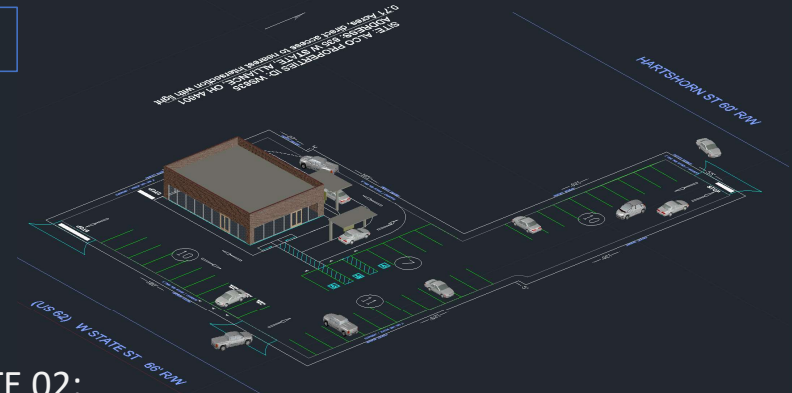


MULTIPLE SITE PACKET

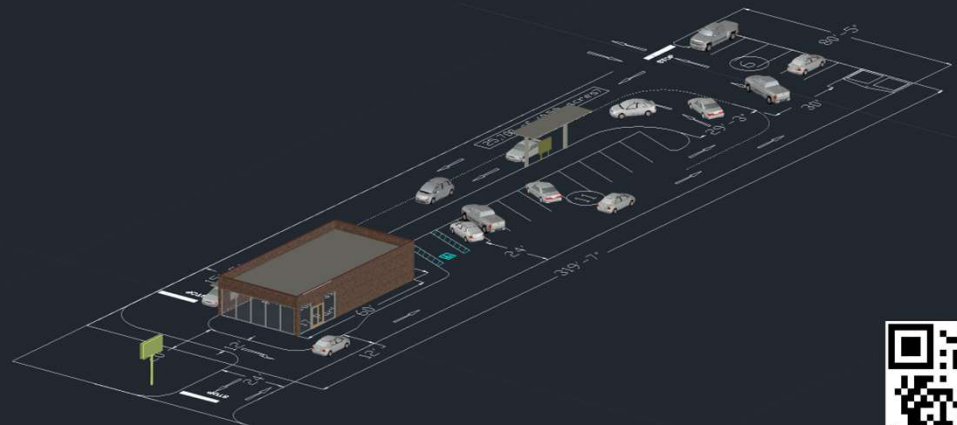


SITE 01:
2155 W STATE ST, ALLIANCE, OH 44601
AADT: 23736 (2024)



SITE 02:
835 W STATE ST, ALLIANCE, OH 44601

Contact: ALCO LTD TEL: 330-206-0020
2105 S Union Ave
Alliance, OH 44601
www.alcoltdoh.com



SITE 03:
3616 HARMONT AVE, CANTON, OH 44705



Contact: ALCO LTD TEL: 330-206-0020

MULTIPLE SITE PACKET

SITE 01 & SITE 02 are in the highest trafficked corridor in Alliance, OH

SITE 01: 2155 W STATE ST, ALLIANCE, OH 44601

**Adjacent national restaurant top 15% out of 578 locations (Placer.ai)

SITE 02: 835 W STATE ST, ALLIANCE, OH 44601

SITE 03: 3616 HARMONT AVE, CANTON, OH 44705

**highly trafficked location centrally located to national retailers and restaurants

PAGE 03 Traffic Metrics
PAGE 04 SITE 01, SITE 02, & SITE 03 Traffic Metric Summary
PAGE 05 SITE 01: 2155 W STATE ST, ALLIANCE, OH 44601
PAGE 06 SITE 02: 835 W STATE ST, ALLIANCE, OH 44601
PAGE 07 SITE 03: 3616 HARMONT AVE, CANTON, OH 44705

PAGE 08 SITE 01 Presentation
PAGE 10 SITE 01 Drive-Thru Simulation Times
PAGE 11-16 SITE 01 Conceptual Site Plans
PAGE 17-18 SITE 01 Prototype Plots (DRAWINGS)

PAGE 19 SITE 02 Presentation
PAGE 24 SITE 02 Drive-Thru Simulation Times
PAGE 25-32 SITE 02 Conceptual Site Plans
PAGE 33-34 SITE 02 Prototype Plots (DRAWINGS)

PAGE 35 SITE 03 Presentation
PAGE 37 SITE 03 Drive-Thru Simulation Times
PAGE 38-42 SITE 03 Conceptual Site Plans
PAGE 43 SITE 03 Prototype Plots (DRAWINGS)

PAGE 44 SITE 01 – Case Study (Restaurant/Dining)
PAGE 51 SITE 01 – Case Study (Restaurant/Drive-Thru)
PAGE 62 SITE 03 – Case Study (Restaurant/Drive-Thru)

PAGE 69-73 SITE 01- Additional Prototype Large building retailer (Site shown with 22,000 sq ft building)

TRAFFIC METRICS – For SITE 01, SITE 02, & SITE 03

SITE 01: 2155 W STATE ST, ALLIANCE, OH 44601

SITE 02: 835 W STATE ST, ALLIANCE, OH 44601

SITE 03: 3616 HARMONT AVE, CANTON, OH 44705

TRAFFIC METRIC SUMMARY

SITE_01:
2155 W State St
Alliance, OH 44601

Traffic Metric
AADT Calculation – AASHTO method

AADT: 23736 (2024)



SITE_02:
835 W State St
Alliance, OH 44601

Traffic Metric
AADT Calculation – AASHTO method

AADT: 20930 (2024) (WEST)
AADT: 16129 (2024) (EAST)



SITE_03:
3616 Harmont Ave
Canton, OH 44705

Traffic Metric
AADT Calculation – AASHTO method

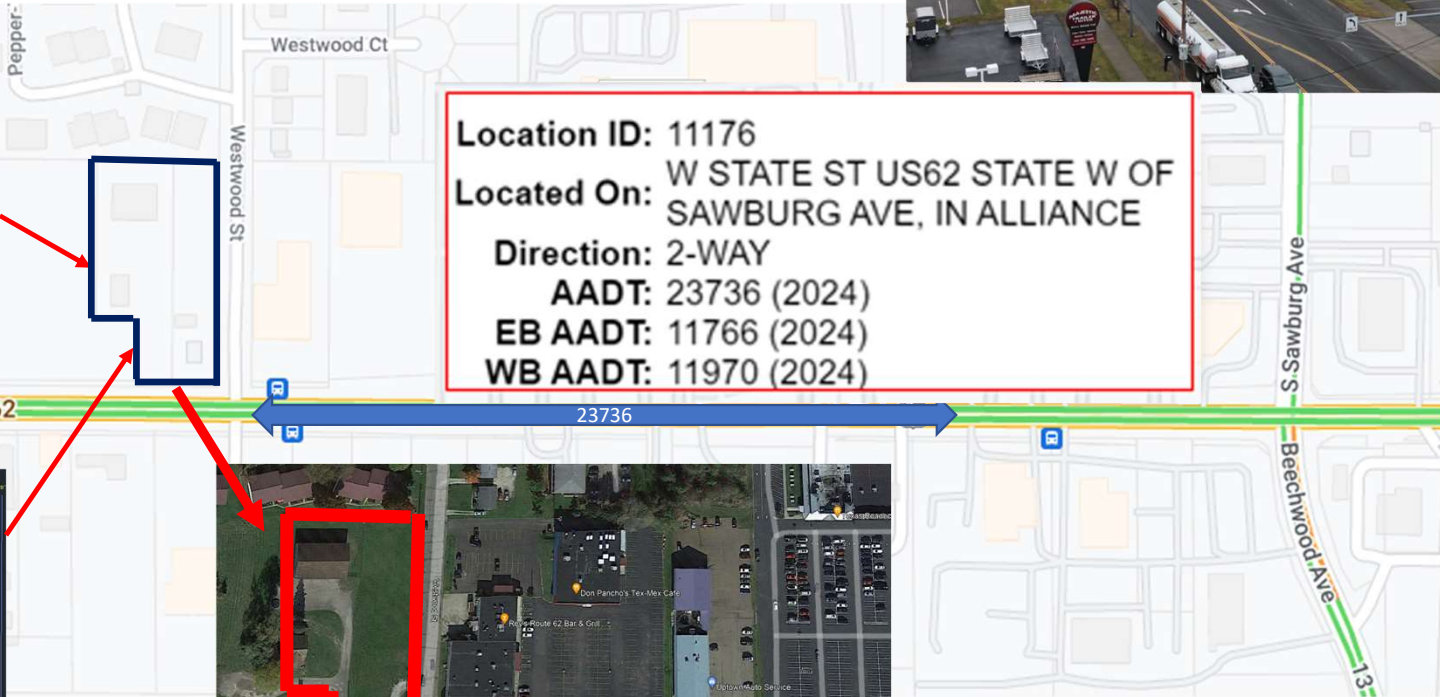
AADT: 27346 (2024)



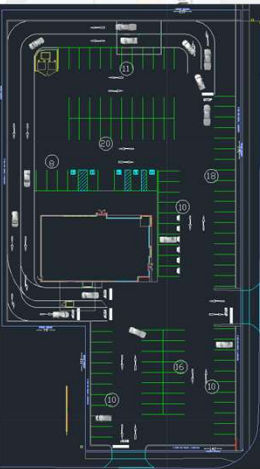
SITE_01:
2155 W State St
Alliance, OH 44601

Traffic Metric
AADT Calculation – AASHTO method

AADT: 23736 (2024)



Location ID: 11176
Located On: W STATE ST US62 STATE W OF SAWBURG AVE, IN ALLIANCE
Direction: 2-WAY
AADT: 23736 (2024)
EB AADT: 11766 (2024)
WB AADT: 11970 (2024)



SITE_02:
835 W State St
Alliance, OH 44601

Traffic Metric
AADT Calculation – AASHTO method

AADT: 20930 (2024) (WEST)
AADT: 16129 (2024) (EAST)



Location ID: 11276
Located On: W STATE ST US62 STATE W
OF WESTERN AVE, IN
ALLIANCE
Direction: 2-WAY
AADT: 20930 (2024)
EB AADT: 10603 (2024)
WB AADT: 10327 (2024)

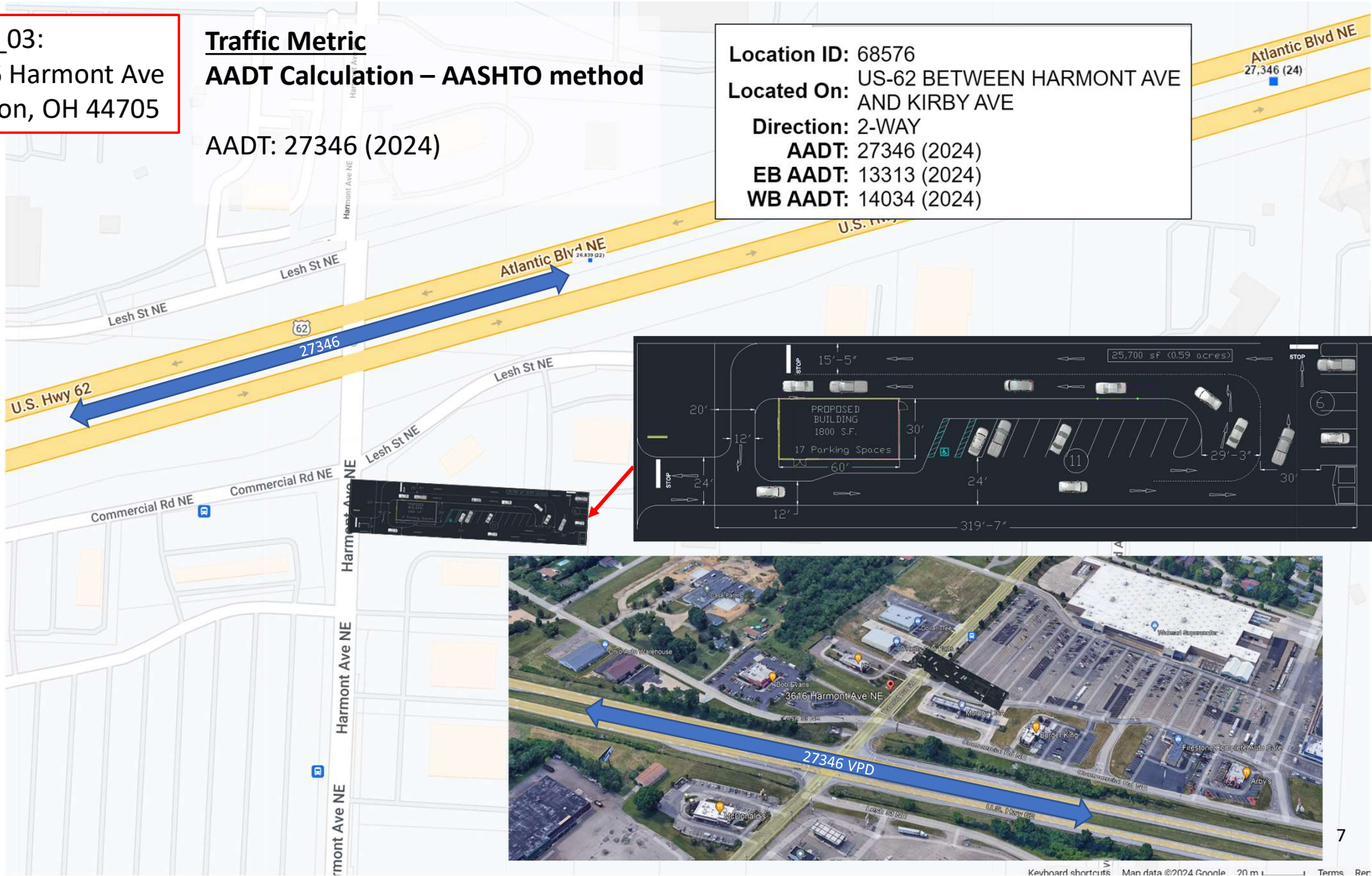
Location ID: 11476
Located On: E STATE ST US62 STATE E OF
CHERRY AVE, IN ALLIANCE
Direction: 2-WAY
AADT: 16129 (2024)
EB AADT: 8053 (2024)
WB AADT: 8077 (2024)

SITE_03:
3616 Harmont Ave
Canton, OH 44705

Traffic Metric
AADT Calculation – AASHTO method

AADT: 27346 (2024)

Location ID: 68576
Located On: US-62 BETWEEN HARMONT AVE AND KIRBY AVE
Direction: 2-WAY
AADT: 27346 (2024)
EB AADT: 13313 (2024)
WB AADT: 14034 (2024)

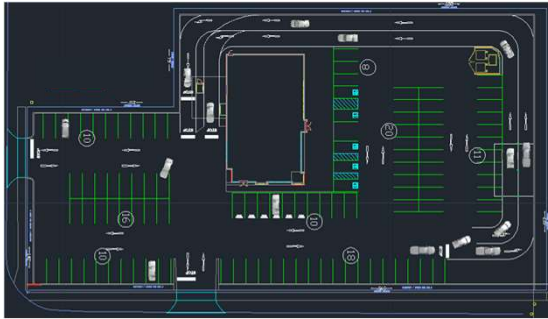


SITE 01: 2155 W STATE ST, ALLIANCE, OH 44601

Alliance-Proposal 1

103 - Parking Spaces
50 - Car Queue

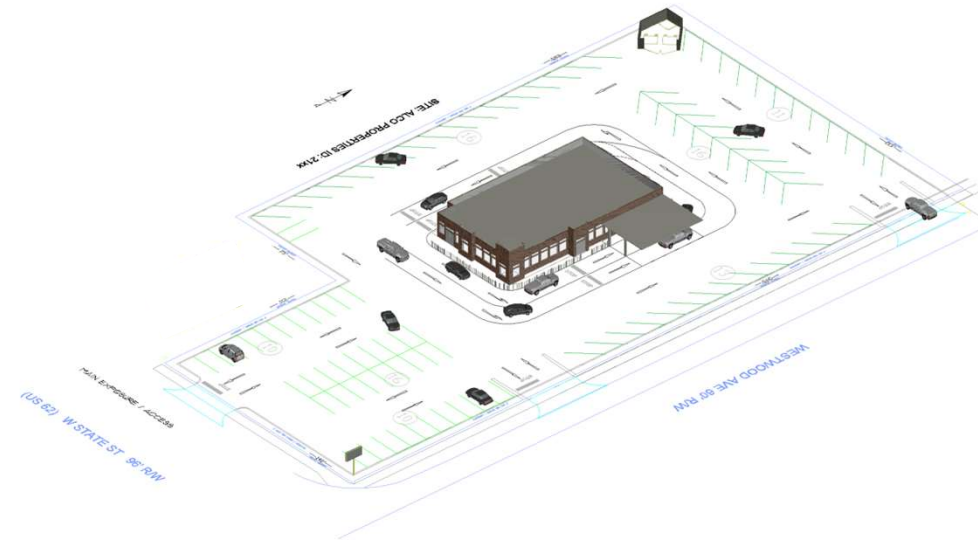
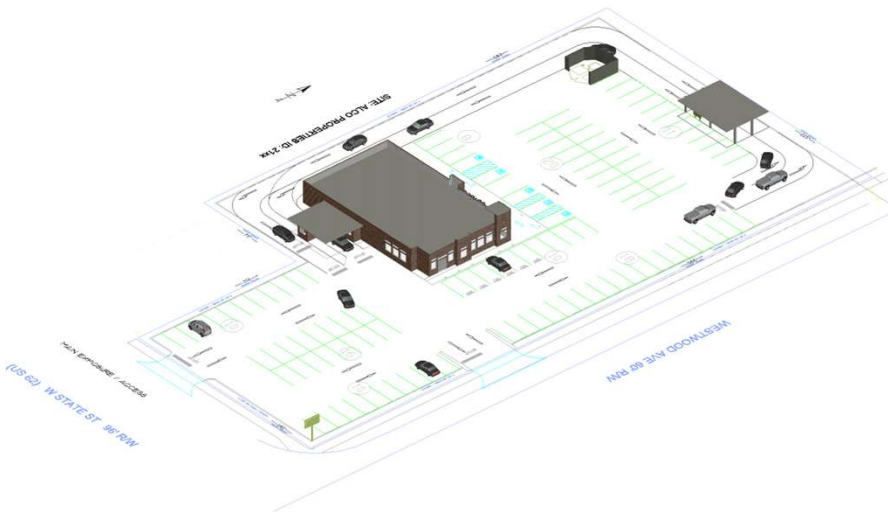
BLDG 6,000 sq ft
LOT 1.8 Acres



