



REAL ESTATE

***FOR LEASE - 2,500 sf - Last space left!***

***Westwood Square***

**2410 West State St., Alliance, OH 44601**

**JOE ANTHONY, ESQ.**

Co-Founder & CEO

C: 814-242-7969

**STEVE ZAMIAS JR.**

Co-Founder & CFO

C: 814-525-2057

231 Market St, Johnstown, PA 15901 | [info@a2zreinc.com](mailto:info@a2zreinc.com) | [www.A2ZREInc.com](http://www.A2ZREInc.com) | 814-254-4004





**MARC'S**



**PET  
SUPPLIES  
"PLUS"**

**SELF-SERVE DOG WASH**



**Rent-A-Center**

**A2Z**  
REAL ESTATE

## WESTWOOD SQUARE

**Address:**

**2410 West State St.,  
Alliance, OH 44601**

**Space Available:  
2,500 sf**

**About:**

**Westwood Square is conveniently located 25 minutes from Interstate 77, and 5 minutes from the University of Mount Union campus. The site features new pavement, striping, and roof.**

**Tenants include Marc's, Pet Supplies Plus, Rent-A-Center, Cosmo Prof, AT&T, & Best Cuts.**

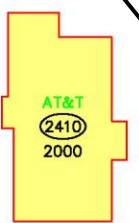


**DEVELOPMENT DATA**

<b>ANCHOR STORES</b>	
STORE #2444 MARC'S	35,700 S.F.
TOTAL ANCHORS	35,700 S.F.
TOTAL SMALL SHOPS	40,106 S.F.
TOTAL LEASABLE AREA	75,806 S.F.
<b>OUTPARCELS</b>	
AT&T	2,000 S.F.
OVERALL LEASABLE AREA	77,806 S.F.
ACTUAL NUMBER OF PARKING SPACES PROVIDED	488 CARS

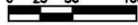
**ROOM KEY**  
 (000) — UNIT NUMBER  
 0000 — UNIT SQUARE FOOTAGE

**COLOR KEY**  
 OCCUPIED  
 VACANT



Nail Salon  
 Opening Soon!

NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

0' 25' 50' 100'  
  
