

FOR SALE

±80 AC Vacant Land & Motel/Perkins Restaurant

20040 Harrisburg-Westville Rd., Alliance, OH 44601

RESIDENTIAL, INDUSTRIAL OR RETAIL DEVELOPMENT POTENTIAL

± 80 Acres ready for development in Alliance/Sebring market, midway between the City of Alliance and Salem.



PROPERTY OVERVIEW

- ±69 Acres of vacant land; ±80 acres total
- Motel with 22 rooms and three rental units & Perkins Restaurant*
- Two houses
- Outbuilding
- 1,320' frontage on Rt. 62
- Property located on the corner of Rt. 62 and Johnson Road
- **Offered for Sale at: \$2,299,000**

*Motel & Perkins Restaurant can be sold separately. Please contact Hanna Commercial for Offering Memorandum.



**CLICK TO VIEW
DRONE FOOTAGE!**

Demographic Snapshot (2021 Estimated)

	1 Mile	3 Miles	5 Miles
Population	1,190	8,855	32,936
Households	537	3,683	13,001
Median HH Inc	\$48,540	\$50,415	\$48,449
Average HH Inc	\$71,632	\$65,025	\$62,802
Daytime Pop	605	2,437	8,794

View in Google Maps



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Dennis Dunn

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SUMMARY PROFILE

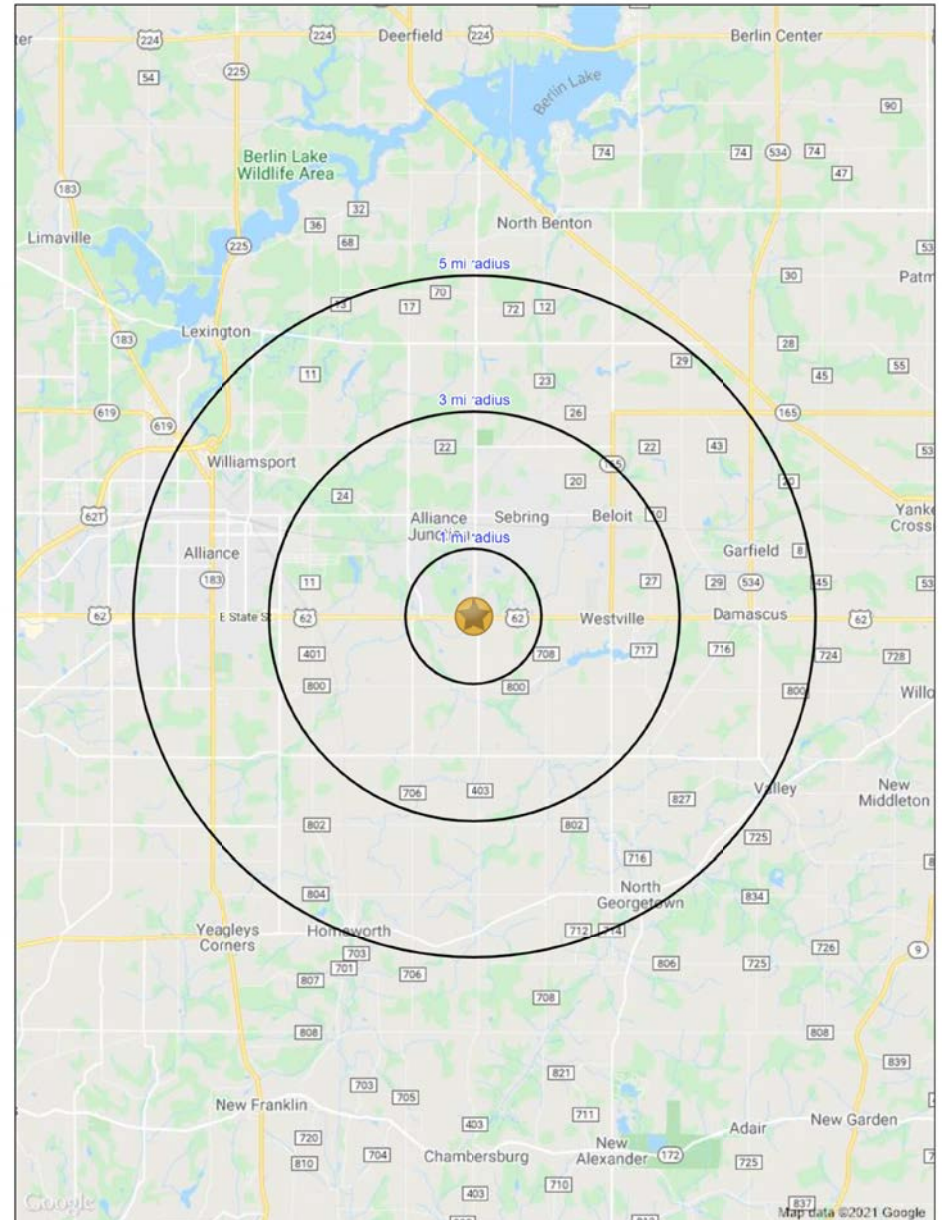
2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.9018/-81.0325