Alliance-Proposal 2

92 - Parking Spaces
32 - Car Queue

BLDG 6,000 sq ft
LOT 1.8 Acres



SITE_01:
2155 W State St
Alliance, OH 44601

DRIVE-THRU LAYOUTS

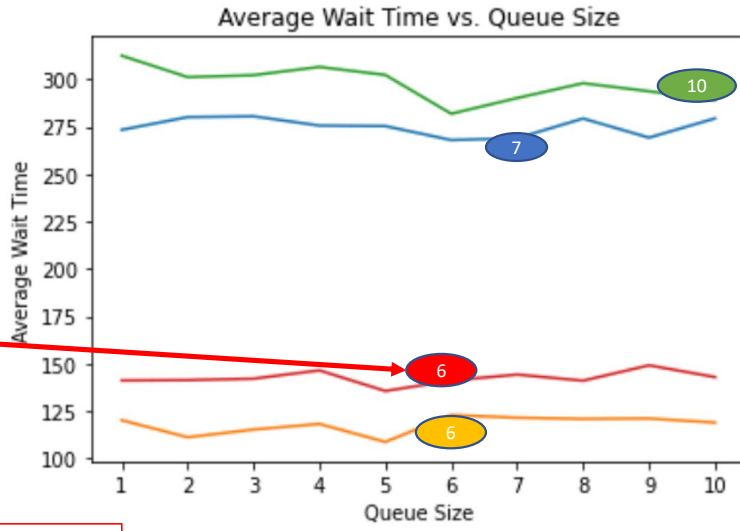
DRIVE-THRU PROPOSALS

Simulation of Wait Times VERSUS Number of Ordering Points (menu boards) and food pick-up lanes

Simulation based on:
Order Time at Menu Board- (1 to 4 minutes)
Prep Time- (3 to 7 minutes)

This site simulation is based on:
Alliance-Proposal 1
2-menu board, 2- pickup lane
Optimal Queue: 6 cars
Average Wait Time: 144 sec (2.4 min)

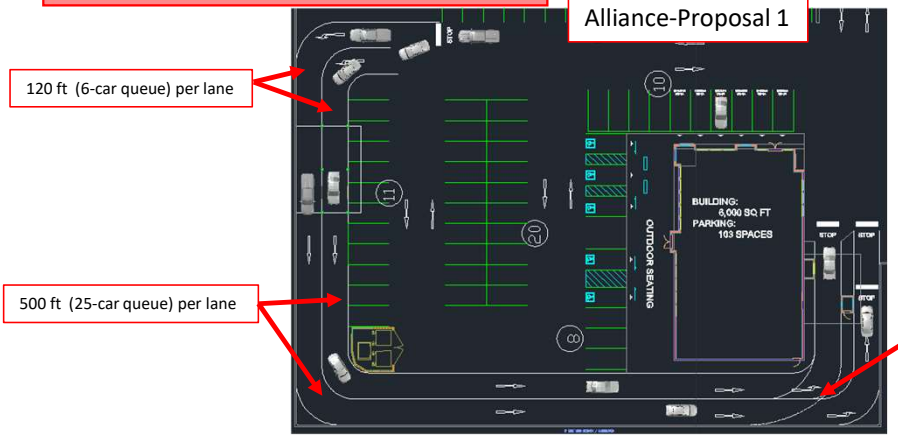
The site has (25-car) per queue plus minimum of (6-car) per queue waiting to order
62+ car queue



Alliance-Proposal 2
2-menu board, 1- pickup lane
Optimal Queue: 10 cars
Average Wait Time: 302 sec (5.0 min)

1-menu board, 1- pickup lane
Optimal Queue: 7 cars
Average Wait Time: 277 sec (4.6 min)

1-menu board, 2- pickup lane
Optimal Queue: 6 cars
Average Wait Time: 118 sec (1.9 min)



In this design the lanes can still be merged into single pickup lane
This hybrid layout could produce service times 2.4 – 4.6 minutes

SITE_01:
2155 W State St
Alliance, OH 44601

Alliance-Proposal 1

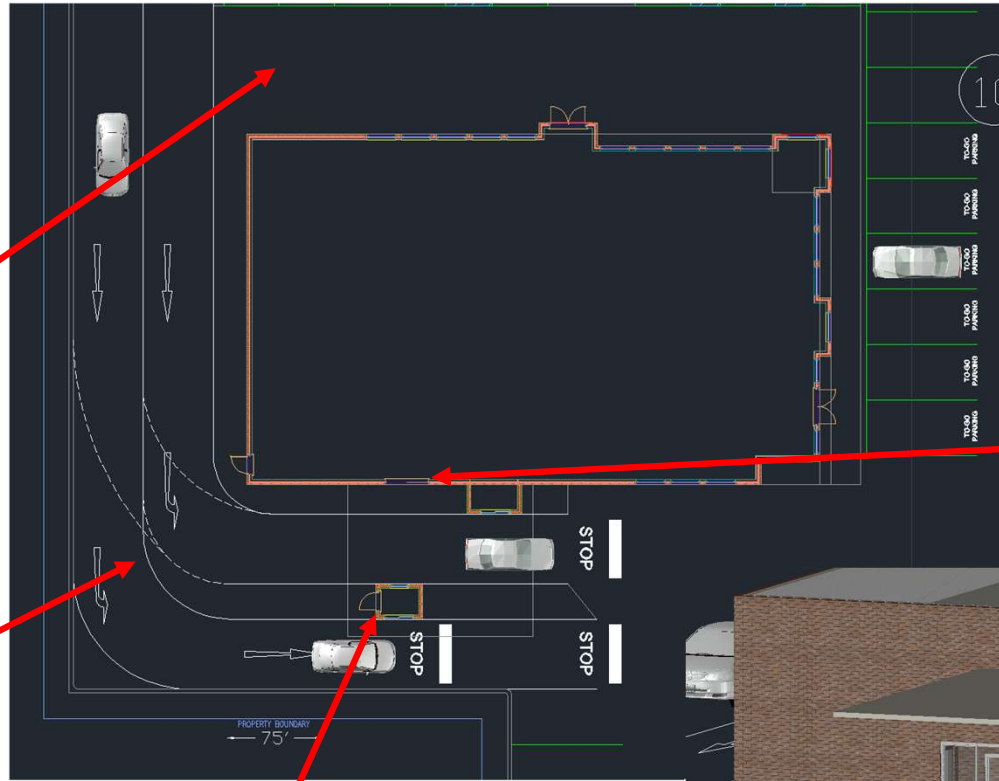
103 - Parking Spaces
50 - Car Queue
BLDG 6,000 sq ft
LOT 1.8 Acres

Large outdoor seating area

Dual lanes can be converged into single lane (at pick-up or at order location)

Dedicated payment and pickup window (Overhead trolley or conveyor for efficient order delivery)

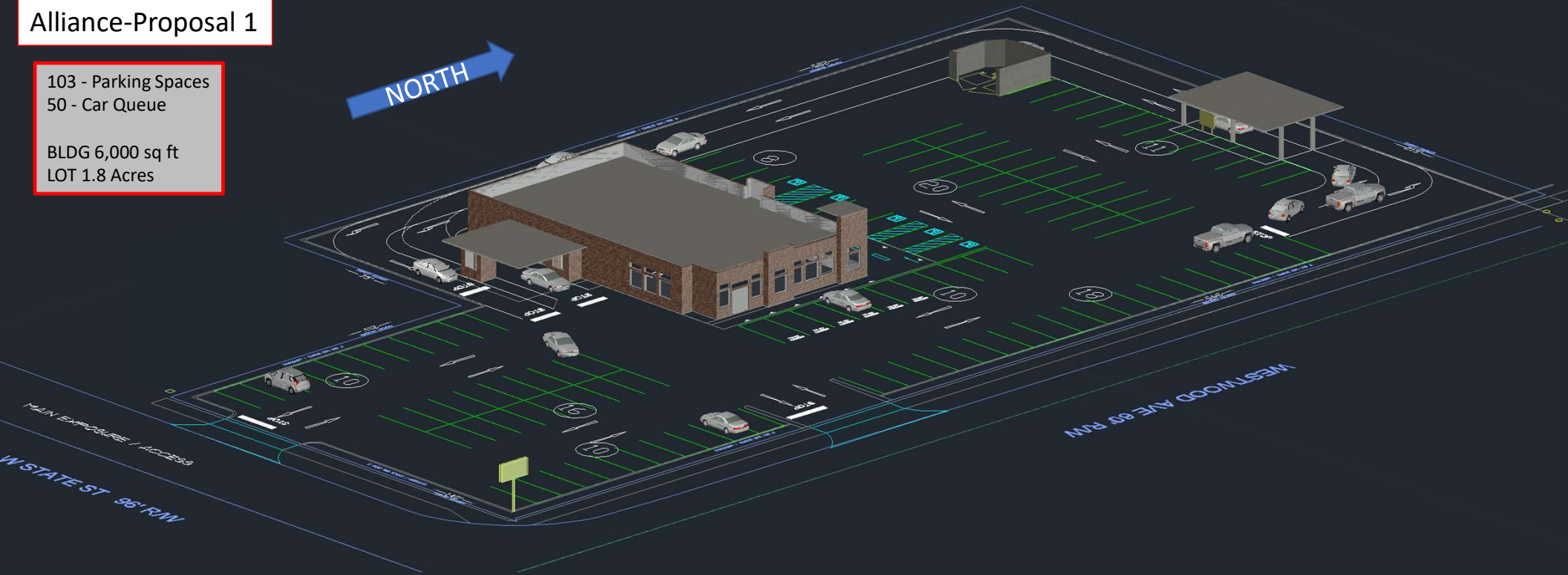
Side door to facilitate improved order distribution regardless if dedicated payment station or conveyor system is implemented.



