

**3.5 ACRES
FOR SALE**

SITE



16,859 VPD



S Union Ave

7,928 VPD

7,395 VPD

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LAND DEVELOPMENT OPPORTUNITY IN ALLIANCE
2435 S UNION AVE, ALLIANCE, OH 44601

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PROPERTY OVERVIEW

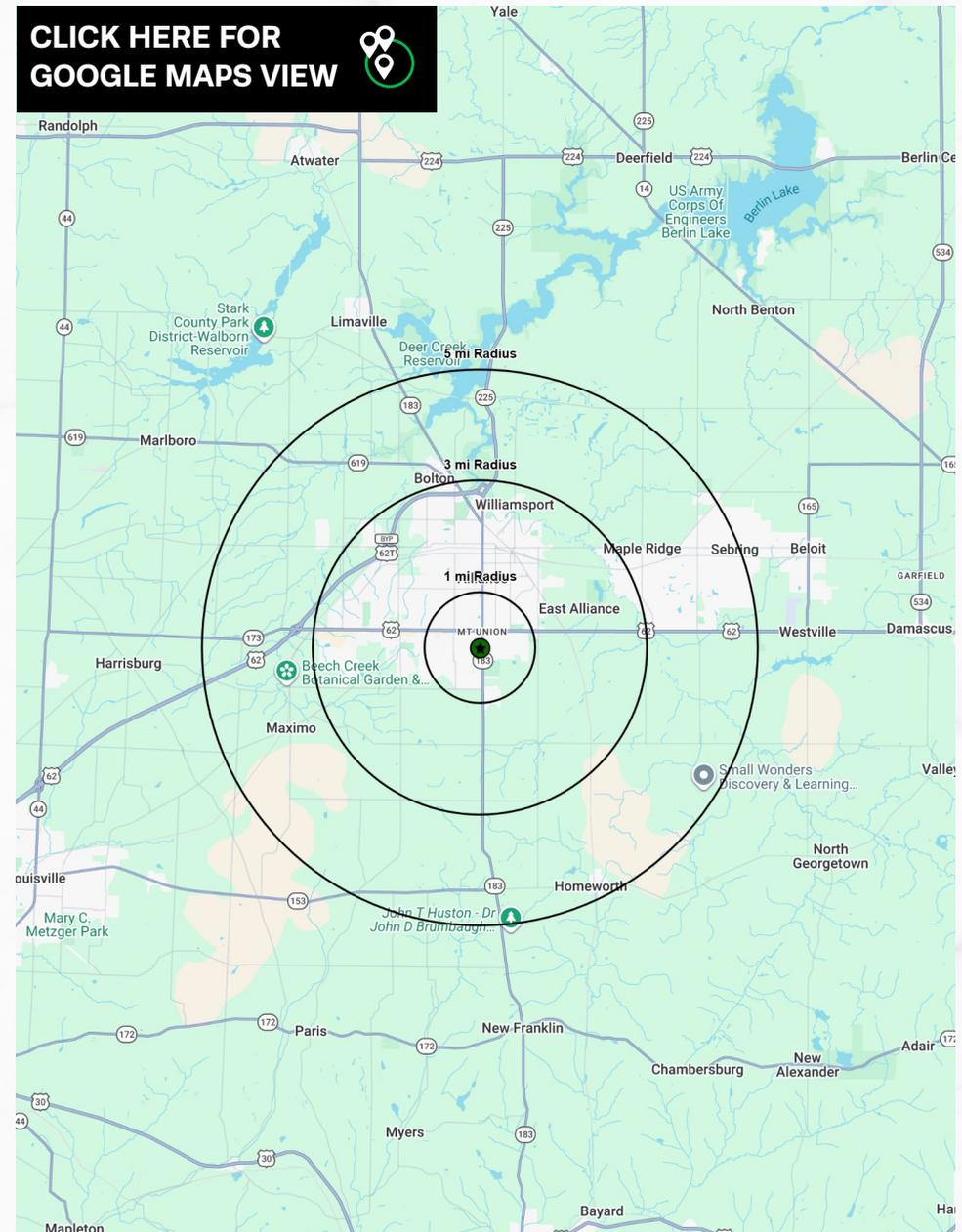
PROPERTY SUMMARY

- 3.5 Acre Land adjacent to Mount Union College
- 2,500 + students, faculty & staff
- Ideal for student housing or mixed-use development or QSR
- Zoned C – Commercial
- 7395 VPD / 409' frontage
- 3 Phase 280 volt power / 6" Enbridge Gas Service Line
- 10" & 8" water supply lines
- Visit: <http://www.hannacre.com/johnlubinski> for more information

