



12595 W State Street
Alliance, Ohio 44601

SQ FT AVAILABLE **3,000 - 6,000**

LEASE RATE **\$12.00/SF/NNN**

ACRES **11.23**

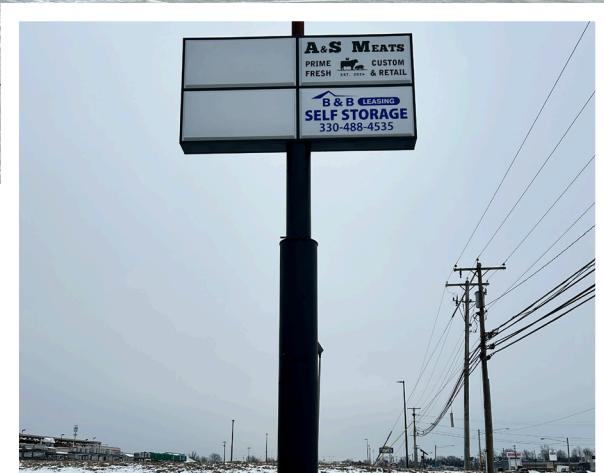
YEAR BUILT **1987**

ZONING **B2**

TRAFFIC COUNT **16,070 AADT**

Dan Spring, SIOR
330 497 6249 • dan@naispring.com

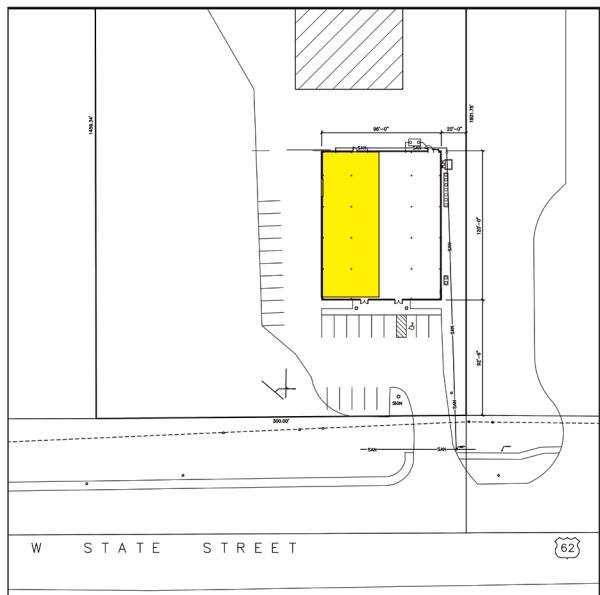
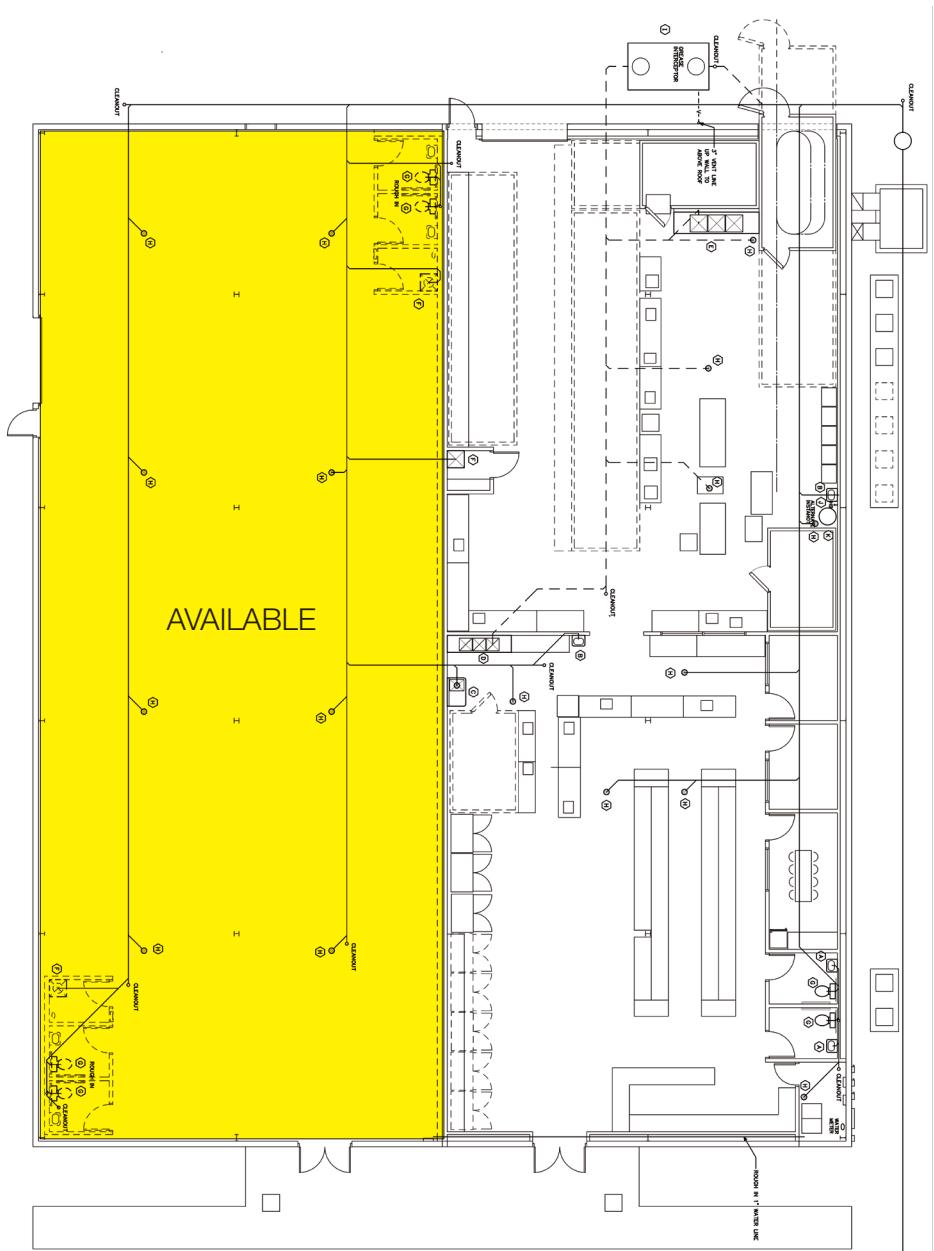
Kelly Sober, CCIM
330 497 6937 • kelly@naispring.com