Alliance-Proposal 1

103 - Parking Spaces
50 - Car Queue

BLDG 6,000 sq ft
LOT 1.8 Acres



DRIVE-THRU LAYOUTS

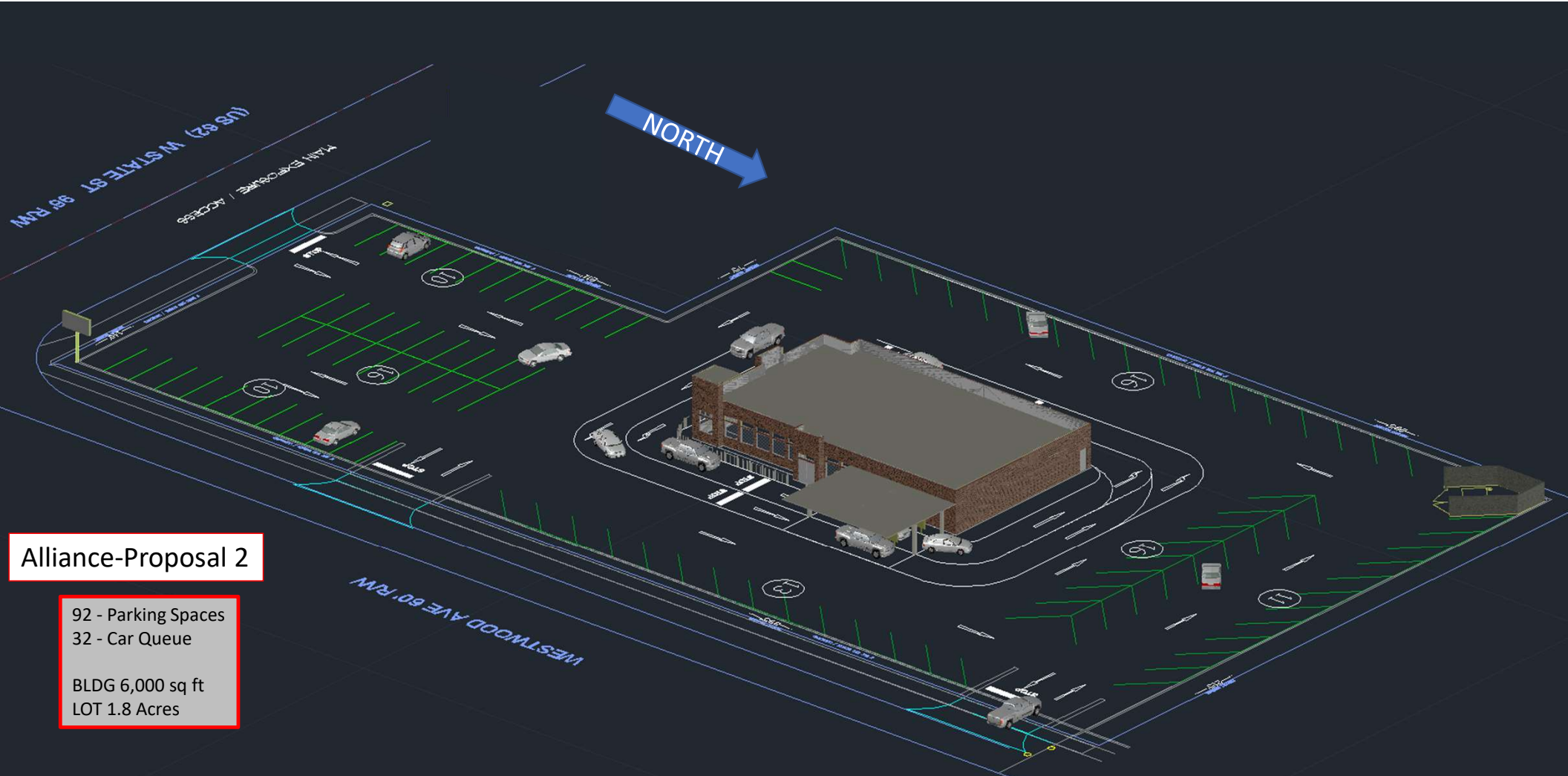


Alliance-Proposal 1

103 - Parking Spaces
50 - Car Queue

BLDG 6,000 sq ft
LOT 1.8 Acres

DRIVE-THRU LAYOUTS



Alliance-Proposal 2

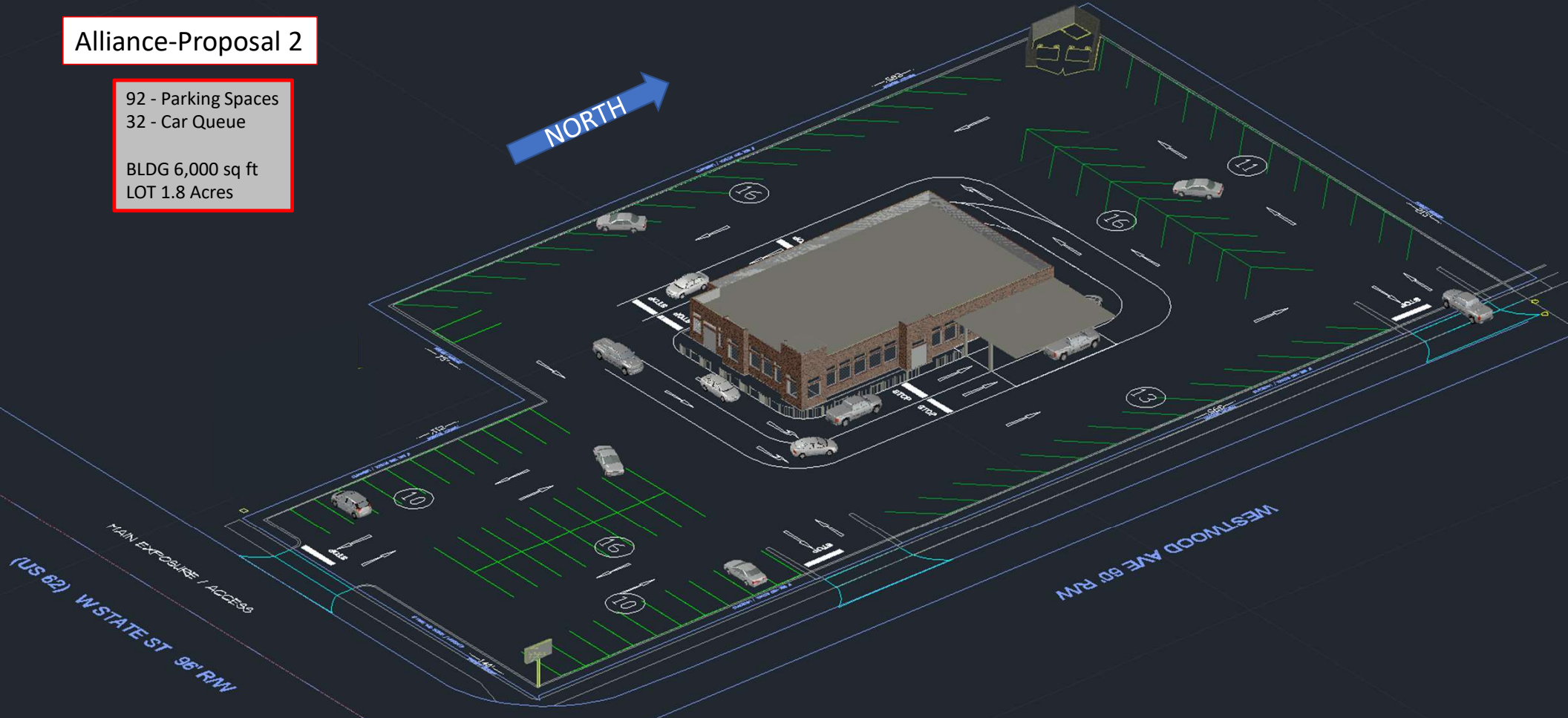
- 92 - Parking Spaces
- 32 - Car Queue
- BLDG 6,000 sq ft
- LOT 1.8 Acres

DRIVE-THRU LAYOUTS

Alliance-Proposal 2

92 - Parking Spaces
32 - Car Queue

BLDG 6,000 sq ft
LOT 1.8 Acres



DRIVE-THRU LAYOUTS



SITE 02: 835 W STATE ST, ALLIANCE, OH 44601

PARCEL: 10008186
 835 W State St
 Alliance, OH 44601

ZONED: Commercial Business

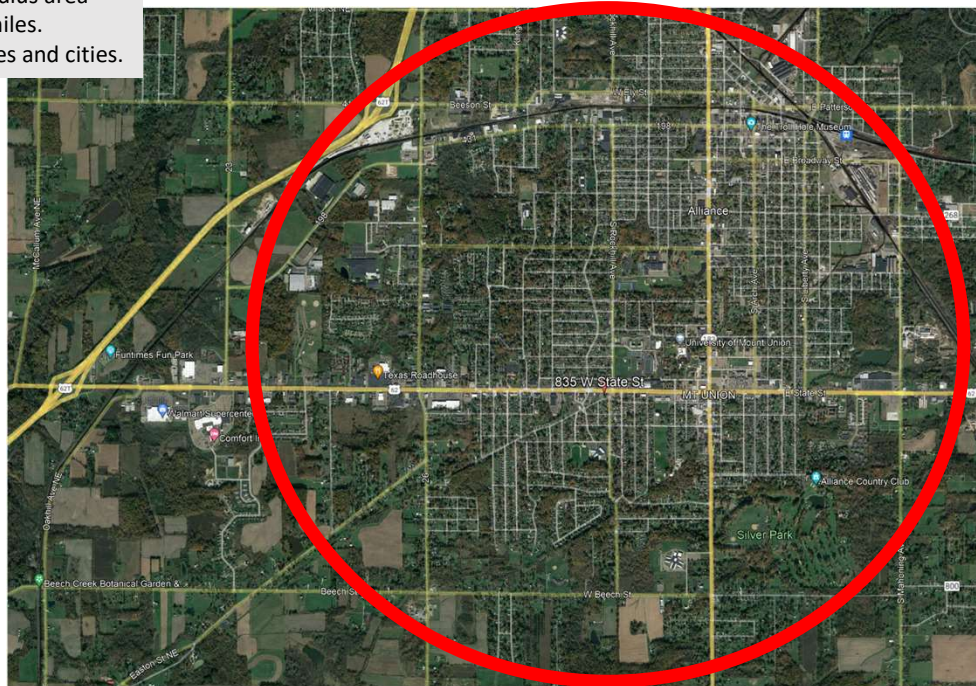
ACRES: .71
 Frontage: 182 ft
 Depth (min) 125ft (max) 255ft



Major roadway (US 62)

Highest Population Density
 within 3 mile radius area
 and within 15 miles.
 Multiple counties and cities.

SITE_02:
 835 W State St
 Alliance, OH 44601

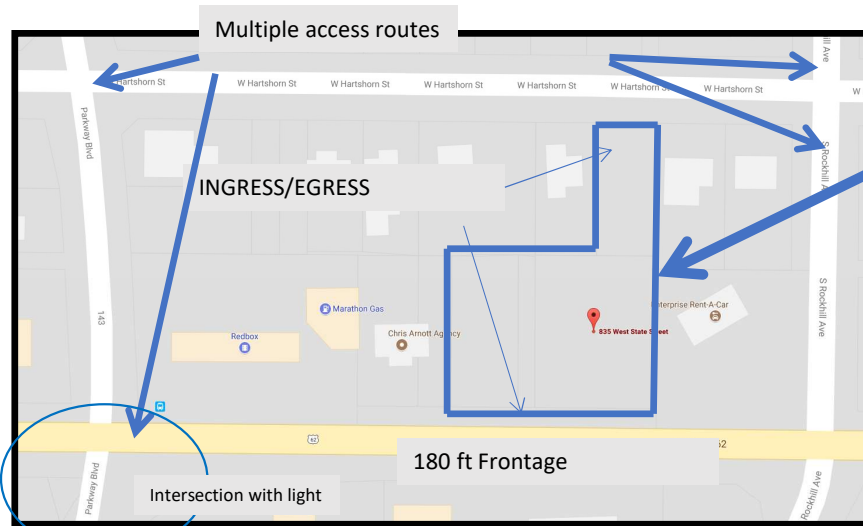


- Located along major roadway
- Centrally located within highest population density with ingress/egress accessibility.
- Next to college, college housing, athletic and sports facilities, City hospital, and many adjacent cities and communities.

Multiple points
For safe, easy, and
convenient
Ingress/Egress

Direct access to
4 city streets and
Intersection light

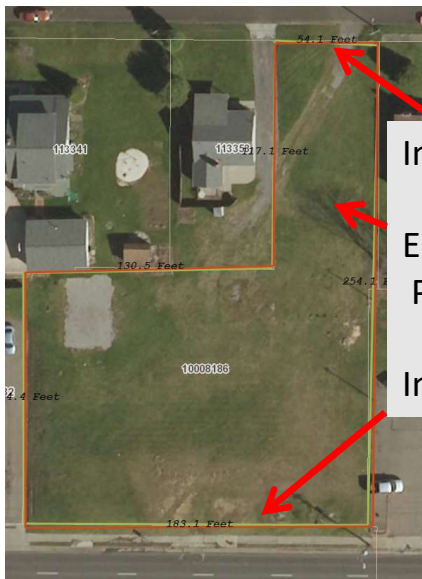
SITE_02:
835 W State St
Alliance, OH 44601



PARCEL: 10008186
835 W State St
Alliance, OH 44601

ZONED: Commercial Business

ACRES: .71
Frontage: 180 ft
Depth (min) 125ft (max) 250ft



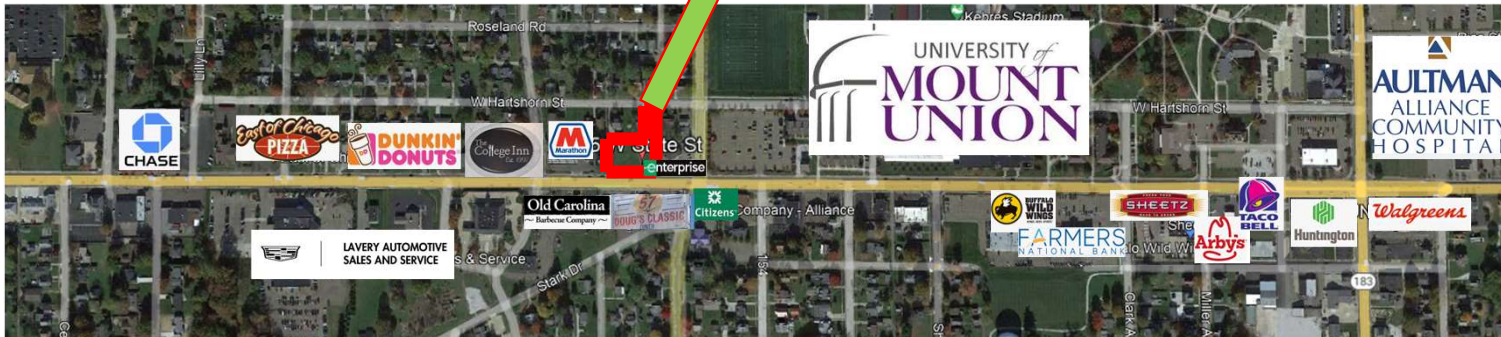
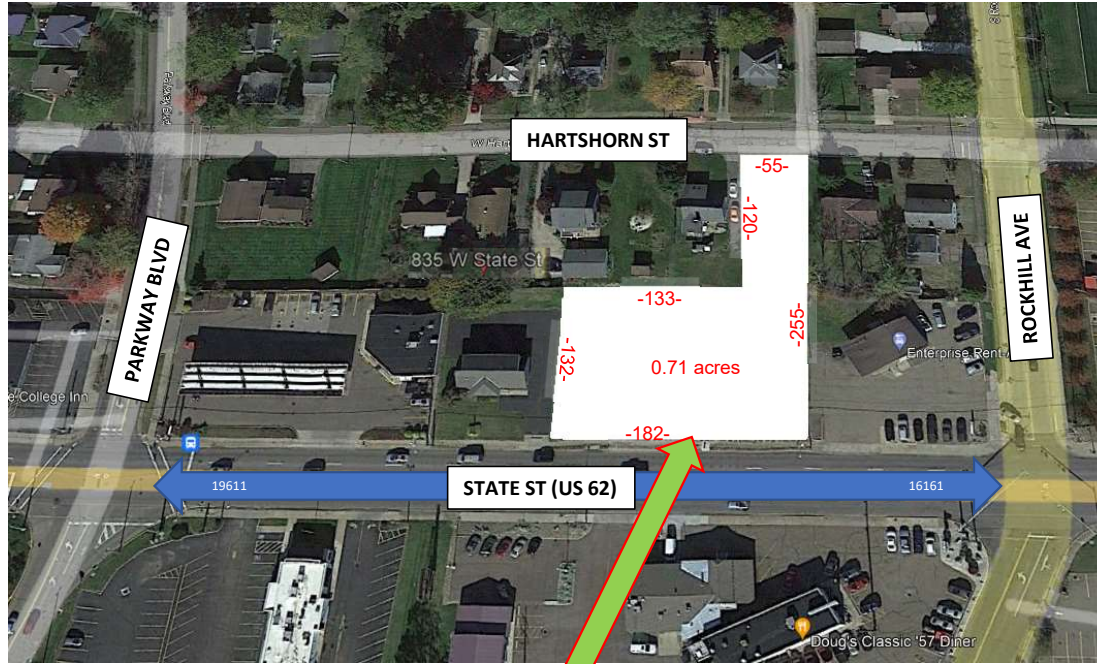
Ingress/Egress

Employee/Extra
Parking

Ingress/Egress



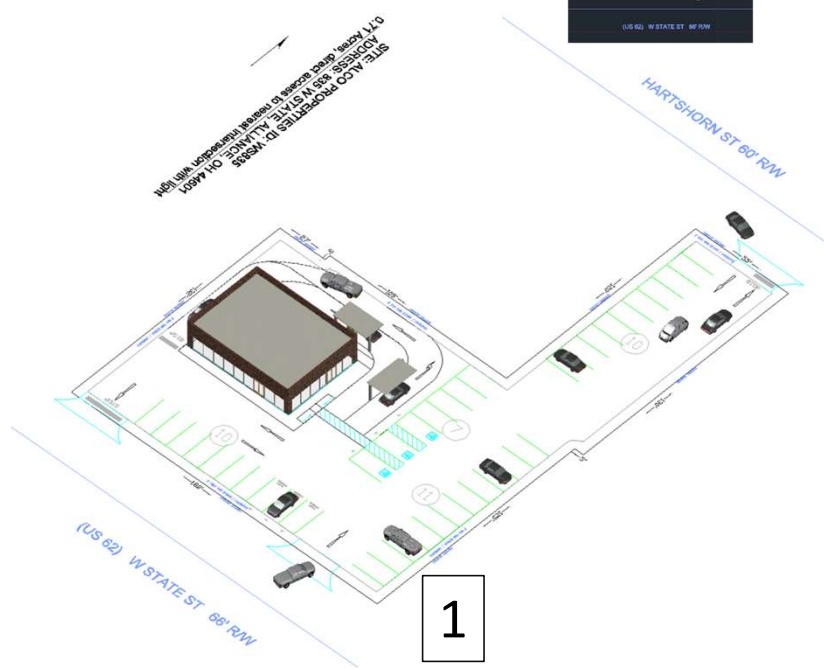
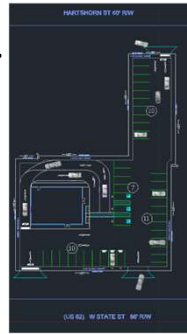
SITE_02:
835 W State St
Alliance, OH 44601



Alliance-Proposal 1

38 - Parking Spaces
 17 - Car Queue
 (8 order/9 pickup)

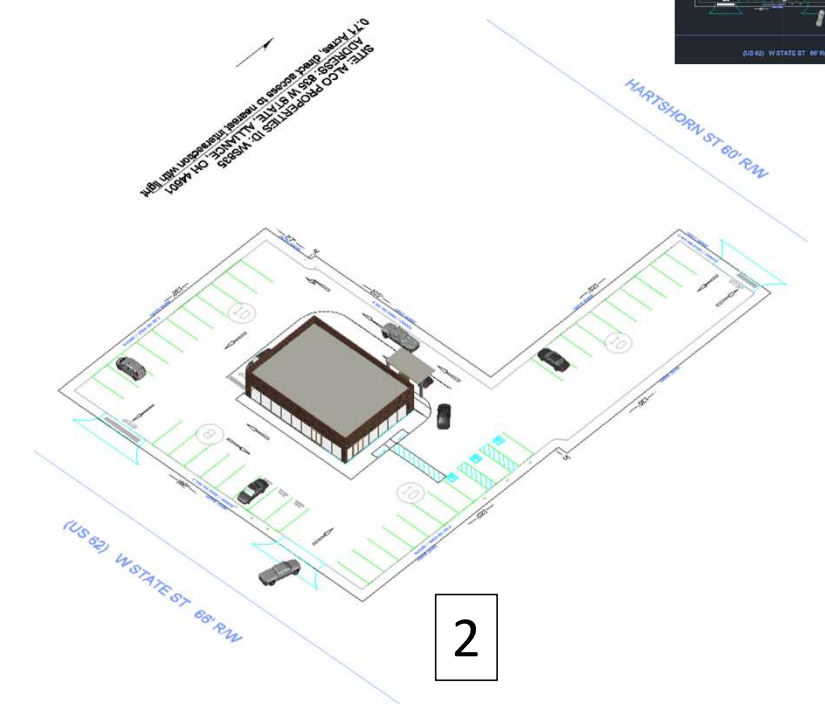
BLDG 2,640 sq ft
 (60 x 44)
 LOT .071 Acres



Alliance-Proposal 2

38 - Parking Spaces
 10 - Car Queue
 (4 order/6 pickup)

