



1895 West State Street  
Alliance, Ohio 44601

LEASE RATE	\$15.00/SF/NNN
SALE PRICE	\$2,250,000.00
TOTAL SQ FT	11,279
LAND AREA	1.15 Acres
PARCEL	10017907
YEAR BUILT	1997
ZONING	B2
FRONTAGE	169' State Street
TRAFFIC COUNT	30,544 AADT



## Property Features

- Former Rite Aid located on the corner of State Street and Sawburg Road.
- Drive Thru

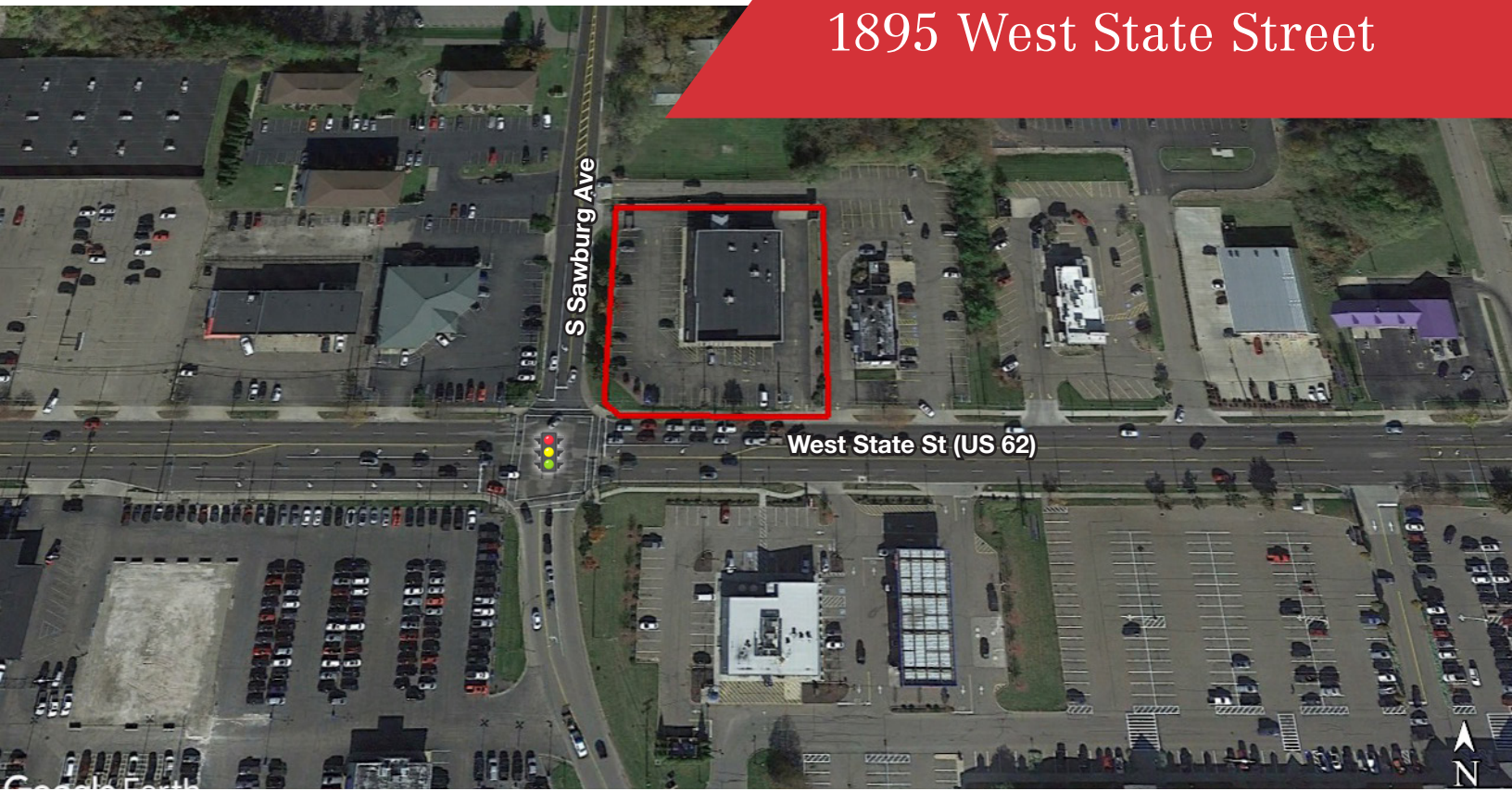
**Sean Sanford**

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**FOR SALE/LEASE**  
**1895 West State Street**



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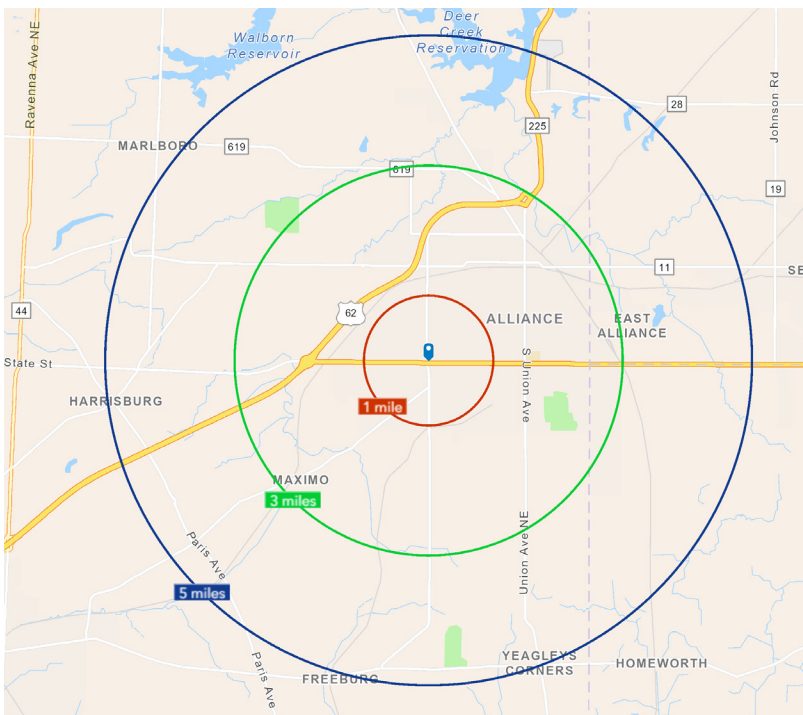
8234 Pittsburg Ave NW  
North Canton, Ohio 44720  
330-966-8800  
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# FOR SALE/LEASE

## 1895 West State Street

### 2024 Summary

	1 Mile	3 Miles	5 Miles
Population	5,186	26,878	32,604
Households	2,461	10,995	13,285
Families	1,443	6,367	7,952
Average Household Size	2.06	2.29	2.32
Owner Occupied Housing Units	1,785	6,510	8,448
Renter Occupied Housing Units	676	4,485	4,837
Median Age	49.3	40.0	41.3
Median Household Income	\$75,648	\$55,373	\$58,368
Average Household Income	\$86,256	\$69,259	\$73,358



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