20040 Harrisburg Westville Rd				
Alliance, OH 44601				
	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2021 Estimated Population	1,190	8,855	32,936
	2026 Projected Population	1,157	8,676	32,005
	2010 Census Population	1,244	9,389	34,470
	2000 Census Population	1,380	10,355	36,638
	Projected Annual Growth 2021 to 2026	-0.6%	-0.4%	-0.6%
	Historical Annual Growth 2000 to 2021	-0.7%	-0.7%	-0.5%
HOUSEHOLDS	2021 Median Age	58.0	45.6	40.0
	2021 Estimated Households	537	3,683	13,001
	2026 Projected Households	521	3,608	12,789
	2010 Census Households	560	3,900	13,411
	2000 Census Households	619	4,200	14,142
	Projected Annual Growth 2021 to 2026	-0.6%	-0.4%	-0.3%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2021	-0.6%	-0.6%	-0.4%
	2021 Estimated White	97.2%	96.0%	88.4%
	2021 Estimated Black or African American	1.0%	1.4%	7.1%
	2021 Estimated Asian or Pacific Islander	-	0.4%	0.7%
	2021 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2021 Estimated Other Races	1.5%	2.1%	3.6%
INCOME	2021 Estimated Hispanic	1.0%	1.4%	2.2%
	2021 Estimated Average Household Income	\$71,632	\$65,025	\$62,802
	2021 Estimated Median Household Income	\$48,540	\$50,415	\$48,449
EDUCATION (AGE 25+)	2021 Estimated Per Capita Income	\$32,942	\$27,194	\$25,077
	2021 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.6%	2.2%
	2021 Estimated Some High School (Grade Level 9 to 11)	7.9%	8.5%	9.1%
	2021 Estimated High School Graduate	41.9%	47.4%	46.1%
	2021 Estimated Some College	15.6%	17.8%	18.3%
	2021 Estimated Associates Degree Only	7.3%	7.9%	6.5%
BUSINESS	2021 Estimated Bachelors Degree Only	16.2%	10.7%	11.6%
	2021 Estimated Graduate Degree	8.7%	5.0%	6.1%
	2021 Estimated Total Businesses	24	244	897
	2021 Estimated Total Employees	605	2,437	8,794
	2021 Estimated Employee Population per Business	25.3	10.0	9.8
	2021 Estimated Residential Population per Business	49.7	36.4	36.7

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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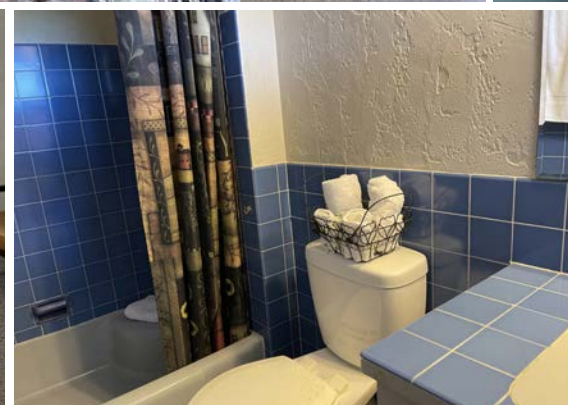
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MOTEL INTERIOR PHOTOS



