



2122 W State Street
Alliance, OH 44601

LEASE RATE	\$6,000/mo/NNN
TOTAL SQ FT	2,880
ACRES	1.13
ZONING	B2
YEAR BUILT	2005
PARCEL	7701274
FRONTAGE	106'
TRAFFIC COUNT	22,075 AADT

Property Highlights

- Great location along W State Street.
- Adjacent to Aldi, and close proximity to Meijer, Kohls, and many other retailers.
- Approximately 1,700/SF of garage space.
- (2) drive in doors.

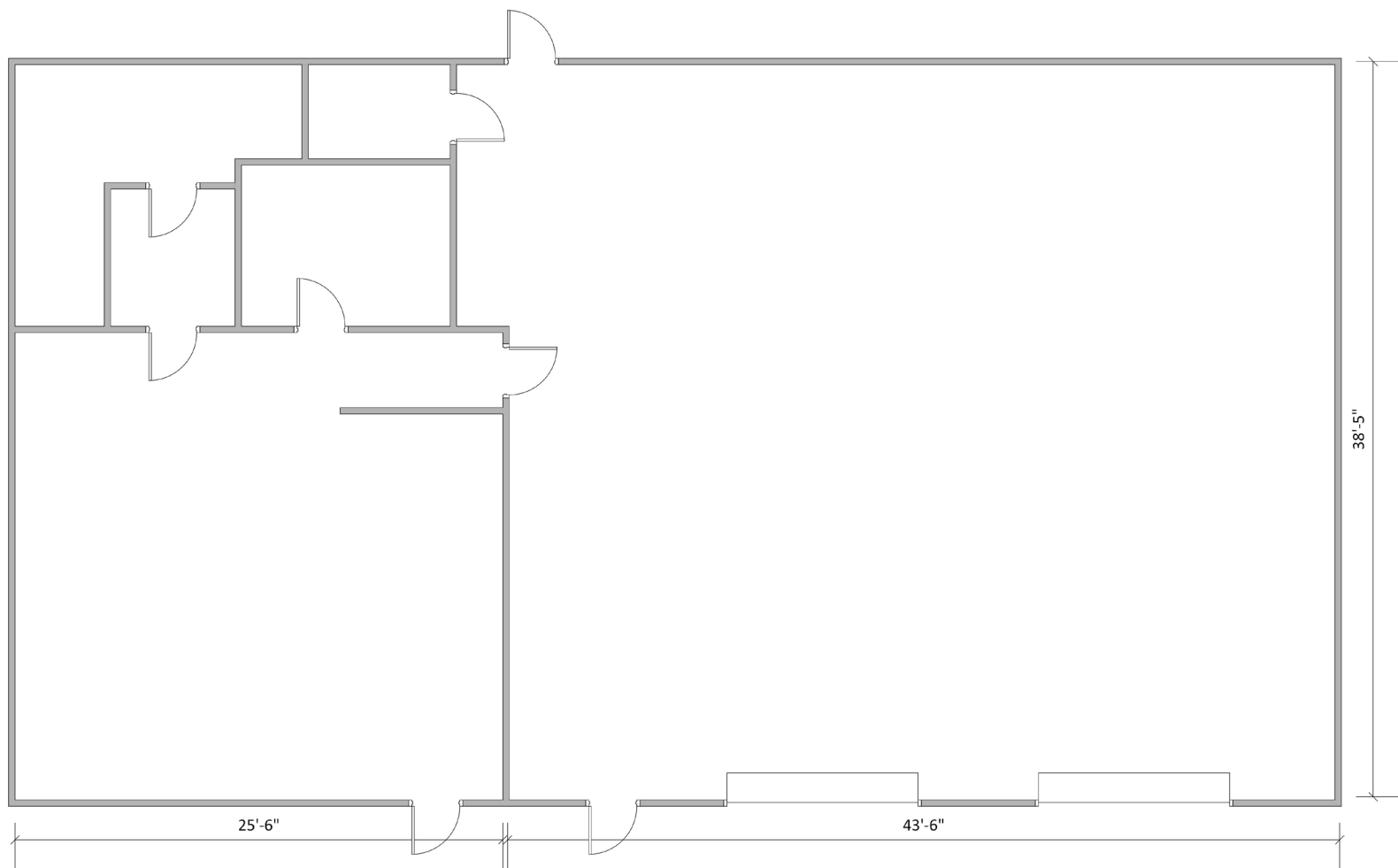
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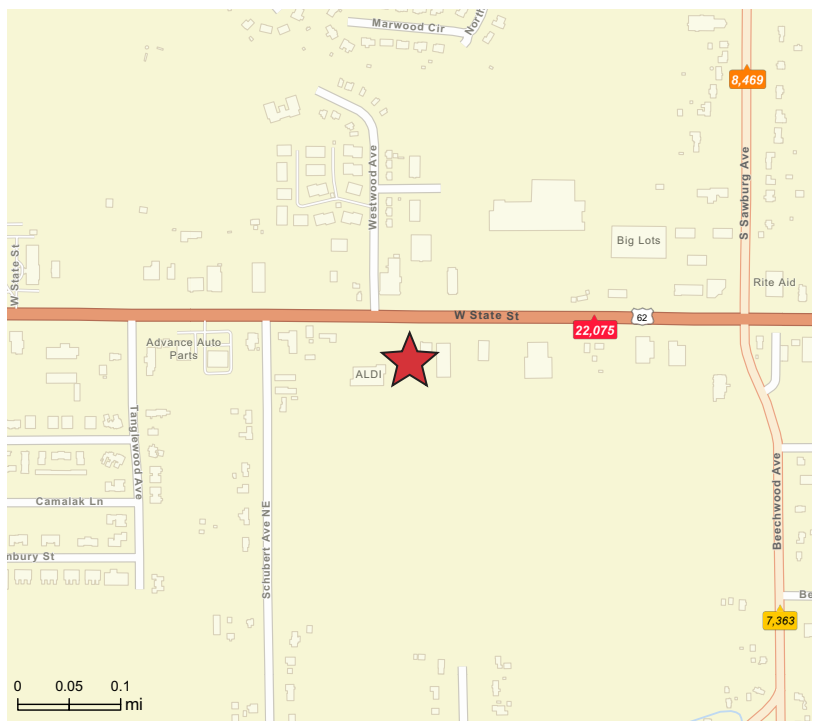
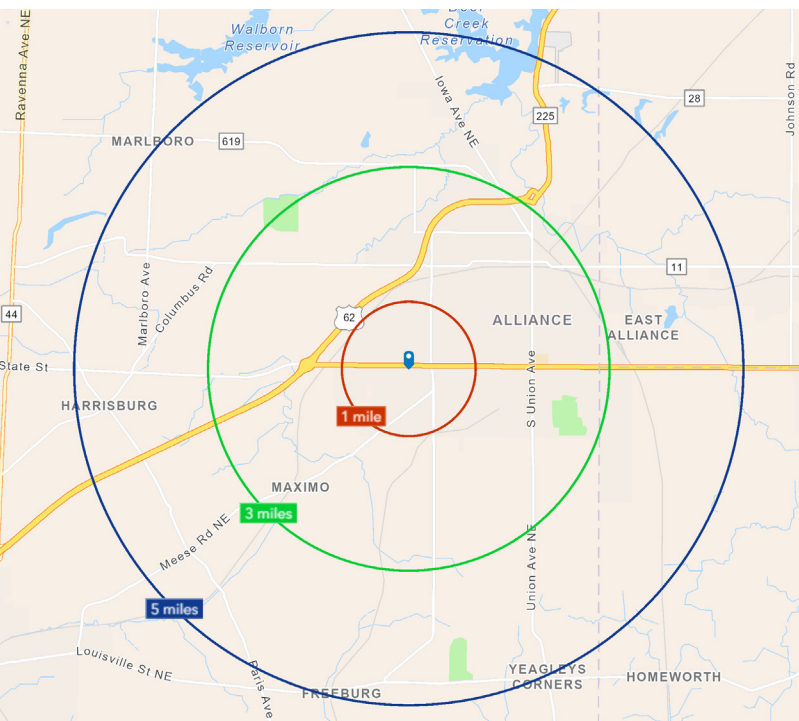
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2024 Summary