BLDG 2,640 sq ft
 (60 x 44)
 LOT .071 Acres



SITE_02:
 835 W State St
 Alliance, OH 44601

DRIVE-THRU LAYOUTS

Alliance-Proposal 1

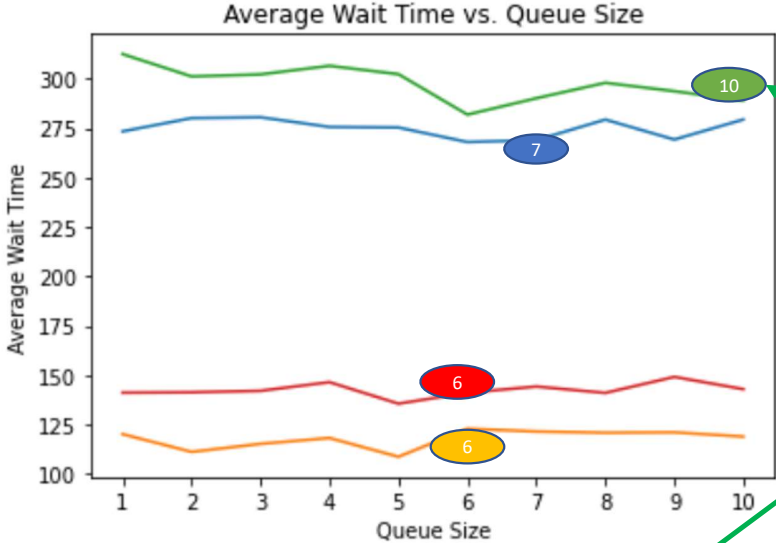
Simulation of Wait Times VERSUS Number of Ordering Points (menu boards) and food pick-up lanes

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Order Time at Menu Board- (1 to 4 minutes)
Prep Time- (3 to 7 minutes)

2-menu board, 2- pickup lane
Optimal Queue: 6 cars
Average Wait Time: 144 sec (2.4 min)

1-menu board, 2- pickup lane
Optimal Queue: 6 cars
Average Wait Time: 118 sec (1.9 min)

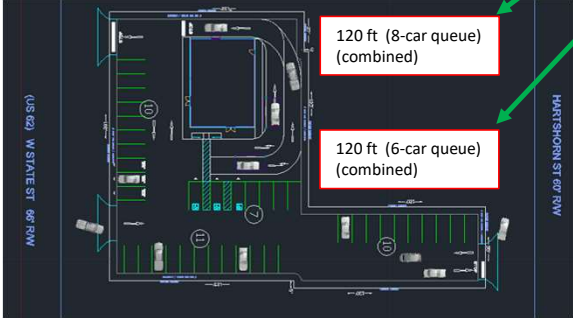
SITE_02:
835 W State St
Alliance, OH 44601



This site simulation is based on:
2-menu board, 1- pickup lane
Optimal Queue: 10 cars
Average Wait Time: 302 sec (5.0 min)

The site has (8-car) queue plus
minimum of (6-car) queue waiting to
order

1-menu board, 1- pickup lane
Optimal Queue: 7 cars
Average Wait Time: 277 sec (4.6 min)



Alliance-Proposal 1

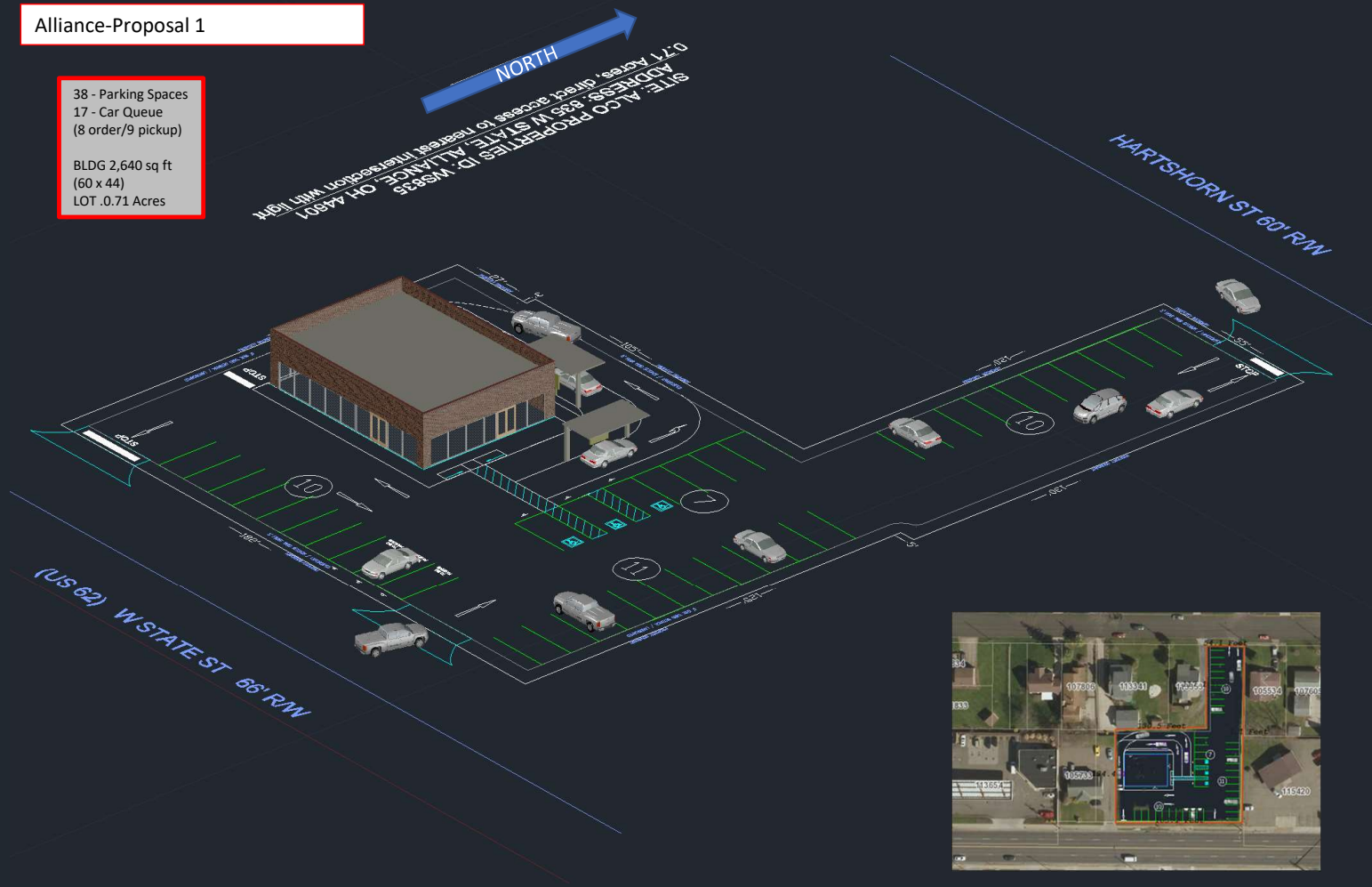


DRIVE-THRU DOUBLE ORDER POINT

Alliance-Proposal 1

38 - Parking Spaces
17 - Car Queue
(8 order/9 pickup)

BLDG 2,640 sq ft
(60 x 44)
LOT .071 Acres



DRIVE-THRU DOUBLE ORDER POINT

Alliance-Proposal 1

- 38 - Parking Spaces
 - 17 - Car Queue
(8 order/9 pickup)
- BLDG 2,640 sq ft
(60 x 44)
LOT .071 Acres



SITE: ALCO PROPERTIES ID: W8335
ADDRESS: 835 W STATE, ALLIANCE, OH 44301
0.71 Acres, direct access to nearest intersection with light



DRIVE-THRU DOUBLE ORDER POINT

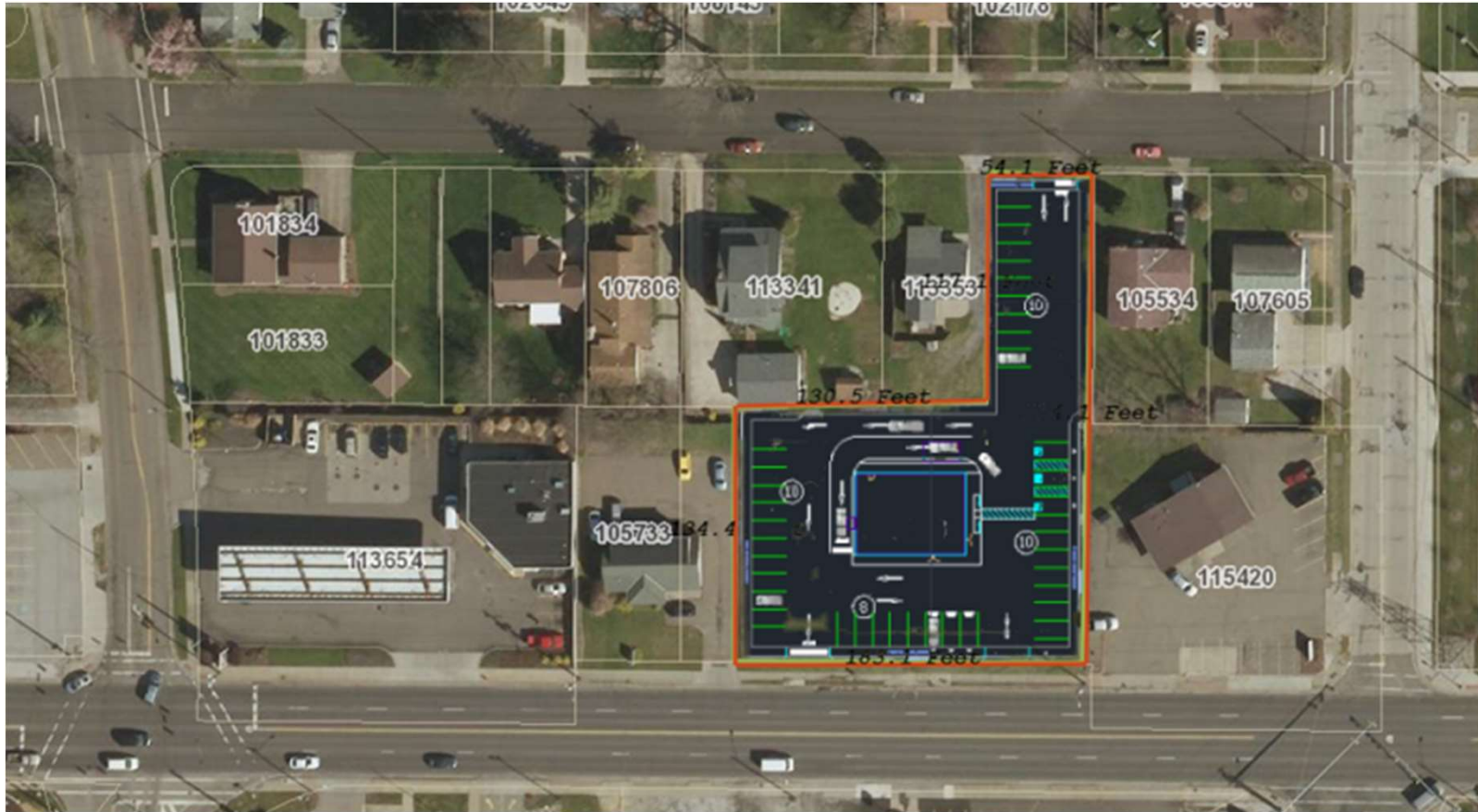
Alliance-Proposal 1

38 - Parking Spaces
17 - Car Queue
(8 order/9 pickup)
BLDG 2,640 sq ft
(60 x 44)
LOT .071 Acres



DRIVE-THRU DOUBLE ORDER POINT

Alliance-Proposal 2



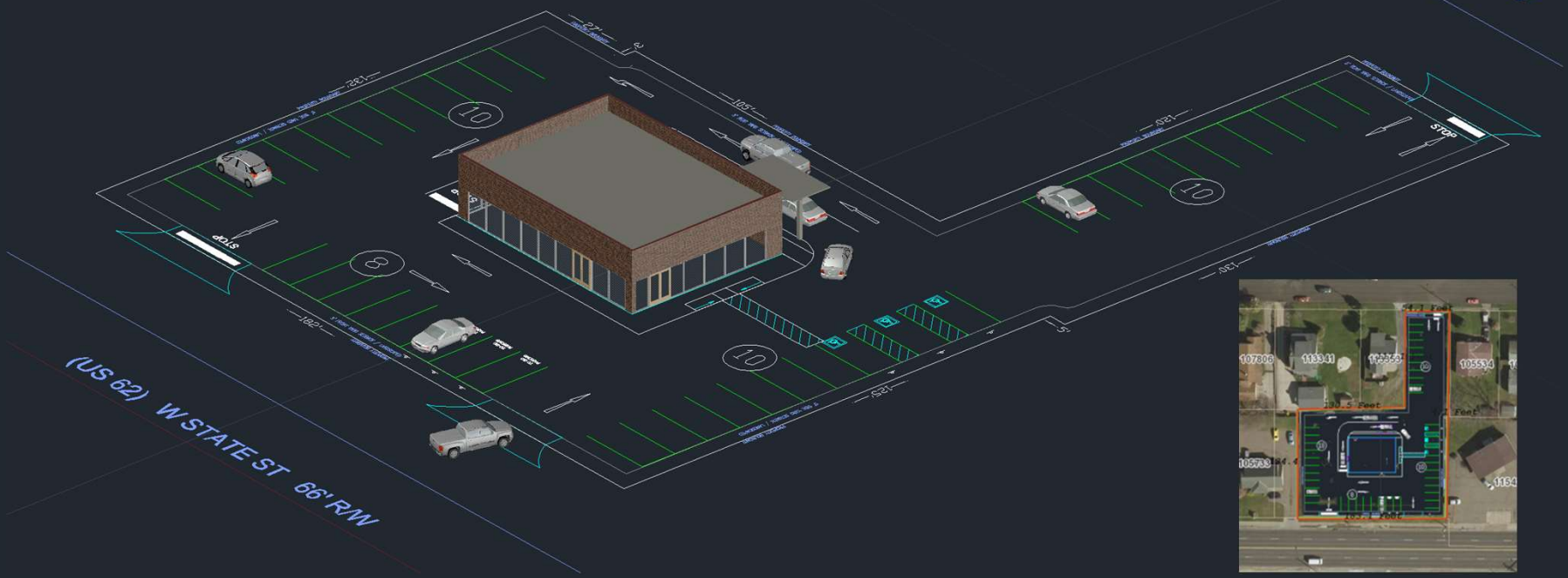
DRIVE-THRU SINGLE ORDER POINT

Alliance-Proposal 2

- 38 - Parking Spaces
- 10 - Car Queue (4 order/6 pickup)
- BLDG 2,640 sq ft (60 x 44)
- LOT .071 Acres



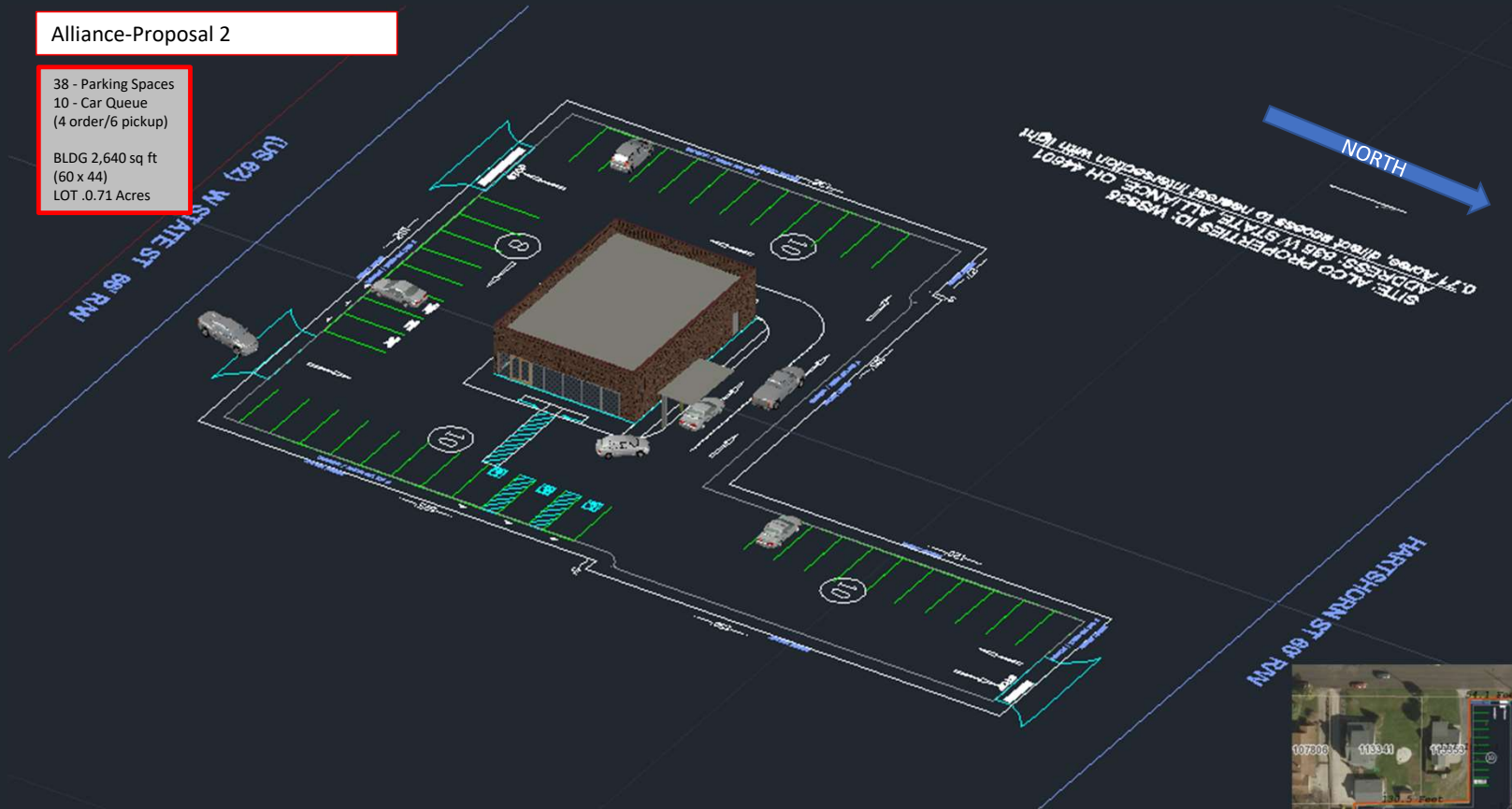
0.71 Acres, direct access to nearest intersection with light
SITE: ALCO PROPERTIES ID: WIS835
ADDRESS: 835 W ST ATE ALLIANCE, OH 44071