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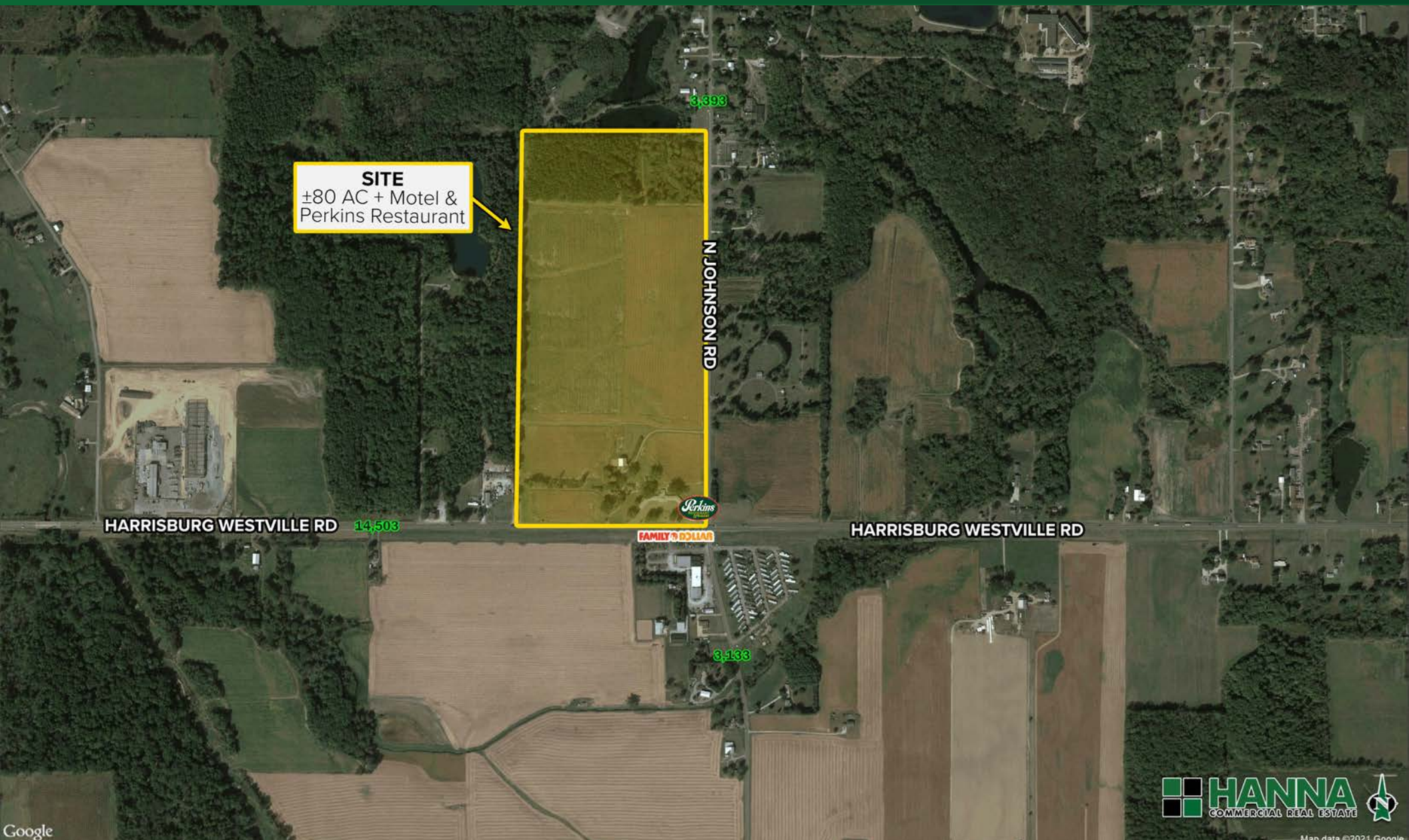
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