PROPERTY DETAILS

- Exceptional retail opportunity in a prime location on State Street and close to Route 62 in Alliance.
- Customizable space currently in shell condition, ranging from 3,000-6,000/SF.
- Prominent road signage on State Street ensuring maximum exposure.
- Recent updates include new plumbing, electrical service, water, remodeled outside, and new roof all completed in 2024.
- Highly traveled retail corridor near Walmart, Staples, Lowes, Meijer, and numerous other stores and restaurants.

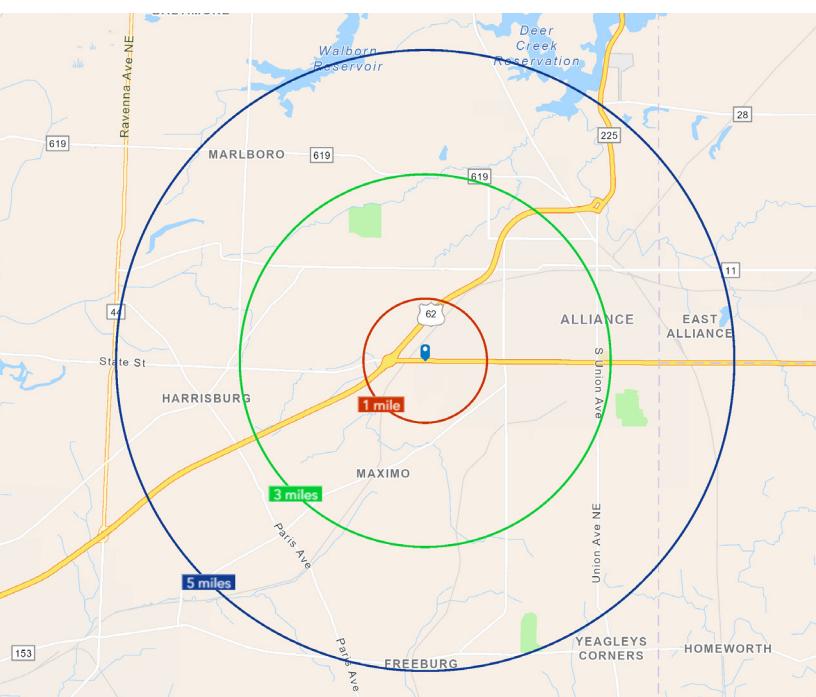
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*DIMENSIONS ARE APPROXIMATE. THIS INFORMATION IS FROM RELIABLE SOURCES BUT IS NOT GUARANTEED AND IS SUBJECT TO CHANGE