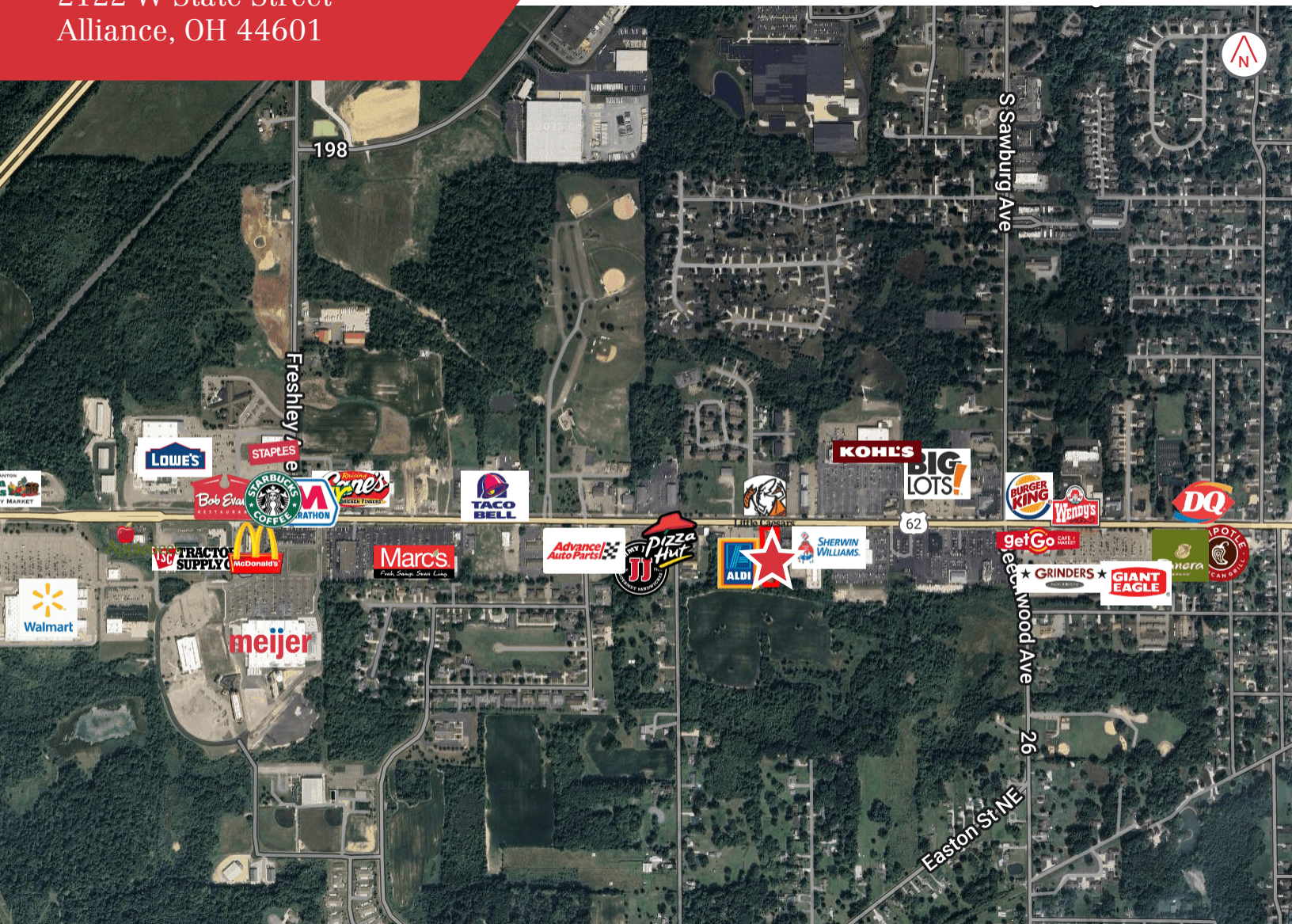
	1 Mile	3 Miles	5 Miles
Population	3,538	25,893	32,793
Households	1,681	10,564	13,366
Families	991	6,100	8,020
Average Household Size	2.04	2.29	2.32
Owner Occupied Housing Units	1,129	6,238	8,512
Renter Occupied Housing Units	552	4,326	4,854
Median Age	50.6	40.0	41.3
Median Household Income	\$69,676	\$55,769	\$58,586
Average Household Income	\$83,886	\$69,931	\$73,741



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