



1895 West State Street
Alliance, Ohio 44601

LEASE RATE **\$15.00/SF/NNN**

SALE PRICE **\$2,100,000.00**

TOTAL SQ FT **11,335**

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
- Located within 1 mile of new Chick-fil-a, Raising Cane's and Meijer. Across the street from Giant Eagle, Chipotle and Panera Bread.

Sean Sanford

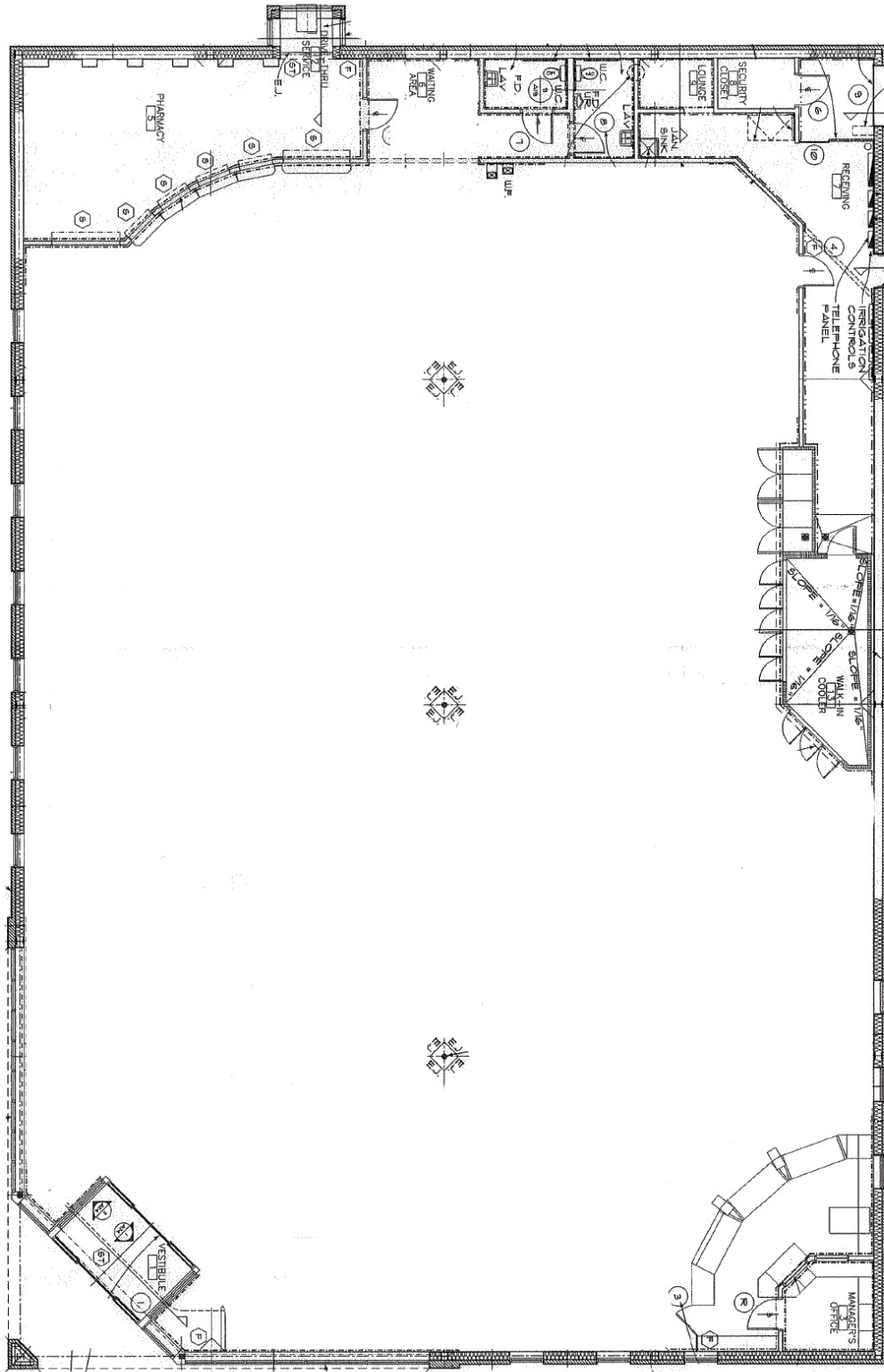
330 284 0331 • sean@naispring.com

