

# AVAILABLE FOR LEASE

ALLIANCE TOWN CENTER | 2500 W STATE ST., ALLIANCE, OH 44601



[VIEW ON ANCHORCLE.COM](http://www.anchorcle.com)

## HIGHLIGHTS

- Available for lease
- Junior anchor & small shop positions available
- Signalized access, including three access points
- Approximately 300,000 SF retail redevelopment
- The only regional trade area between Canton, OH and Youngstown, OH
- Large 360 degree draw - the closest regional trade area, Belden Village, is a 30 minute drive time
- Home to University of Mount Union - ranked #13 in Regional Colleges Midwest
- Across the street from Lowe's and adjacent to high volume Walmart Supercenter

## TRAFFIC COUNTS

W. State St. = 22,702 VPD



## DEMOGRAPHICS

2020 ESTIMATES	3 mile	5 mile	7 mile
Population	20,349	33,782	49,142
Households	7,994	13,249	19,310
Average HH Income	\$64,980	\$65,230	\$69,511
Daytime Employees	8,066	13,343	15,559

## CONTACT

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**GREG GUYURON**

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# Anchor

CLEVELAND

24500 CHAGRIN BLVD., SUITE 100  
BEACHWOOD, OHIO 44122

[WWW.ANCHORCLE.COM](http://www.anchorcle.com)

# TRADE AERIAL



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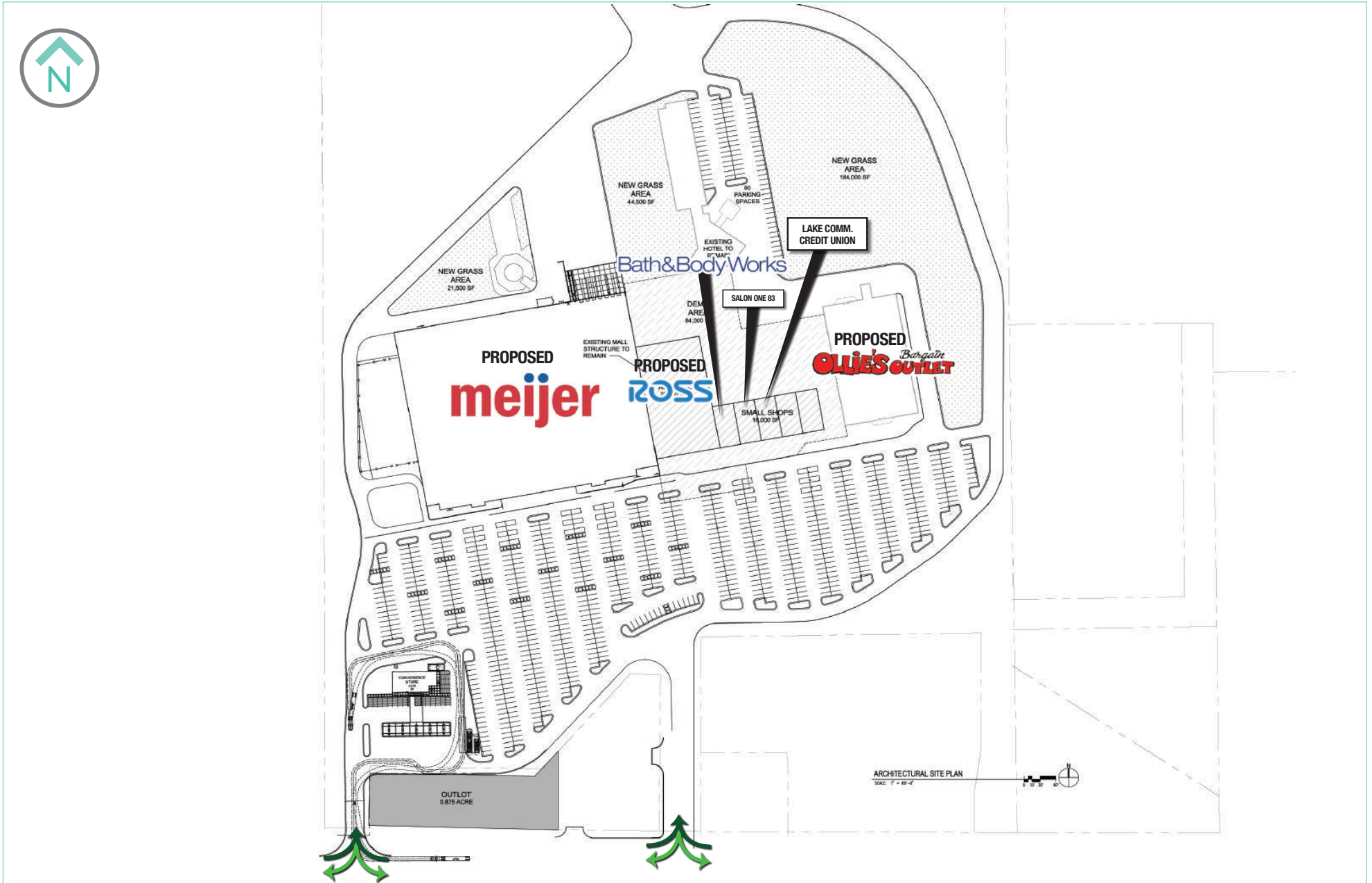
# LOW AERIAL