DRIVE-THRU SINGLE ORDER POINT

Alliance-Proposal 2

- 38 - Parking Spaces
- 10 - Car Queue (4 order/6 pickup)
- BLDG 2,640 sq ft (60 x 44)
- LOT .071 Acres



DRIVE-THRU SINGLE ORDER POINT



Alliance-Proposal 2

38 - Parking Spaces
10 - Car Queue
(4 order/6 pickup)
BLDG 2,640 sq ft
(60 x 44)
LOT .071 Acres

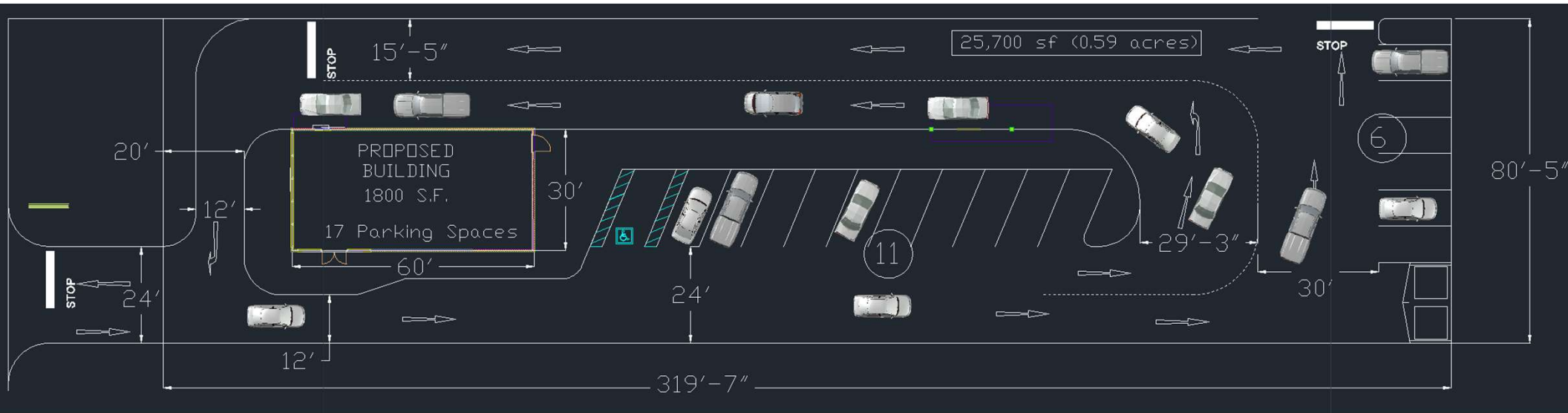


DRIVE-THRU SINGLE ORDER POINT



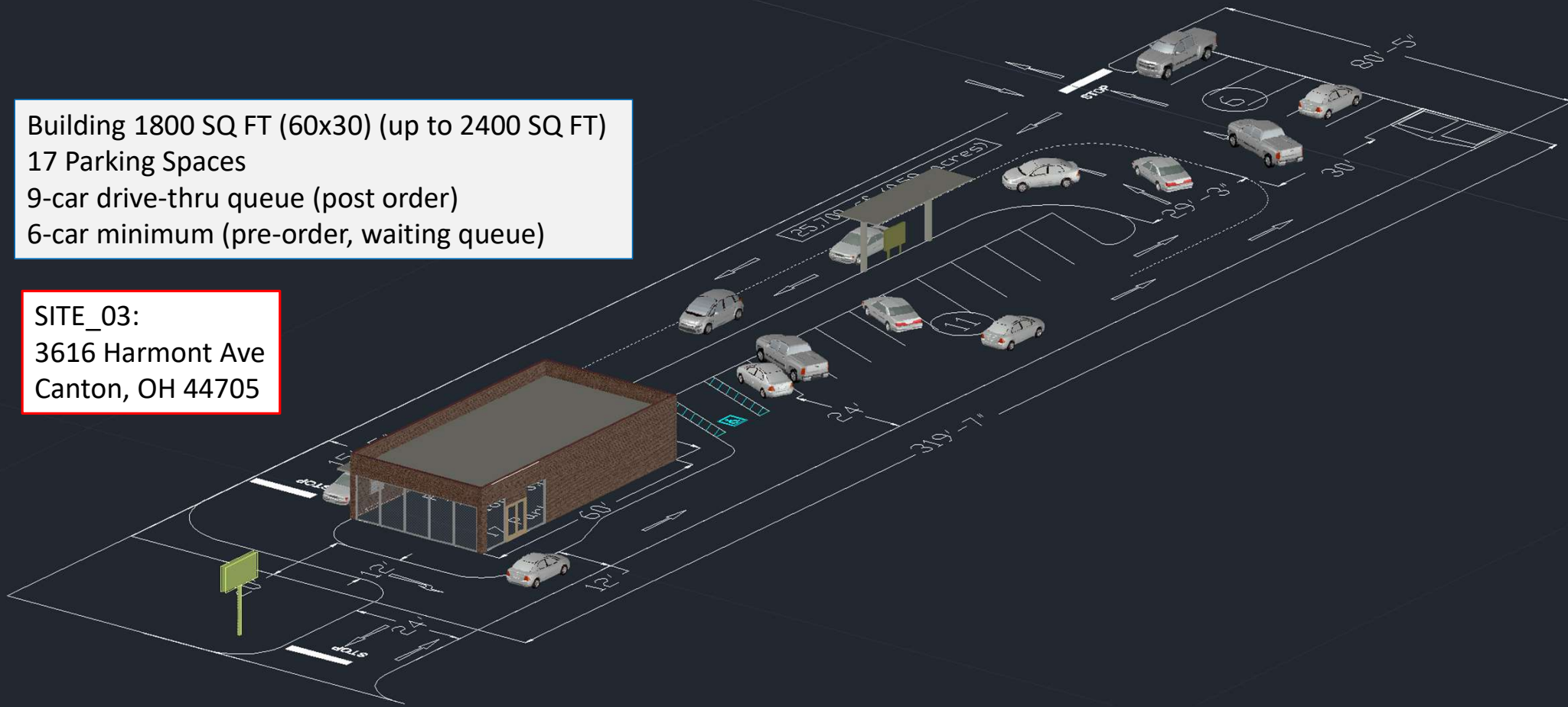
SITE 03: 3616 HARMONT AVE, CANTON, OH 44705

SITE_03:
3616 Harmont Ave
Canton, OH 44705



Building 1800 SQ FT (60x30) (up to 2400 SQ FT)
17 Parking Spaces
9-car drive-thru queue (post order)
6-car minimum (pre-order, waiting queue)

SITE_03:
3616 Harmont Ave
Canton, OH 44705

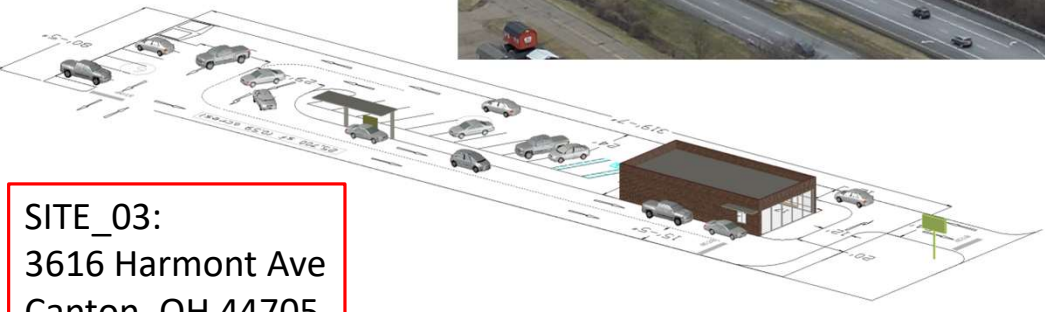
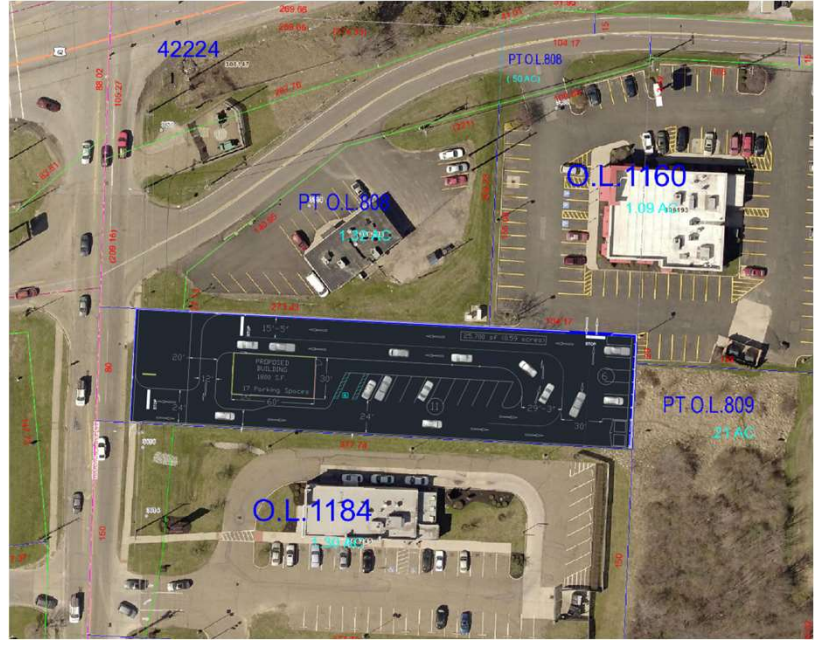




SITE_03:
3616 Harmont Ave
Canton, OH 44705

Building 1800 SQ FT (60x30) (up to 2400 SQ FT)
17 Parking Spaces
9-car drive-thru queue (post order)
6-car minimum (pre-order, waiting queue)

ALIHASSAN LAND CO
 SITE: HARMONT
 HARMONT AVE NE/RT 62
 CANTON, OH
 0.59 ACRES
 BLDG: 1800 SQ FT (up to 2400 SQ FT)
 PARKING: 17 SPACES
 330-206-0020

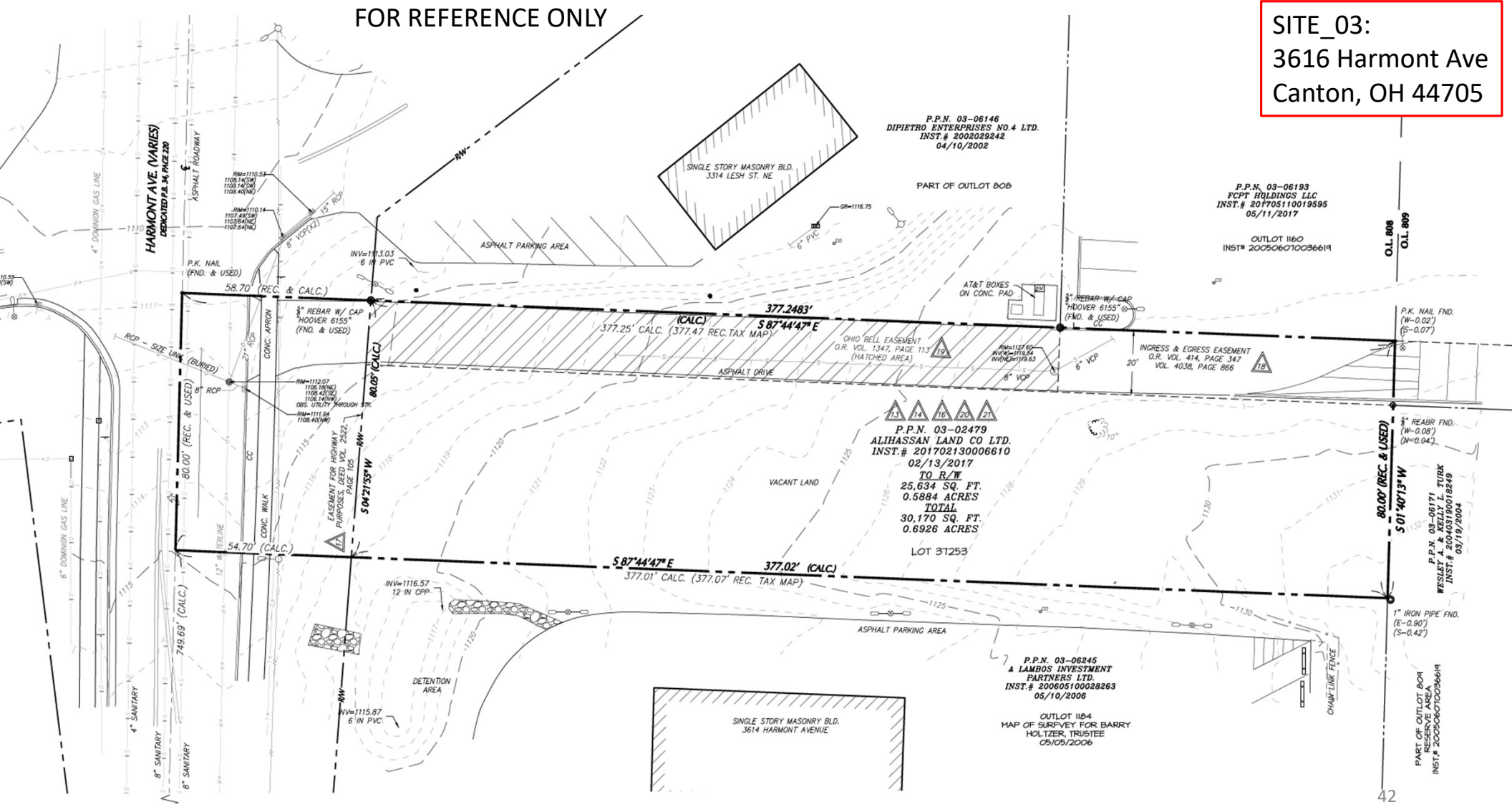


SITE_03:
 3616 Harmont Ave
 Canton, OH 44705



FOR REFERENCE ONLY

SITE_03:
3616 Harmont Ave
Canton, OH 44705



P.P.N. 03-06146
DIPIETRO ENTERPRISES NO. 4 LTD.
INST. # 2002029242
04/10/2002

P.P.N. 03-06193
FCPT HOLDINGS LLC
INST. # 201705110019595
05/11/2017

P.P.N. 03-02479
ALIHASSAN LAND CO LTD.
INST. # 201702130006610
02/13/2017
TO R/W
25,634 SQ. FT.
0.5884 ACRES
TOTAL
30,170 SQ. FT.
0.6926 ACRES
LOT 31253

P.P.N. 03-06245
A LAMBOS INVESTMENT
PARTNERS LTD.
INST. # 200605100028263
05/10/2006

SITE 01: 2155 W STATE ST, ALLIANCE, OH 44601 **Adjacent national restaurant top 15% out of 578 locations (Placer.ai)

CASE STUDY

Olive Garden Restaurant

Building Plan based on published building
and site requirements. Building 8,000 sq ft

SITE_01:
2155 W State St
Alliance, OH 44601

Traffic Metric

AADT Calculation – AASHTO method

AADT: 23736 (2024)