Jared Sanford

330 354 3466 • jared@naispring.com

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Floor Plan



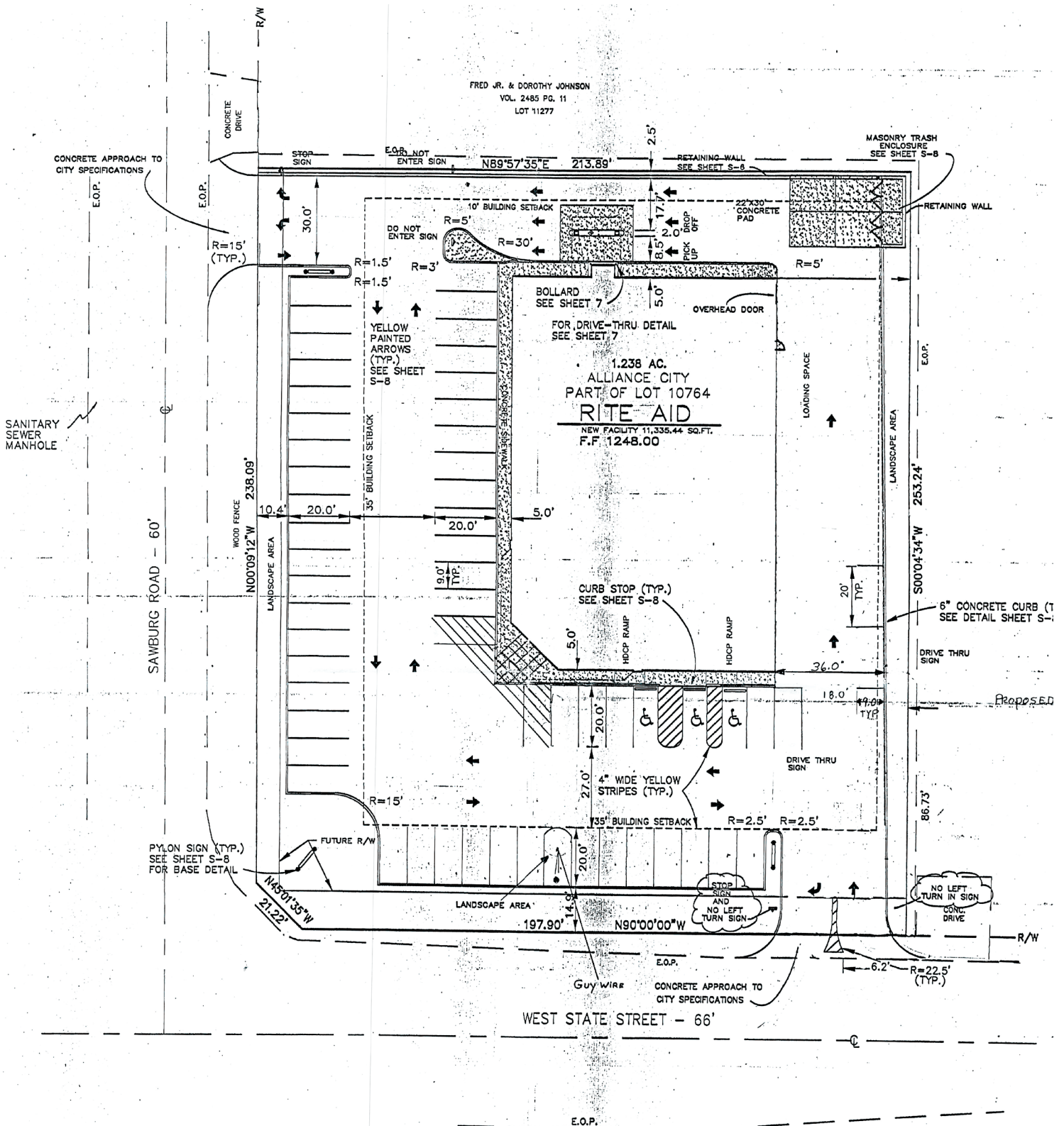
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Site Plan



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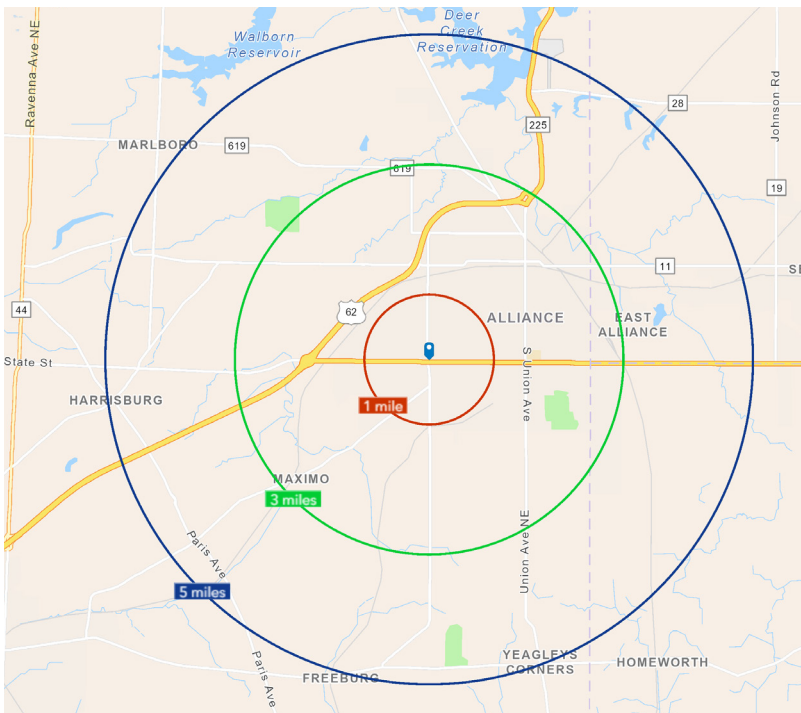
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Demographics

