 44503

Contact us at:

(330) 519 0618 or info@eagworks.org

**A full copy of this report in
PDF format can be downloaded at:**
bit.ly/2UKOOIk