Alliance-Proposal 1

133 - Parking Spaces
BLDG 8,000 sq ft
(can be 10,000 sq ft)
LOT 1.8 Acres



Alliance-Proposal 2

128 - Parking Spaces
BLDG 8,000 sq ft
(can be 10,000 sq ft)
LOT 1.8 Acres



Alliance-Proposal 3

118 - Parking Spaces
(can be improved)
BLDG 8,000 sq ft
(can be 10,000 sq ft)
LOT 1.8 Acres



Canton

CANTON, OH
72 - Parking Spaces
BLDG ~10,000 sq ft
LOT 1.5 Acres



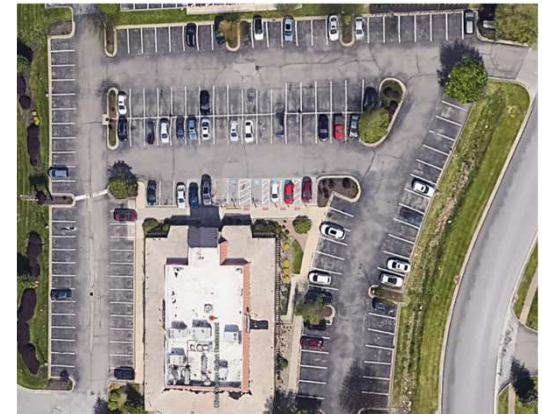
Akron

AKRON, OH
75+ - Parking Spaces
(+ additional lot with up to 50 spaces)
BLDG 8,500 sq ft
LOT +1.5 Acres



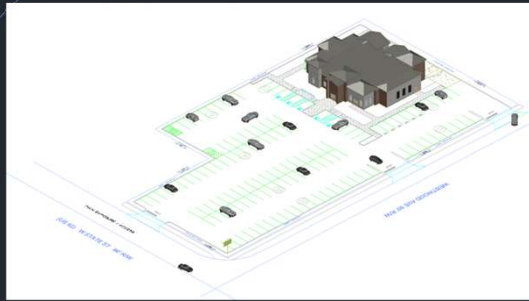
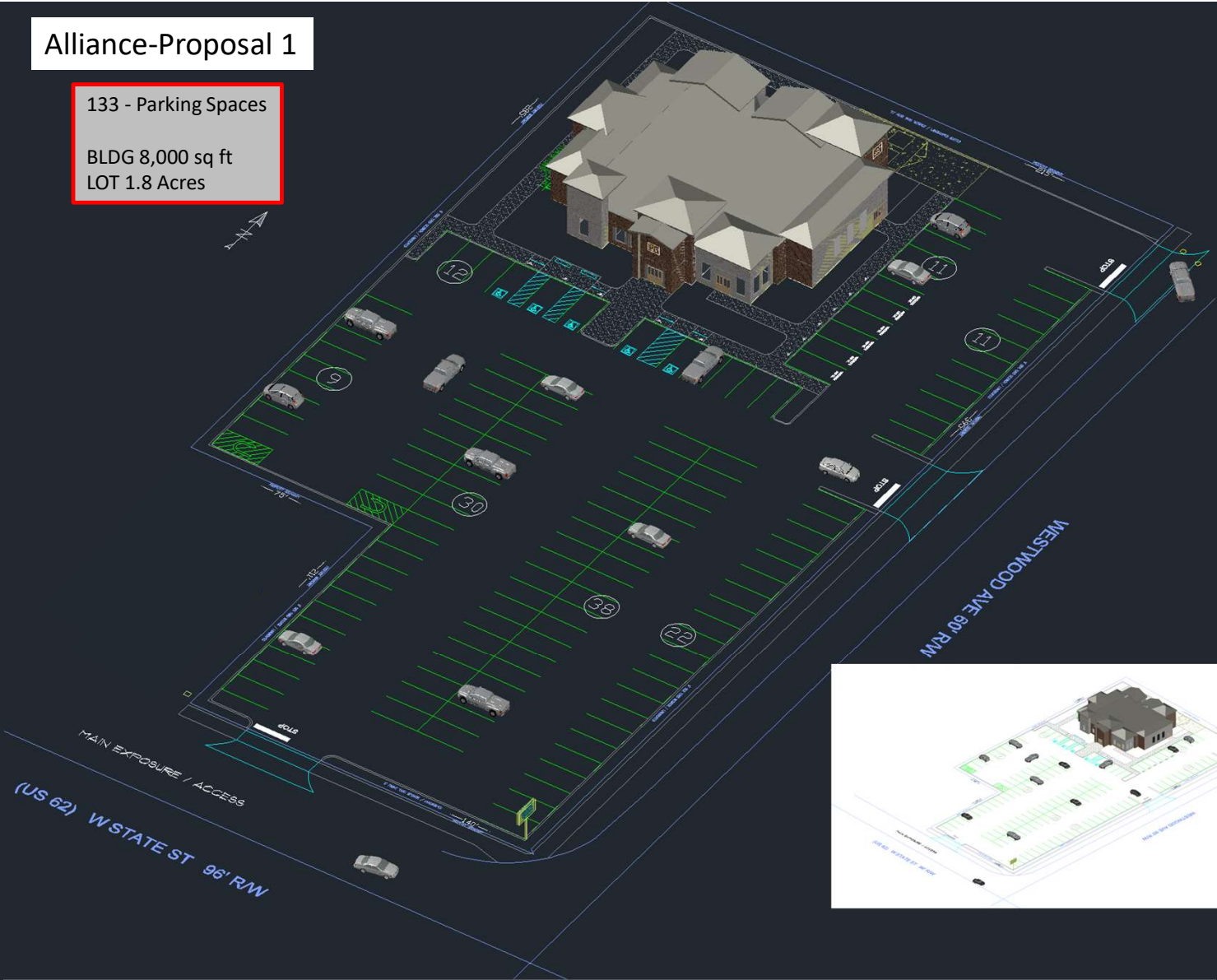
Boardman

BOARDMAN, OH
135 - Parking Spaces
BLDG ~10,000 sq ft
LOT ~1.75 Acres



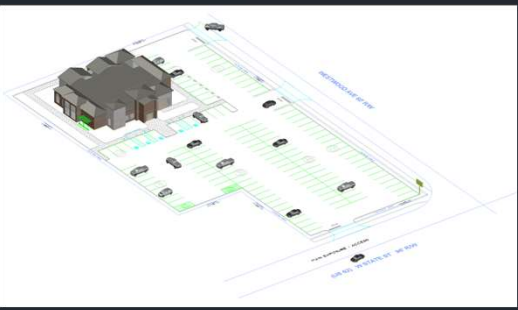
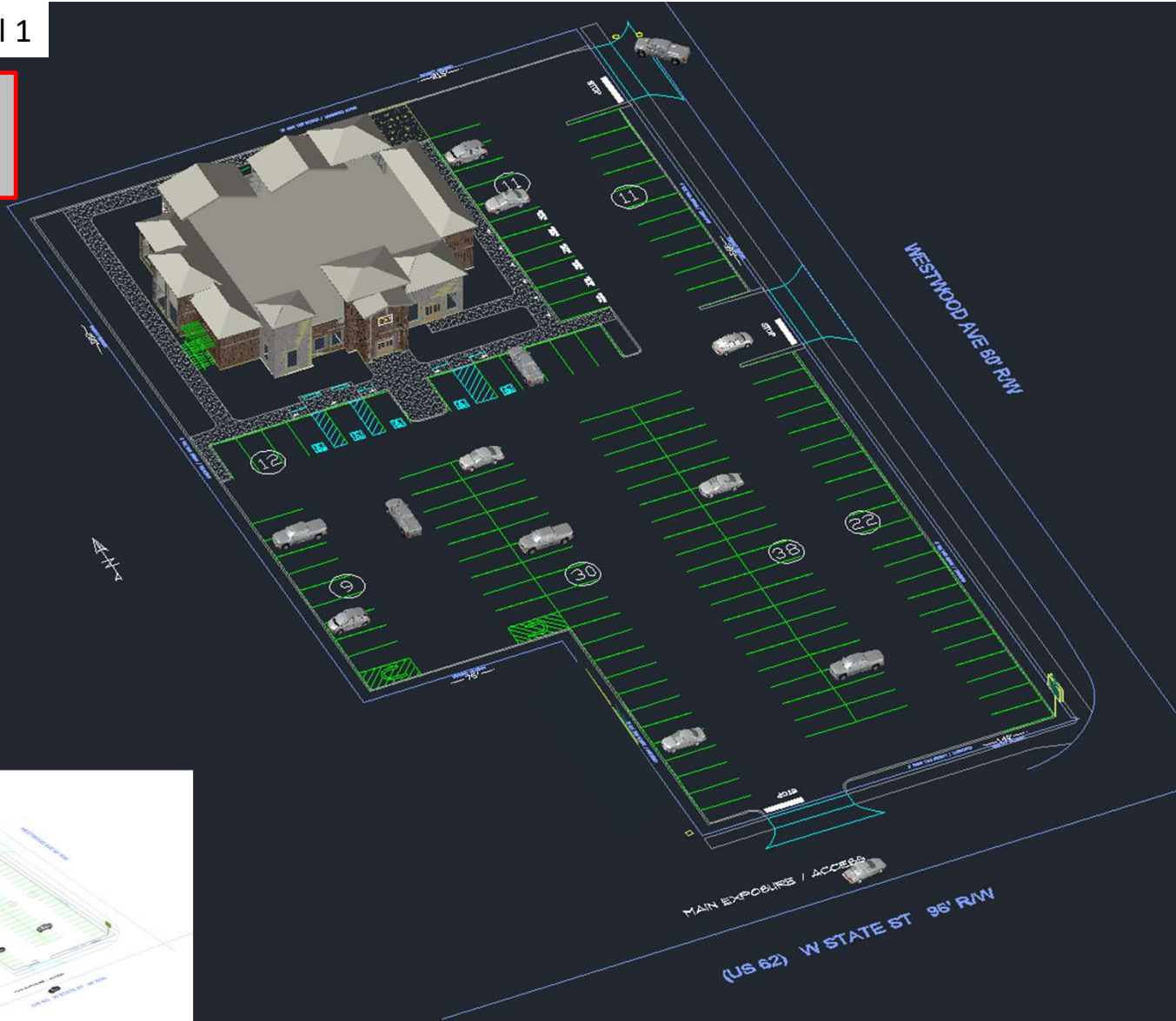
Alliance-Proposal 1

133 - Parking Spaces
BLDG 8,000 sq ft
LOT 1.8 Acres



Alliance-Proposal 1

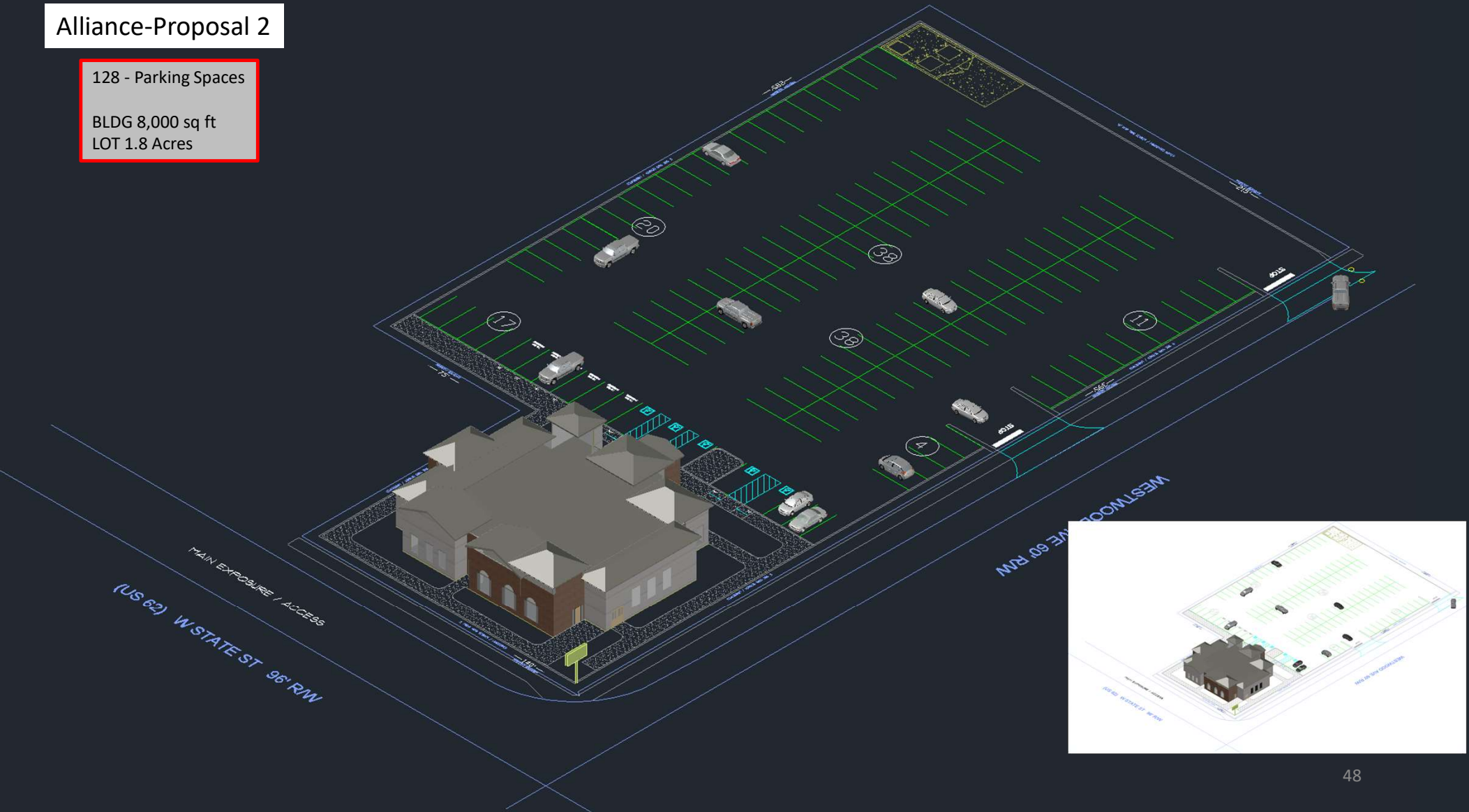
133 - Parking Spaces
BLDG 8,000 sq ft
LOT 1.8 Acres