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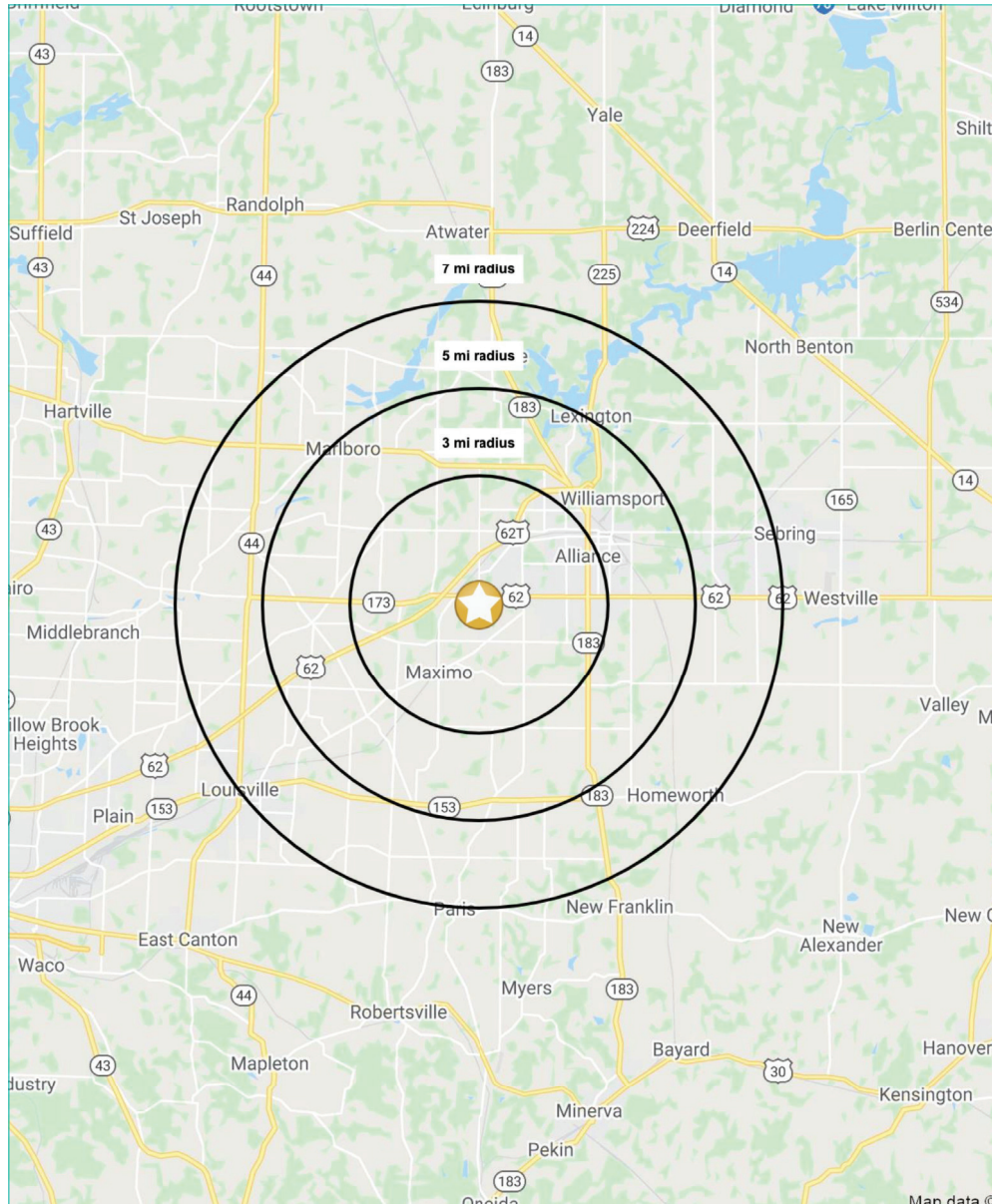
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# SITE PLAN