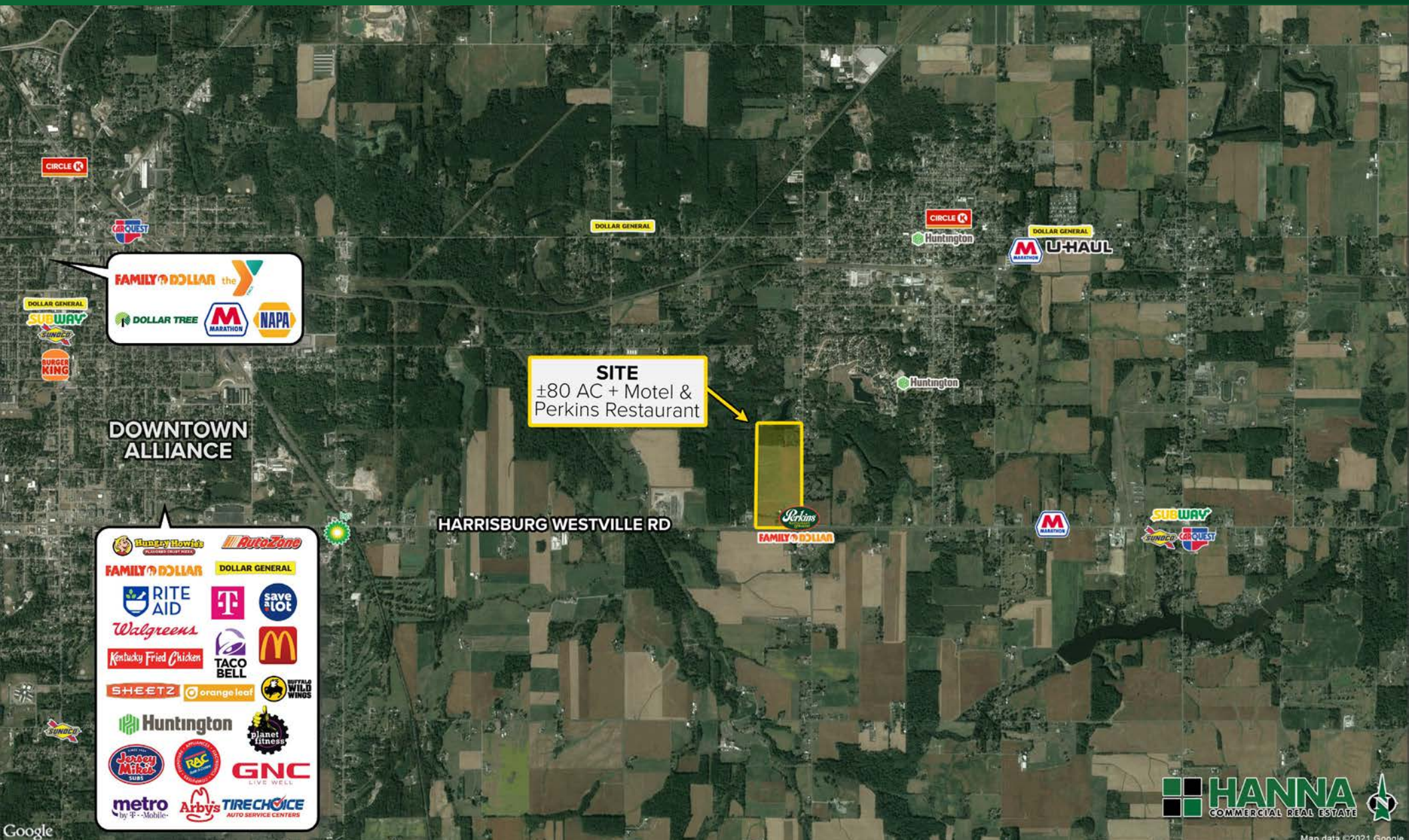


Map data ©2021 Google

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