Alliance-Proposal 2

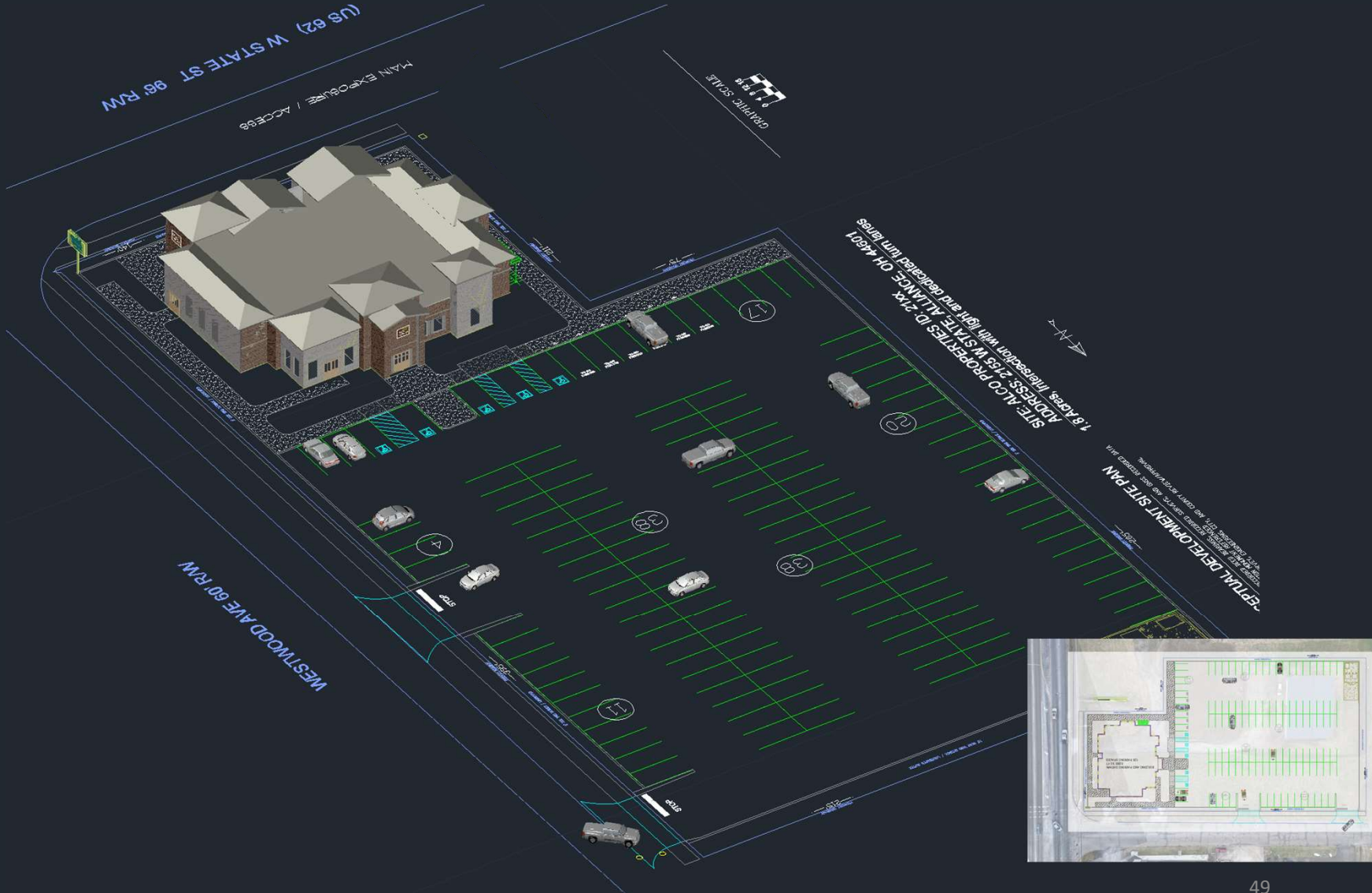
128 - Parking Spaces

BLDG 8,000 sq ft
LOT 1.8 Acres



Alliance-Proposal 2

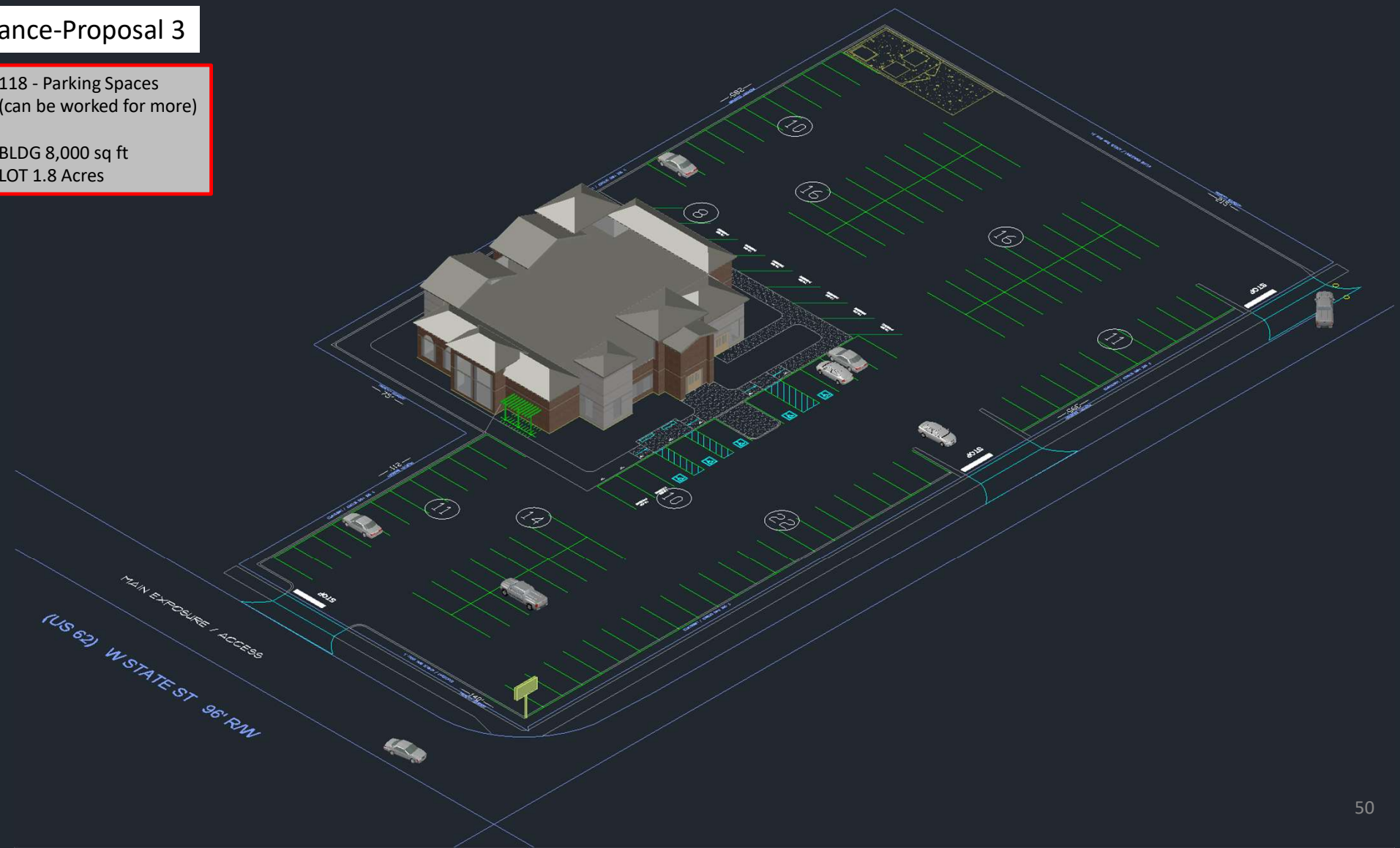
128 - Parking Spaces
BLDG 8,000 sq ft
LOT 1.8 Acres



Alliance-Proposal 3

118 - Parking Spaces
(can be worked for more)

BLDG 8,000 sq ft
LOT 1.8 Acres



SITE 01: 2155 W STATE ST, ALLIANCE, OH 44601 **Adjacent national restaurant top 15% out of 578 locations (Placer.ai)

CASE STUDY

Chick-fil-A

Building Plan based on published building
and site requirements. Building 6,000 sq ft

SITE_01:
2155 W State St
Alliance, OH 44601

Traffic Metric

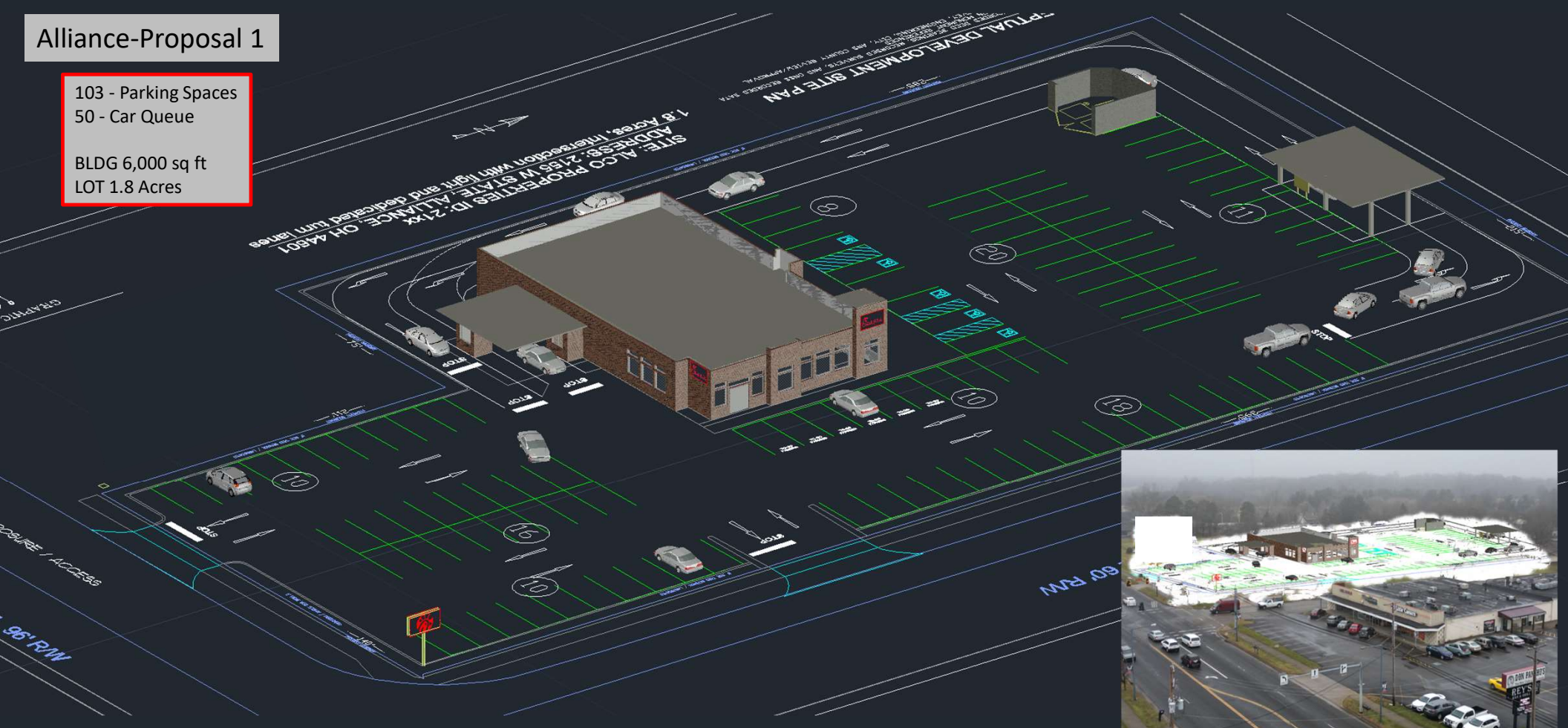
AADT Calculation – AASHTO method

AADT: 23736 (2024)

Alliance-Proposal 1

103 - Parking Spaces
50 - Car Queue

BLDG 6,000 sq ft
LOT 1.8 Acres



Alliance-Proposal 2

92 - Parking Spaces
32 - Car Queue

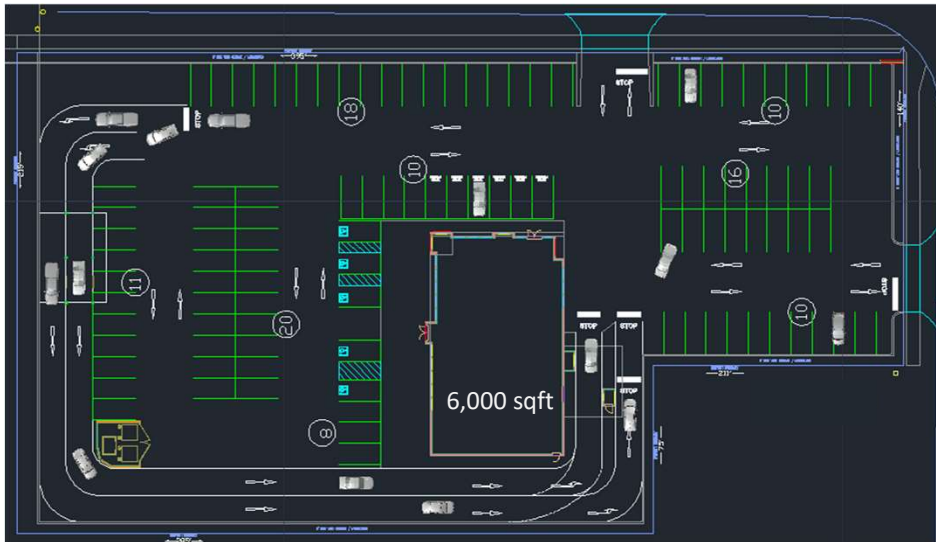
BLDG 6,000 sq ft
LOT 1.8 Acres



Alliance-Proposal 1

103 - Parking Spaces
50 - Car Queue

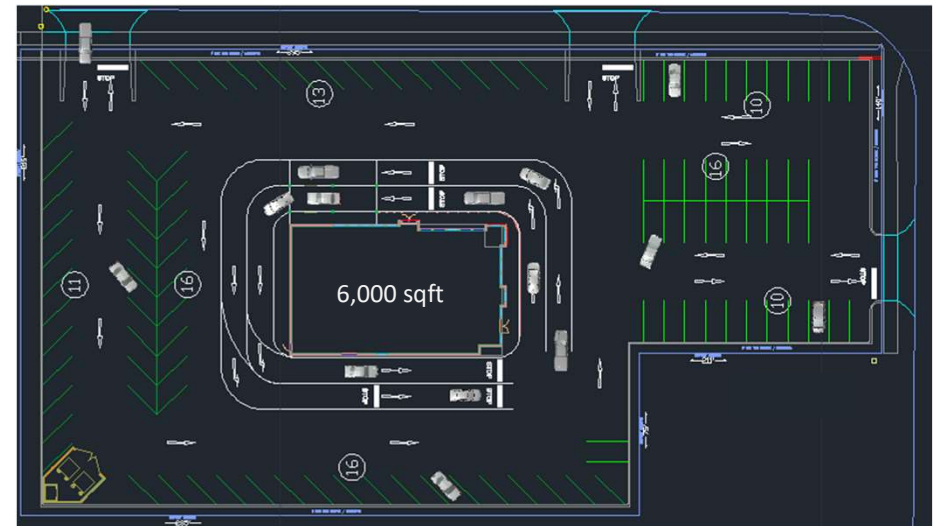
BLDG 6,000 sq ft
LOT 1.8 Acres



Alliance-Proposal 2

92 - Parking Spaces
32 - Car Queue

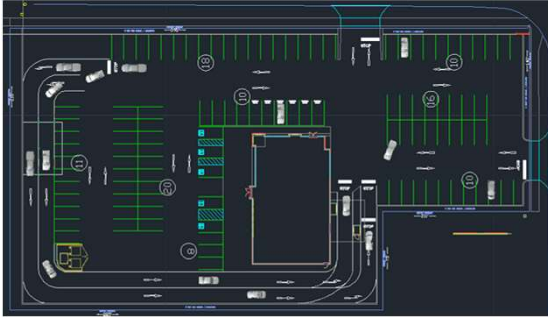
BLDG 6,000 sq ft
LOT 1.8 Acres



Alliance-Proposal 1

103 - Parking Spaces
50 - Car Queue

BLDG 6,000 sq ft
LOT 1.8 Acres



Alliance-Proposal 2

92 - Parking Spaces
32 - Car Queue

BLDG 6,000 sq ft
LOT 1.8 Acres



Canton

CANTON, OH
54 - Parking Spaces
23 - Car Queue

BLDG 4,000 sq ft
LOT 1.5 Acres

Mayfield

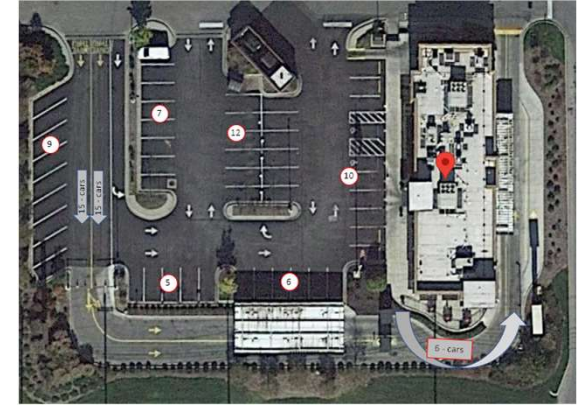
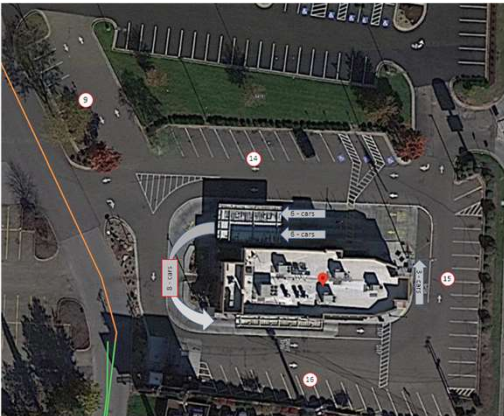
MAYFIELD, OH
70 - Parking Spaces
32 - Car Queue

BLDG 6,000 sq ft
LOT 1.5 Acres

Boardman

BOARDMAN, OH
49 - Parking Spaces
37 - Car Queue

BLDG ~4,500 sq ft
LOT ~1.25 Acres



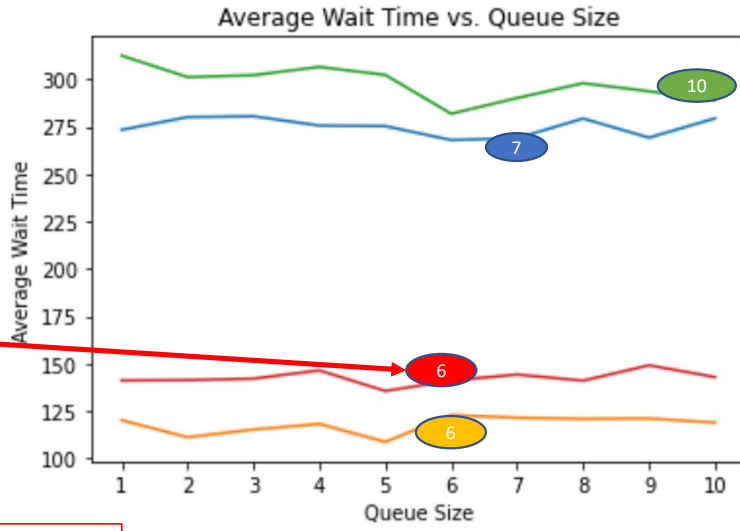
DRIVE-THRU PROPOSALS

Simulation of Wait Times VERSUS Number of Ordering Points (menu boards) and food pick-up lanes