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	8,178	27,309	36,788
HOUSEHOLDS	3,119	11,081	15,110
AVERAGE HH INCOME	\$88,013	\$79,302	\$82,931
MEDIAN HH INCOME	\$66,806	\$61,503	\$62,873
DAYTIME POPULATION	7,485	21,326	28,379

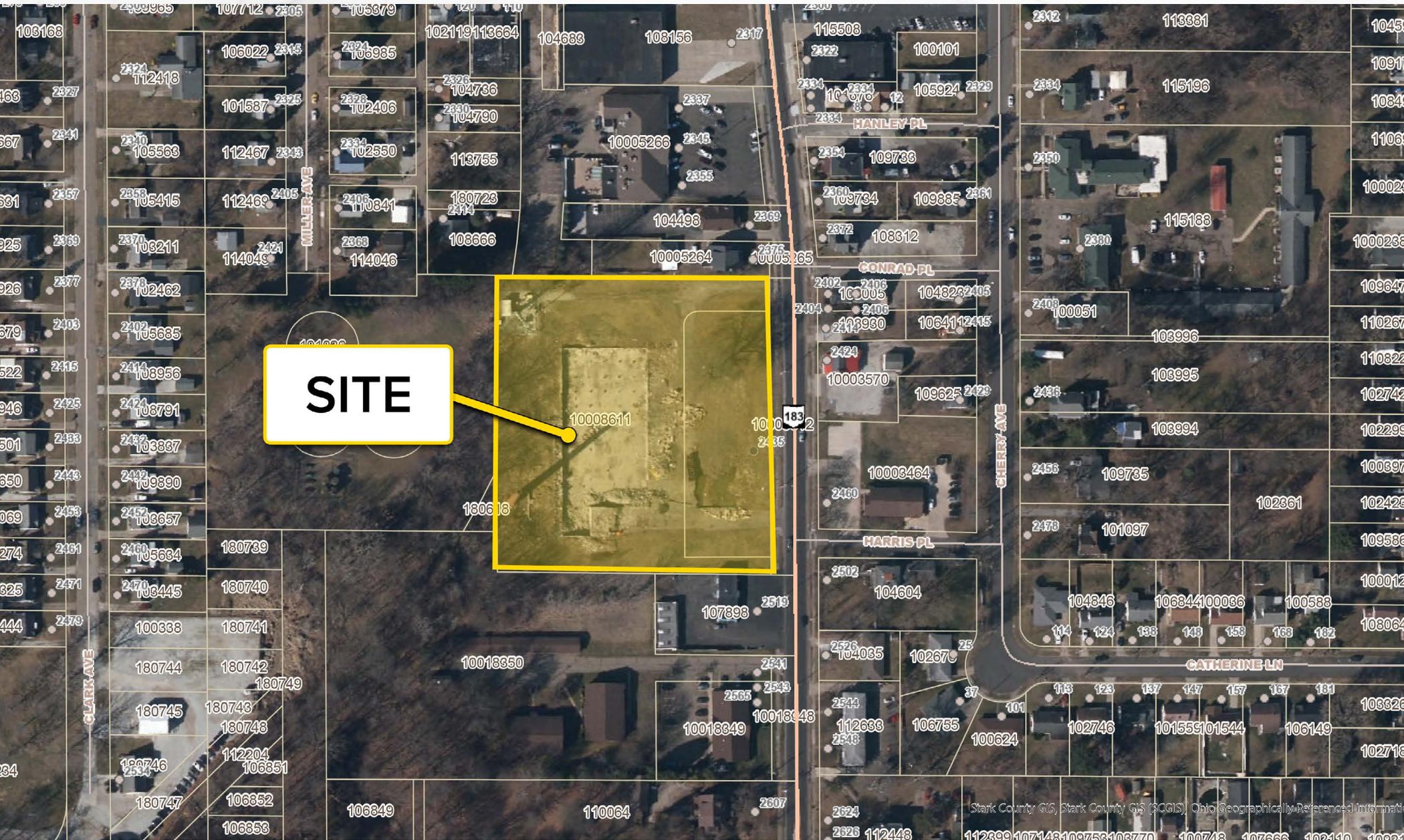
CLICK HERE FOR
GOOGLE MAPS VIEW



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PARCEL MAP



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MICRO AERIAL



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MACRO AERIAL