2024 Summary

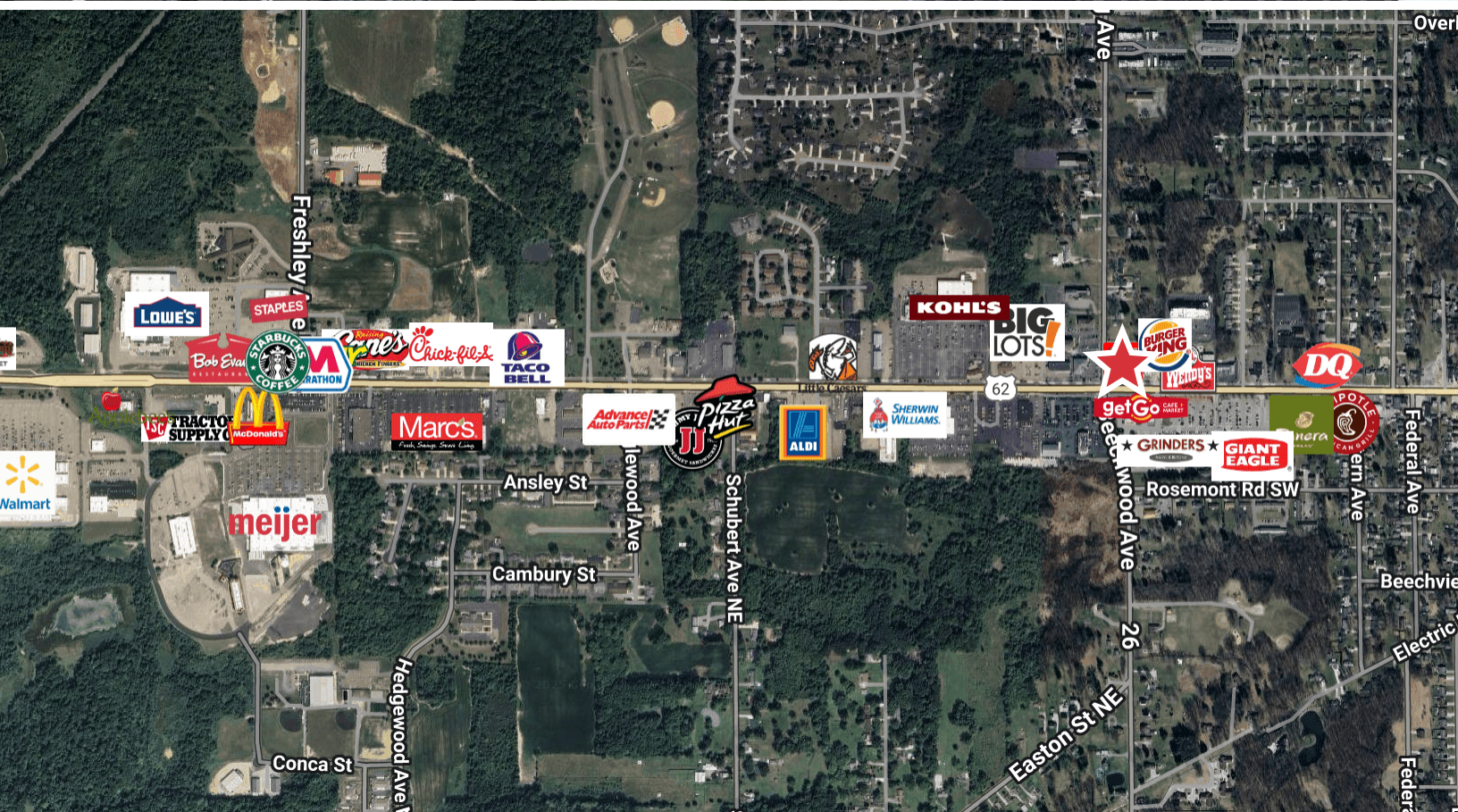
	1 Mile	3 Miles	5 Miles
Population	5,186	26,878	32,604
Households	2,461	10,995	13,285
Families	1,443	6,367	7,952
Average Household Size	2.06	2.29	2.32
Owner Occupied Housing Units	1,785	6,510	8,448
Renter Occupied Housing Units	676	4,485	4,837
Median Age	49.3	40.0	41.3
Median Household Income	\$75,648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



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