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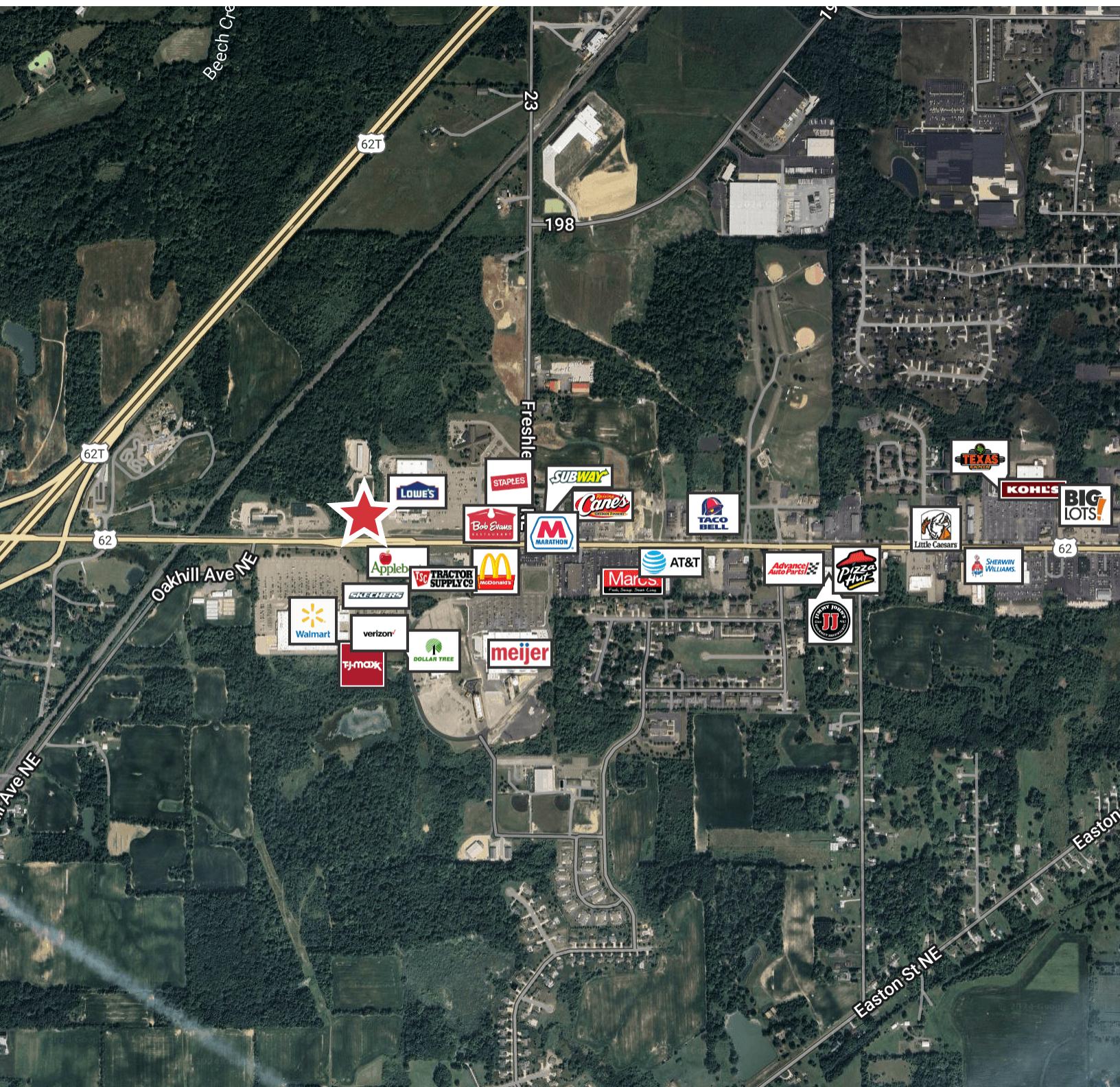
8234 Pittsburg Ave NW
North Canton, OH 44720
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DEMOGRAPHICS - 2024 Summary

	1 Mile	3 Miles	5 Miles
Population	1,412	17,613	32,731
Households	678	7,025	13,303
Families	397	4,263	8,007
Average Household Size	1.96	2.30	2.32
Owner Occupied Housing Units	388	4,670	8,469
Renter Occupied Housing Units	290	2,355	4,834
Median Age	50.2	41.3	41.2
Median Household Income	\$60,503	\$62,933	\$58,712
Average Household Income	\$78,530	\$77,495	\$74,196

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