



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

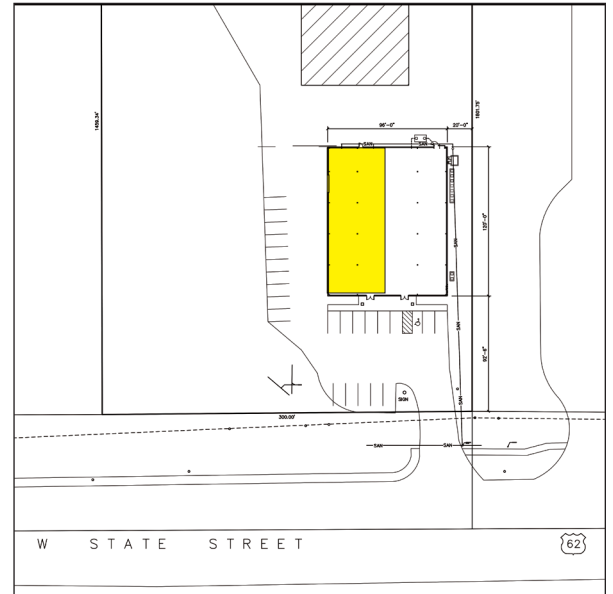
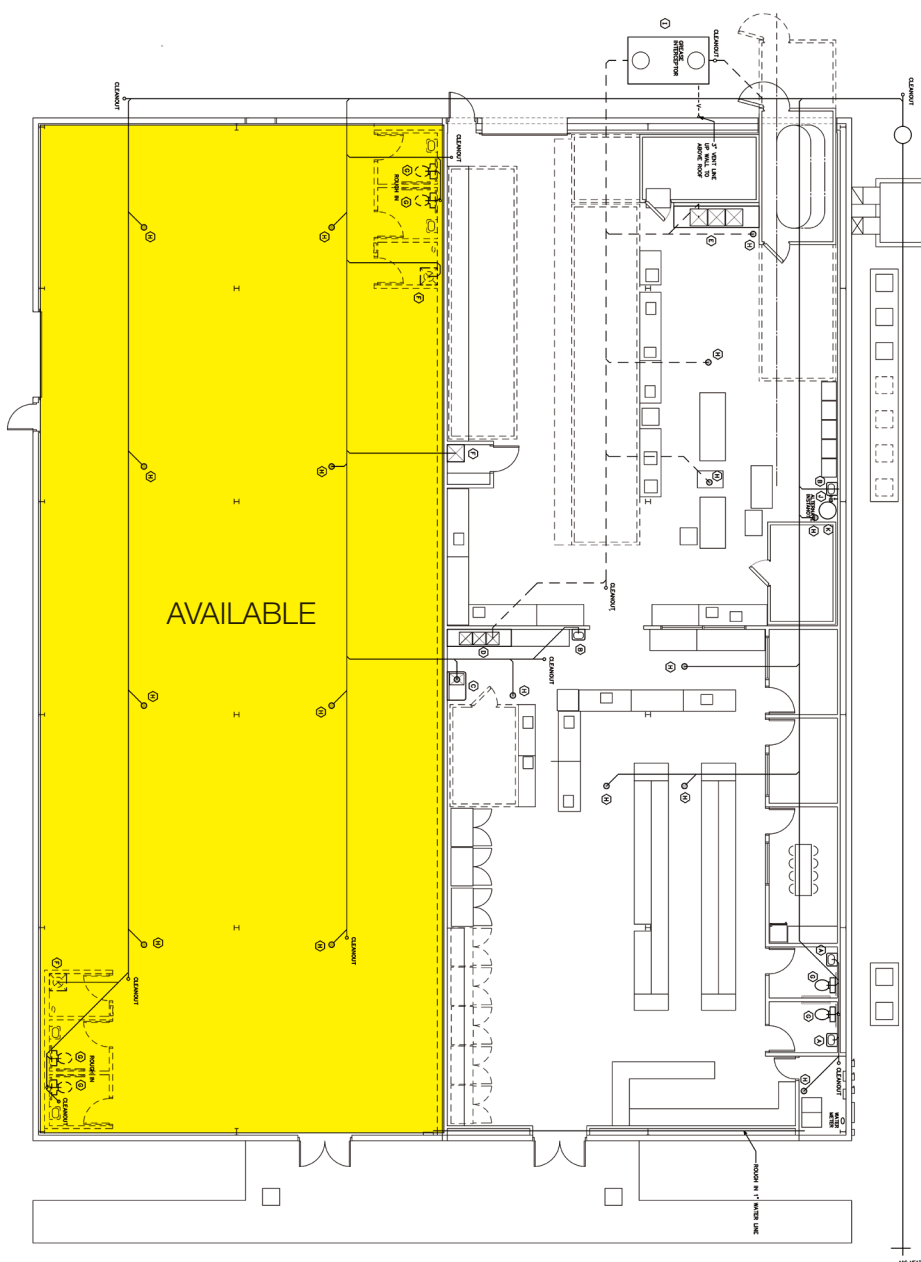
330 497 6937 • kelly@naispring.com



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.

12595 W State Street
Alliance, Ohio 44601

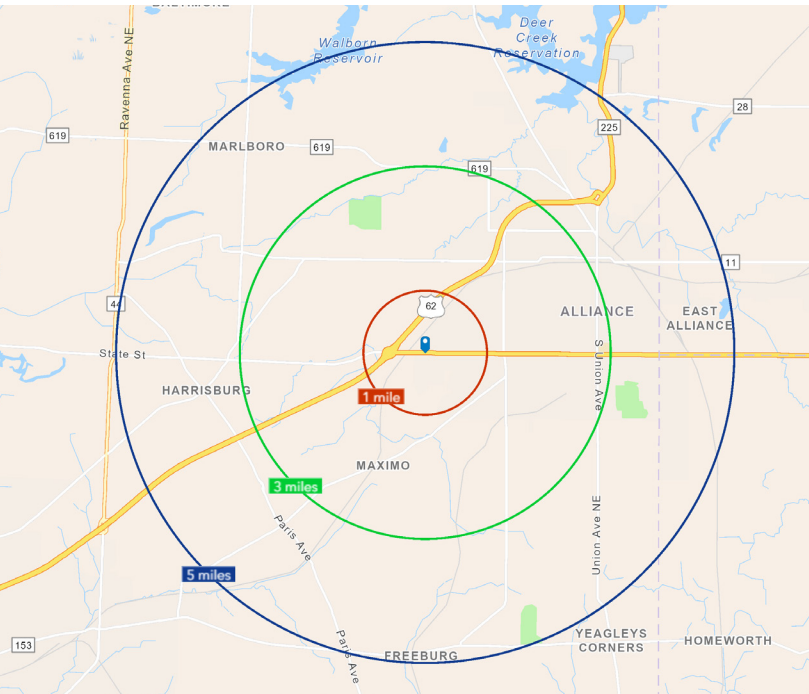


*DIMENSIONS ARE APPROXIMATE. THIS INFORMATION IS FROM RELIABLE SOURCES BUT IS NOT GUARANTEED AND IS SUBJECT TO CHANGE



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

12595 W State Street
Alliance, Ohio 44601



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

12595 W State Street
Alliance, Ohio 44601