**SCALE**  
**DATE: 12/05/22**

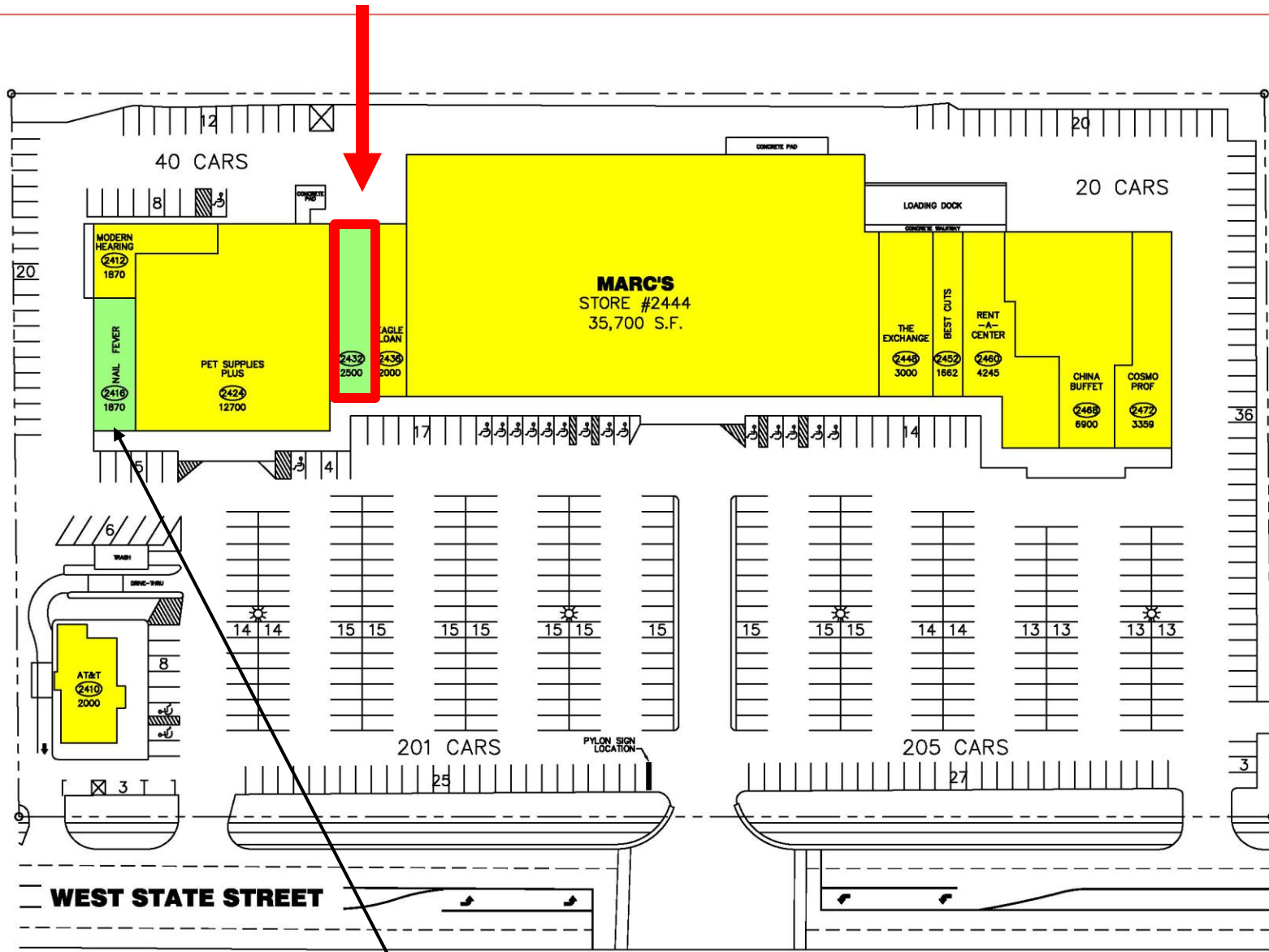
**LEASE PLAN**  
**WESTWOOD SQUARE**

2410-2464 WEST STATE STREET  
 ALLIANCE, OH 44601  
 STARK COUNTY

BWI WESTWOOD LLC  
 BON INVESTMENTS

MANAGED BY  
  
 REAL ESTATE | 231 MARKET STREET  
 JOHNSTOWN, PA 15901  
 (814) 254-4004  
 a2zreinc.com  
 info@a2zreinc.com





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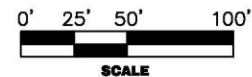
**SITE PLAN  
WESTWOOD  
SQUARE**

**2410-2464 WEST STATE STREET  
ALLIANCE, OH 44601  
STARK COUNTY**

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BON INVESTMENTS**

MANAGED BY

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info@a2zreinc.com



<b>REVISIONS</b>	<b>DATE: 09/16/14</b>

**PP-1**

**NOTE:**  
THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE DESIRED PREMISES IN THE PROJECT. LESSOR RESERVES THE RIGHT TO CHANGE THE TENANTS NAMES & LOCATIONS OF OTHER TENANTS, PROVIDED THE PARKING AREA IS NOT SUBSTANTIALLY REDUCED. LESSOR ALSO RESERVES THE RIGHT TO CHANGE PARKING ARRANGEMENTS, ENTRANCES, CURBS, SERVICE AREAS, ETC. LESSOR MAKES NO REPRESENTATION THAT THE PREMISES WILL BE OCCUPIED AS SHOWN, BUT ONLY INTENDS TO SHOW WHAT MAY BE DEVELOPED IN THE PROJECT. ANY COVENANTS WITH REFERENCE TO WHAT OTHER TENANTS MAY OCCUPY SPACE IN THE PROJECT MUST APPEAR IN THE WRITTEN BODY OF THE LEASE.

Nail Salon  
Opening Soon!

2410 W State St

Alliance, OH 44601

December 2021

COMPETITIVE EDGE FITNESS & DANCE

Logos in this box: T-Mobile, COST CUTTERS, Famous Footwear, Aaron's, Hampton, O'Reilly Auto Parts, MR.TIRE Auto Service Centers, Great Clips, DQ, maurices, KOHL'S, Texas Roadhouse, Chipotle Mexican Grill, Panera Bread, Burger King, Giant Eagle, ALDI, Rite Aid, BIG LOTS!, Sherwin-Williams, Little Caesars.

Logos in this box: SKECHERS, TJ-maxx, MARATHON, claire's, Comfort Inn, Starbucks, Woodforest National Bank, goodwill, SALLY BEAUTY, Bath&BodyWorks, Applebees, Walmart, Bob Evans, SUBWAY, McDonald's, Staples, DOLLAR TREE, TRACTOR SUPPLY CO., LOWE'S, CINEMARK, Dunham's Sports.