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# DEMOGRAPHICS



## SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.8994/-81.1539

2500 W State St Alliance, OH 44601		3 mi radius	5 mi radius	7 mi radius
POPULATION	2020 Estimated Population	20,349	33,782	49,142
	2025 Projected Population	20,484	33,939	48,732
	2010 Census Population	21,036	35,094	50,559
	2000 Census Population	21,737	36,516	52,210
	Projected Annual Growth 2020 to 2025	0.1%	-	-0.2%
	Historical Annual Growth 2000 to 2020	-0.3%	-0.4%	-0.3%
HOUSEHOLDS	2020 Median Age	39.9	40.0	41.0
	2020 Estimated Households	7,994	13,249	19,310
	2025 Projected Households	8,183	13,557	19,492
	2010 Census Households	8,081	13,462	19,441
	2000 Census Households	8,226	13,750	19,612
	Projected Annual Growth 2020 to 2025	0.5%	0.5%	0.2%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	-0.1%	-0.2%	-
	2020 Estimated White	88.3%	87.5%	90.5%
	2020 Estimated Black or African American	6.8%	7.9%	5.7%
	2020 Estimated Asian or Pacific Islander	1.0%	0.8%	0.7%
	2020 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
	2020 Estimated Other Races	3.7%	3.7%	3.0%
INCOME	2020 Estimated Hispanic	2.1%	2.1%	1.9%
	2020 Estimated Average Household Income	\$64,980	\$65,230	\$69,511
	2020 Estimated Median Household Income	\$48,229	\$48,306	\$53,209
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$25,954	\$25,891	\$27,550
	2020 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.9%	1.9%
	2020 Estimated Some High School (Grade Level 9 to 11)	6.5%	8.2%	7.2%
	2020 Estimated High School Graduate	43.7%	44.5%	44.2%
	2020 Estimated Some College	20.0%	20.3%	20.6%
	2020 Estimated Associates Degree Only	6.4%	6.6%	7.4%
BUSINESS	2020 Estimated Bachelors Degree Only	13.5%	11.8%	12.0%
	2020 Estimated Graduate Degree	8.3%	6.7%	6.7%
	2020 Estimated Total Businesses	698	1,137	1,369
	2020 Estimated Total Employees	8,066	13,343	15,559
2020 Estimated Employee Population per Business	11.6	11.7	11.4	
2020 Estimated Residential Population per Business	29.1	29.7	35.9	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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