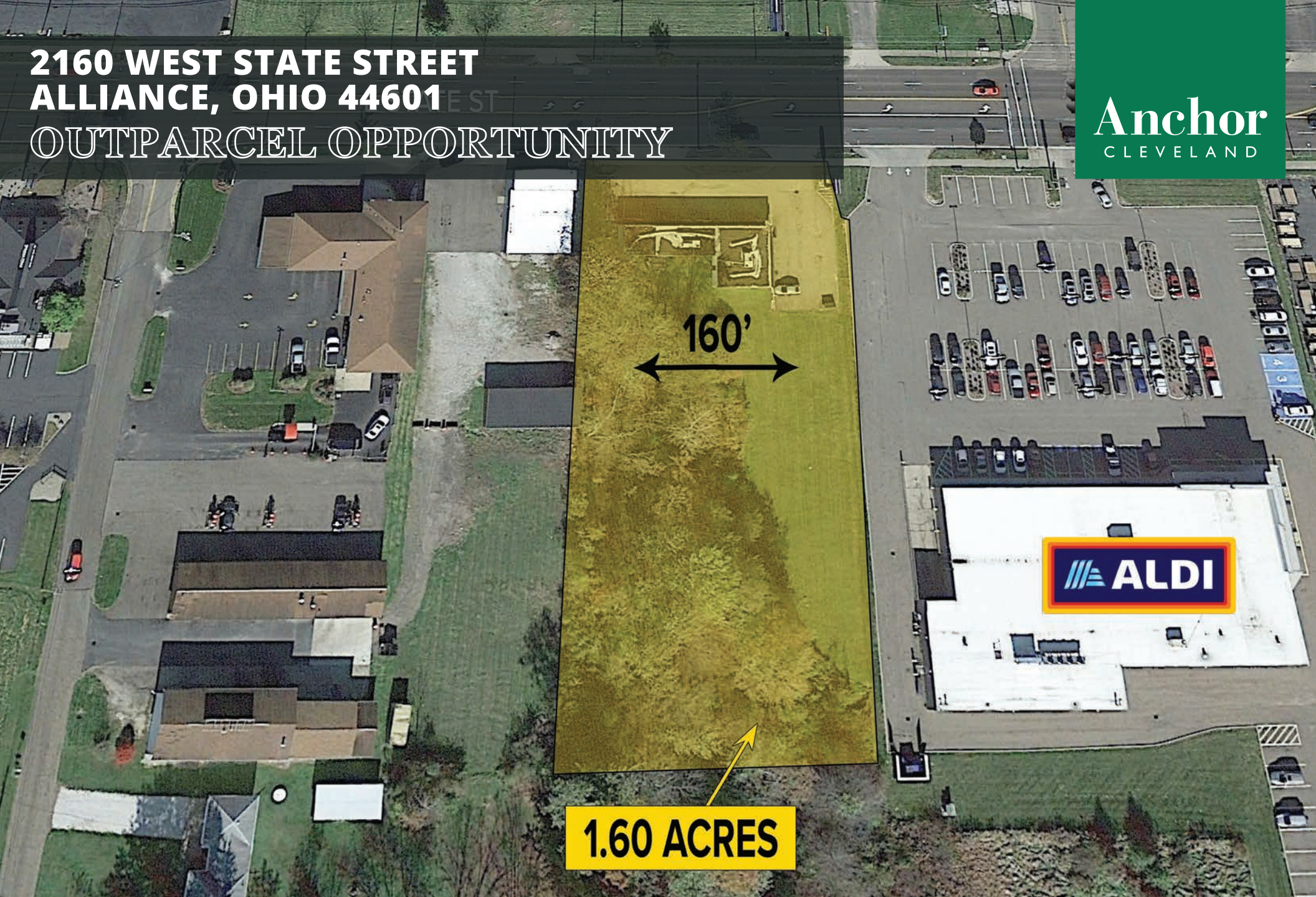


**2160 WEST STATE STREET
ALLIANCE, OHIO 44601**
OUTPARCEL OPPORTUNITY

Anchor
CLEVELAND



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CLICK TO VIEW ON
GOOGLEMAPS



AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT

NEW OUTSTANDING OUTPARCEL OPPORTUNITY | 2160 WEST STATE STREET ALLIANCE, OHIO 44601



HIGHLIGHTS

- ▶ New to Market - 1.60 acre site, available for ground lease or build-to-suit
- ▶ [Zoned B-2 - General Business](#)
- ▶ Centrally located between Giant Eagle and Kohl's (east) and Walmart and Lowe's (west)
- ▶ Immediately adjacent to Aldi and traffic signal with 22,075 VPD
- ▶ 1/2 mile from new Meijer Super-center (opening fall 2023)

