## **NAISpring**

## FOR LAND LEASE 1.77 Acres



2360 State Street Alliance, Ohio 44601

LEASE RATE	\$10,000/month
ACRES	1.77
PARCEL	7701002
ZONING	B2
FRONTAGE/DEPTH	190' / 415'
TRAFFIC COUNT	23,736 AADT (2024)

 Located just east of Meijer, and close to other retailers and restaurants.

1.77 acres available for land lease along highly traveled W State Street (Route 62) in Alliance.

• Zoning allows for office, retail, medical, etc.

Level lot with almost 200' of frontage.

### Dan Spring, SIOR

P 330 497 6249 • dan@naispring.com

#### Kelly Sober, CCIM

**Property Details** 

P 330 497 9837 • kelly@naispring.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

8234 Pittsburg Ave NW North Canton, OH 44720 +1 330 966 8800 naispring.com

# **NAI**Spring

#### **DEMOGRAPHIC SUMMARY 2024**

1 MILE 3 MILES 5	MILES
Population 2,100 24,300	32,814
Households 1,030 9,963	13,348
Families 598 5,731	8,021
Average Household Size 1.93 2.27	2.32
Owner Occupied Housing Units 620 5,879	8,507
Renter Occupied Housing Units 410 4,084	4,841
Median Age 50.6 40.1	41.3
Median Household Income \$62,973 \$56,209	\$58,631
Average Household Income \$80,220 \$70,863	\$73,971



