



ANCHOR
RETAIL

REALTY
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MEMBER



10.2835 ACRES
AVAILABLE

2500 West State Street
Alliance, Ohio 44601

FOR SALE

10.2835 ACRES

2500 West State Street | Alliance, Ohio 44601



HIGHLIGHTS

- ▶ Well positioned between high performing Walmart Supercenter and new Meijer
- ▶ 30 year tax increment financing (tiff) - projected approx. \$80,000 per year real estate tax abatement
- ▶ Price: \$1.4 Million
- ▶ Nearby retailers, TJ Maxx, Staples, Lowe's, Marc's, Tractor Supply, and Skechers
- ▶ Strong county seat market, positioned between Akron, Canton, and Youngstown
- ▶ The site is zoned B2, which allows for a broad range of commercial and potential residential uses.
- ▶ [Zoning information](#)



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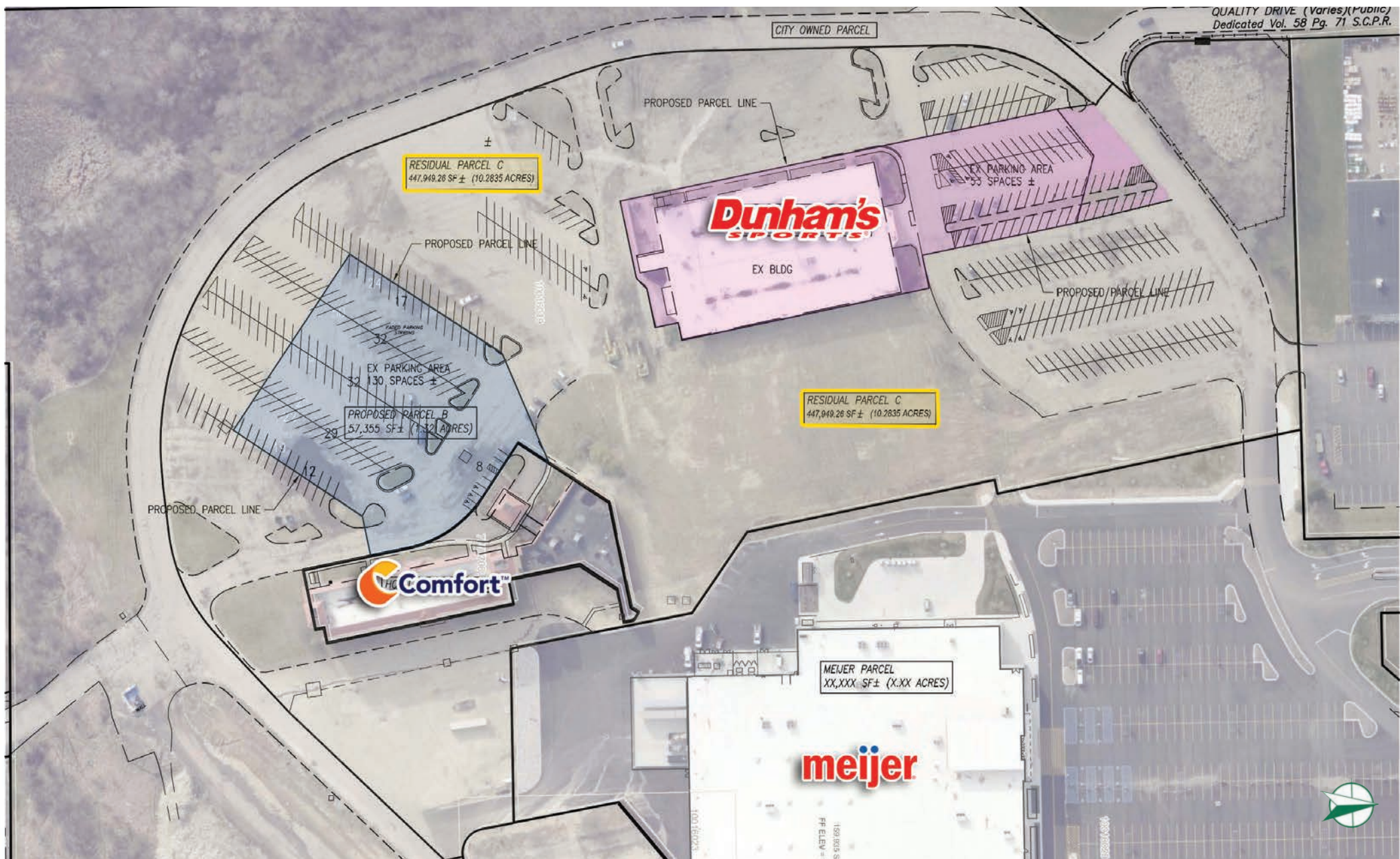
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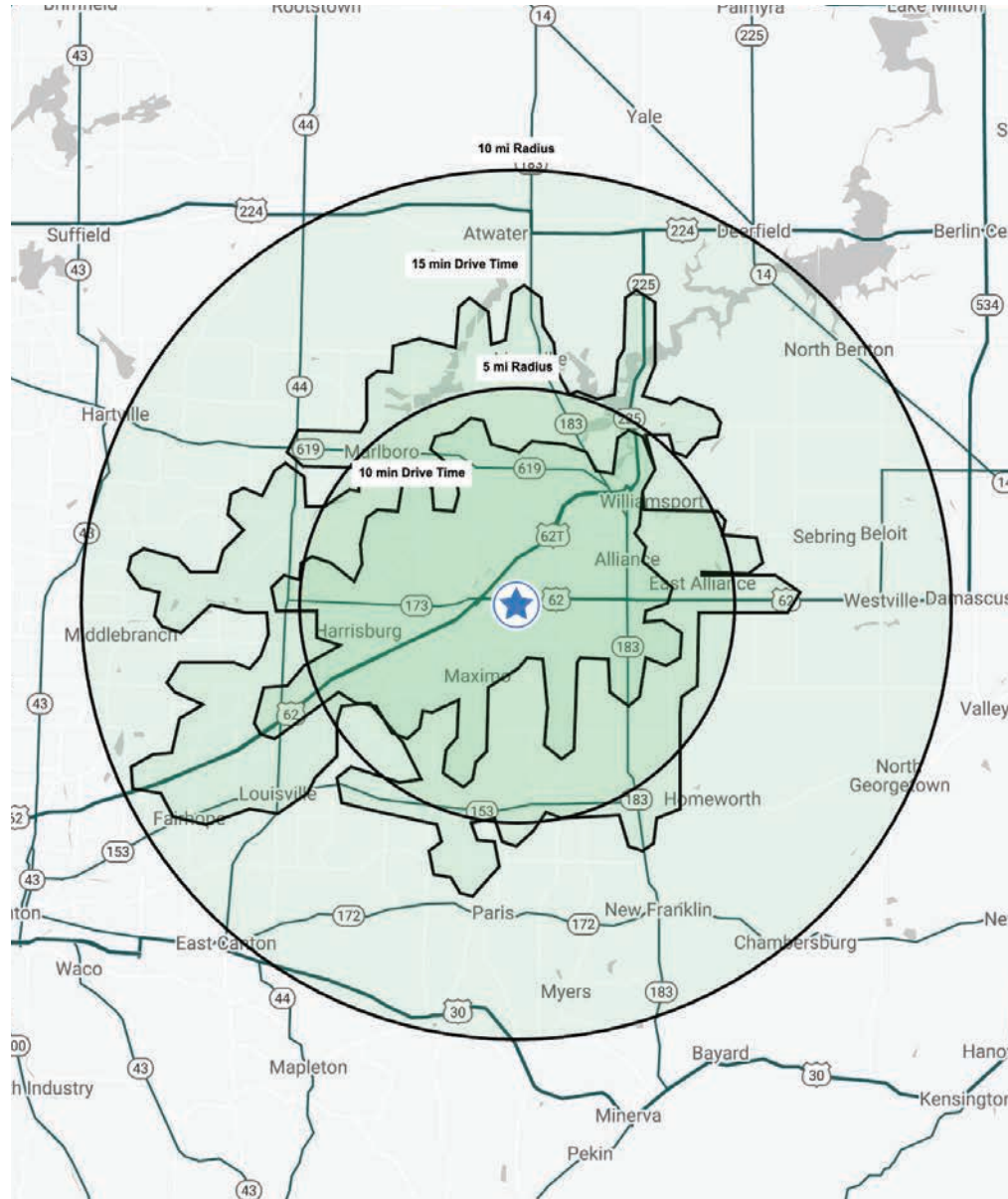
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DEMOGRAPHIC SNAPSHOT

	5 MILE	10 MILES	10 MIN DRIVE	15 MIN DRIVE
 POPULATION	33,567	90,578	27,121	48,284
 HOUSEHOLDS	13,549	36,738	10,961	19,465
 MEDIAN AGE	40.8	42.7	40.4	41.2
 AVERAGE HH INCOME	\$85,342	\$93,790	\$82,866	\$89,033
 MEDIAN HH INCOME	\$64,010	\$72,445	\$62,810	\$67,120
 BUSINESSES	1,180	2,325	916	1,512
 EMPLOYEES	14,481	24,141	11,242	17,546
 EDUCATION: BACHELORS +	18.5%	23.0%	19.4%	20.6%



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