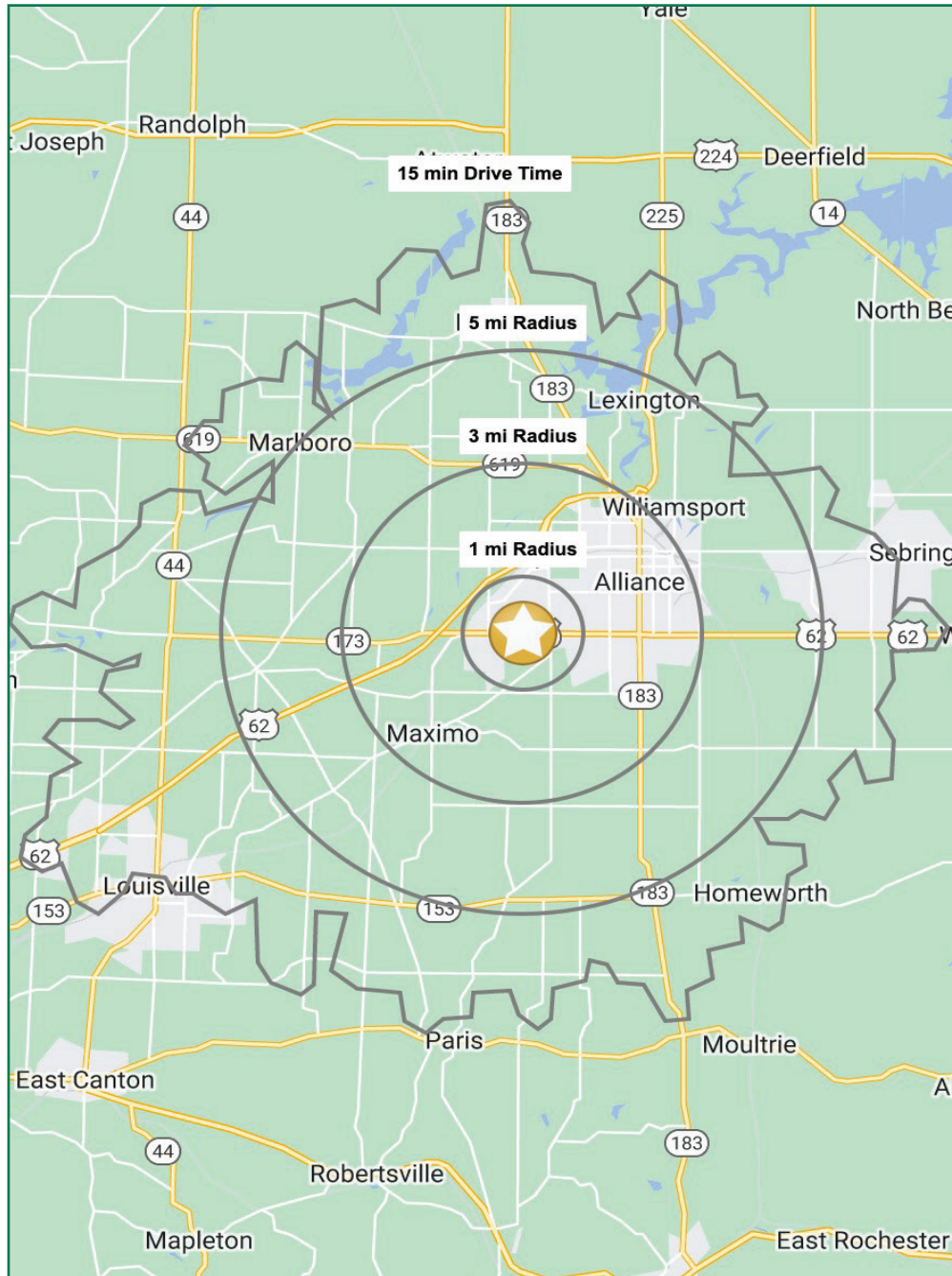
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DEMO SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
 POPULATION	3,295	25,932	33,223	50,084
 HOUSEHOLDS	1,506	10,296	13,141	19,986
 MEDIAN AGE	48.9	38.4	39.5	41.1
 AVERAGE HH INCOME	\$63,351	\$63,054	\$66,911	\$70,088
 MEDIAN HH INCOME	\$47,075	\$47,676	\$50,564	\$55,023
 BUSINESSES	260	890	1,092	1,374
 EMPLOYEES	3,401	9,635	12,156	16,751
 EDUCATION: BACHELORS +	24.8%	19.2%	18.3%	18.8%

Demographics ©2021 AGS

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