9.5K

15.2K

20.1K

PET SUPPLIES PLUS

Marc's



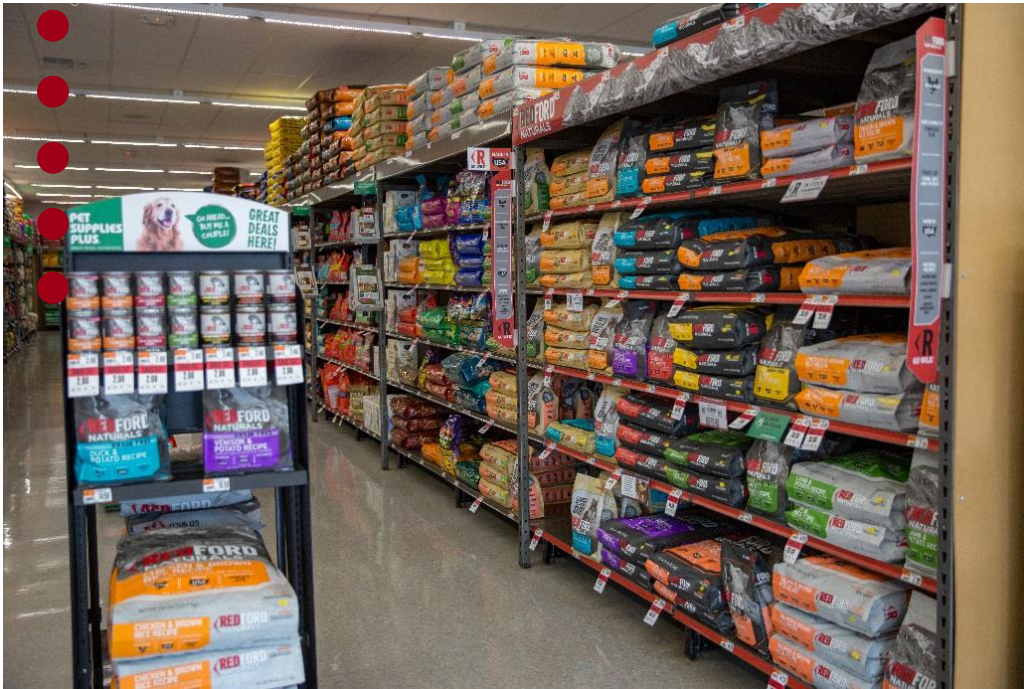
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# DEMOGRAPHICS

2410 W State St Alliance, OH 44601	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2021 Estimated Population	1,919	24,155	33,262	87,628
2026 Projected Population	1,901	23,752	32,672	86,312
2020 Census Population	1,894	24,139	33,364	87,902
2010 Census Population	1,920	25,285	34,927	89,385
Projected Annual Growth 2021 to 2026	-0.2%	-0.3%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2021	-	-0.4%	-0.4%	-0.2%
2021 Median Age	47.1	38.6	39.5	41.7
<b>Households</b>				
2021 Estimated Households	863	9,622	13,148	34,771
2026 Projected Households	879	9,725	13,289	35,285
2020 Census Households	858	9,623	13,201	34,875
2010 Census Households	840	9,780	13,407	34,403
Projected Annual Growth 2021 to 2026	0.4%	0.2%	0.2%	0.3%
Historical Annual Growth 2010 to 2021	0.2%	-0.1%	-0.2%	-
<b>Race and Ethnicity</b>				
2021 Estimated White	87.2%	77.7%	80.5%	87.3%
2021 Estimated Black or African American	5.2%	7.7%	7.4%	4.9%
2021 Estimated Asian or Pacific Islander	0.7%	5.9%	4.4%	1.9%
2021 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%	0.2%
2021 Estimated Other Races	6.8%	8.5%	7.6%	5.7%
2021 Estimated Hispanic	3.3%	2.9%	2.6%	2.2%
<b>Income</b>				
2021 Estimated Average Household Income	\$65,017	\$63,933	\$67,109	\$74,181
2021 Estimated Median Household Income	\$38,673	\$48,229	\$50,756	\$60,670
2021 Estimated Per Capita Income	\$29,879	\$25,872	\$26,845	\$29,698
<b>Education (Age 25+)</b>				
2021 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.8%	1.8%	1.8%
2021 Estimated Some High School (Grade Level 9 to 11)	8.8%	8.4%	8.6%	6.6%
2021 Estimated High School Graduate	42.6%	44.1%	44.6%	42.8%
2021 Estimated Some College	18.4%	19.0%	20.0%	20.4%
2021 Estimated Associates Degree Only	7.8%	6.4%	6.7%	8.5%
2021 Estimated Bachelors Degree Only	14.0%	12.9%	11.9%	13.5%
2021 Estimated Graduate Degree	7.6%	7.4%	6.4%	6.4%
<b>Business</b>				
2021 Estimated Total Businesses	198	819	1,102	2,062
2021 Estimated Total Employees	2,824	9,040	12,240	24,953
2021 Estimated Employee Population per Business	14.3	11.0	11.1	12.1
2021 Estimated Residential Population per Business	9.7	29.5	30.2	42.5







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## CONTACT

### A2Z REAL ESTATE INC

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