Simulation based on:
Order Time at Menu Board- (1 to 4 minutes)
Prep Time- (3 to 7 minutes)

This site simulation is based on:
Alliance-Proposal 1
2-menu board, 2- pickup lane
Optimal Queue: 6 cars
Average Wait Time: 144 sec (2.4 min)

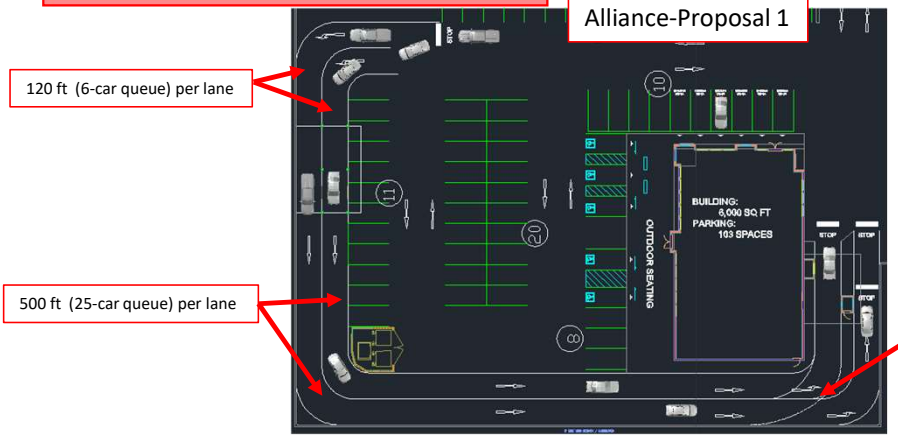
The site has (25-car) per queue plus minimum of (6-car) per queue waiting to order
62+ car queue



Alliance-Proposal 2
2-menu board, 1- pickup lane
Optimal Queue: 10 cars
Average Wait Time: 302 sec (5.0 min)

1-menu board, 1- pickup lane
Optimal Queue: 7 cars
Average Wait Time: 277 sec (4.6 min)

1-menu board, 2- pickup lane
Optimal Queue: 6 cars
Average Wait Time: 118 sec (1.9 min)



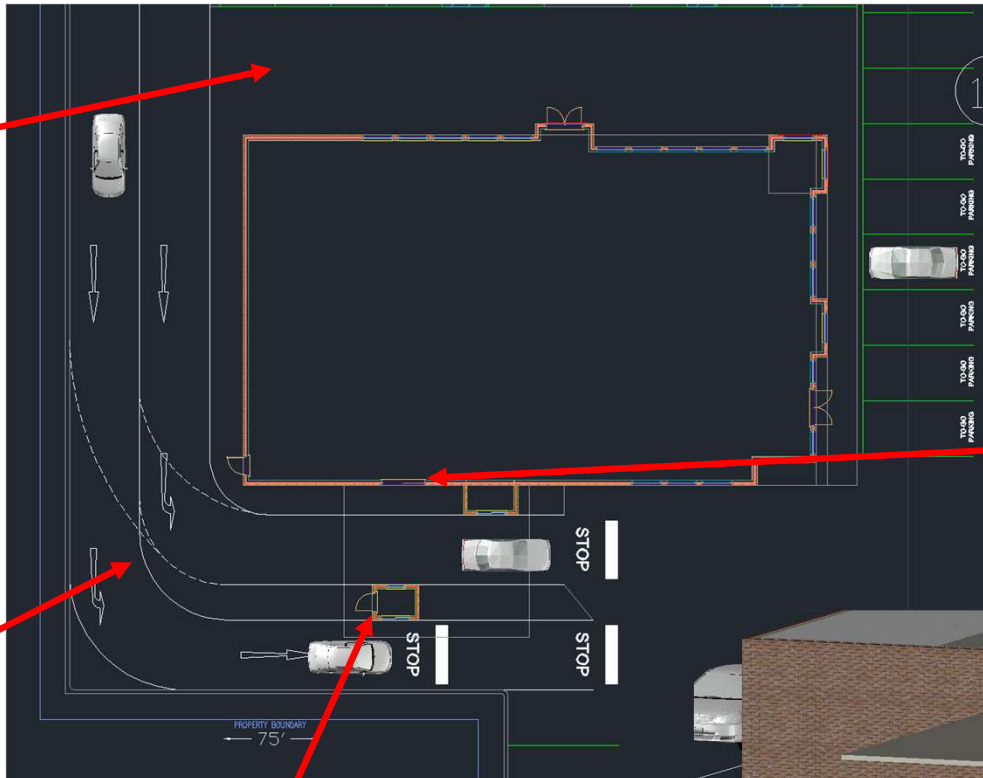
In this design the lanes can still be merged into single pickup lane
This hybrid layout could produce service times 2.4 – 4.6 minutes

SITE_01:
2155 W State St
Alliance, OH 44601

Alliance-Proposal 1

103 - Parking Spaces
50 - Car Queue
BLDG 6,000 sq ft
LOT 1.8 Acres

Large outdoor seating area



Dual lanes can be converged into single lane (at pick-up or at order location)

Side door to facilitate improved order distribution regardless if dedicated payment station or conveyor system is implemented.

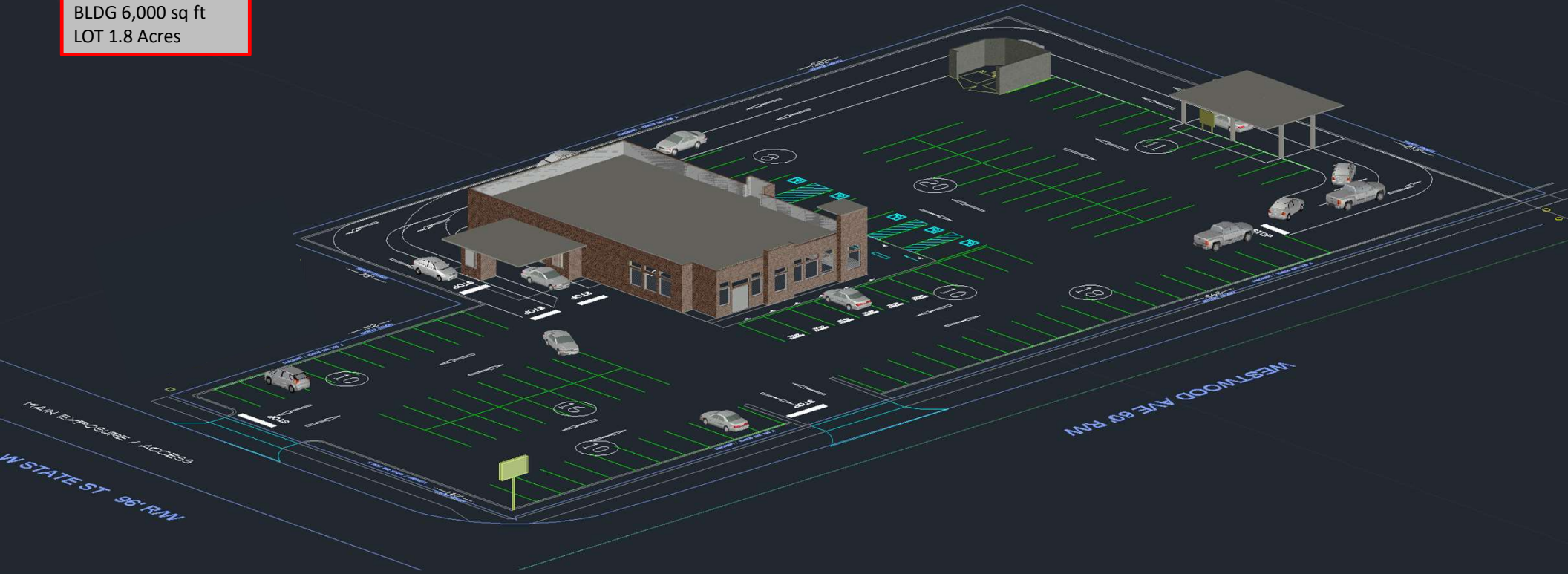
Dedicated payment and pickup window (Overhead trolley or conveyor for order transfer)



Alliance-Proposal 1

103 - Parking Spaces
50 - Car Queue

BLDG 6,000 sq ft
LOT 1.8 Acres



Auxiliary View

Alliance-Proposal 1

103 - Parking Spaces
50 - Car Queue

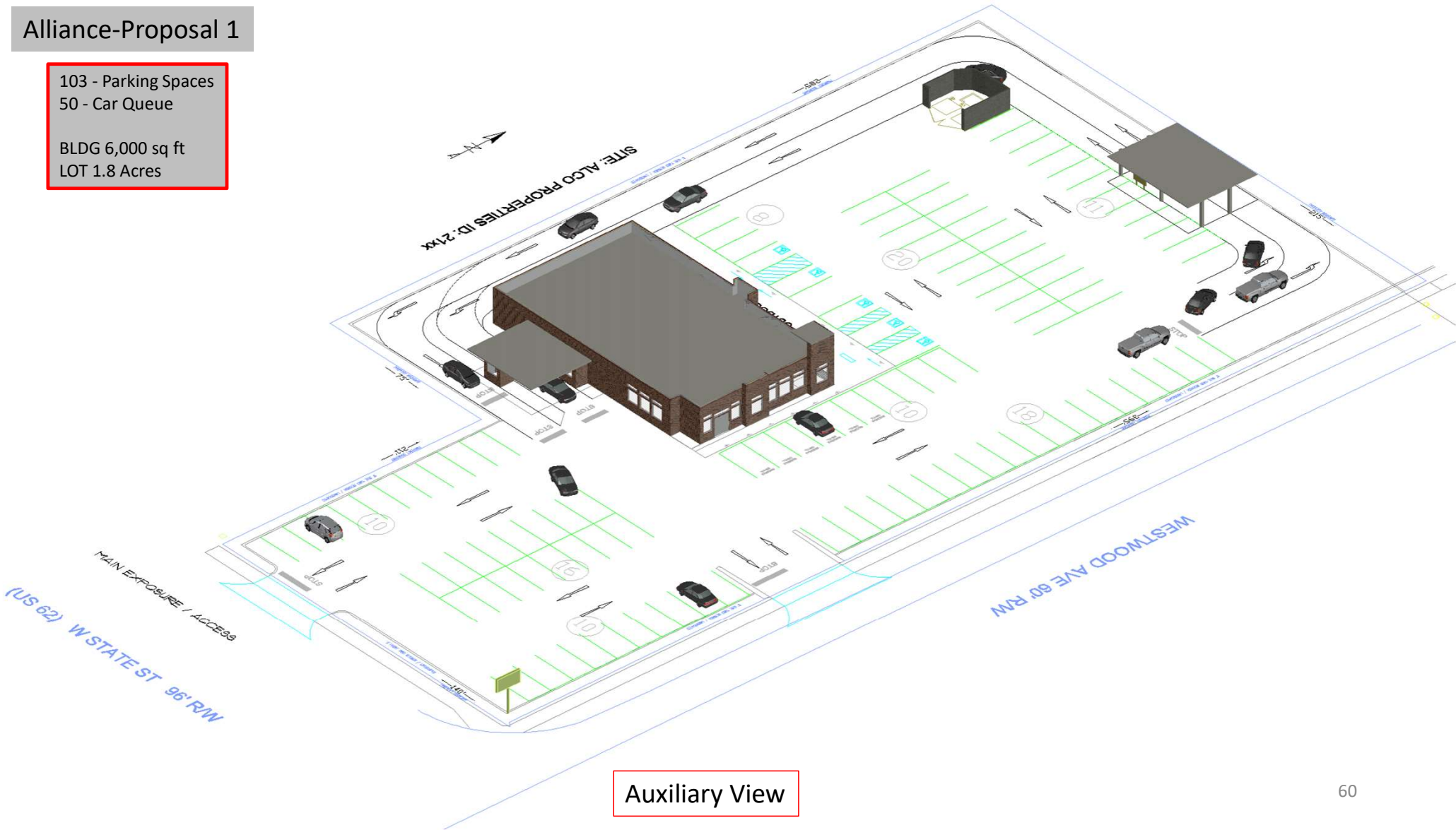
BLDG 6,000 sq ft
LOT 1.8 Acres



Auxiliary View

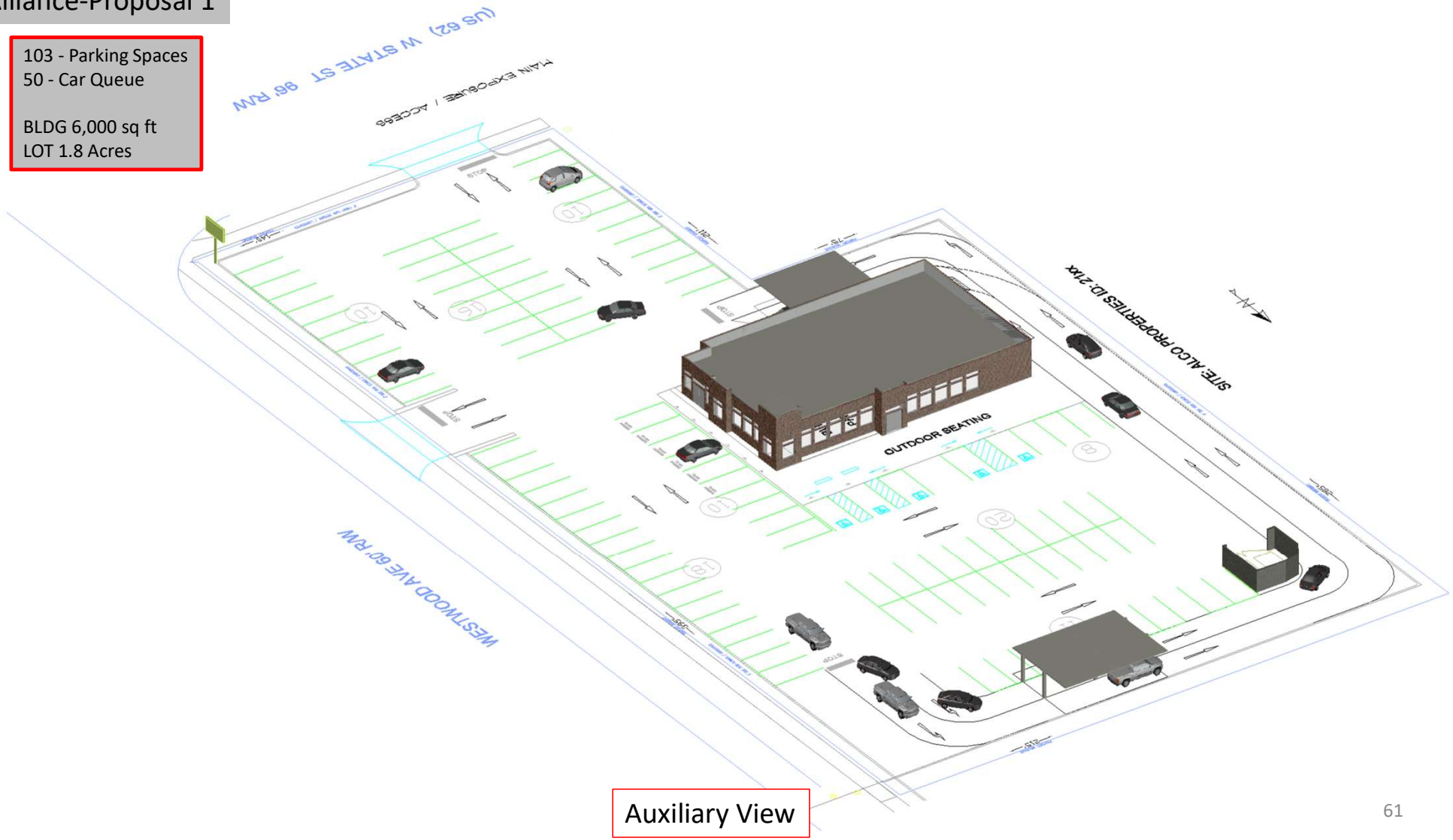
Alliance-Proposal 1

103 - Parking Spaces
50 - Car Queue
BLDG 6,000 sq ft
LOT 1.8 Acres



Alliance-Proposal 1

103 - Parking Spaces
50 - Car Queue
BLDG 6,000 sq ft
LOT 1.8 Acres



Auxiliary View

SITE 03: HARMONT AVE, CANTON, OH 44705

CASE STUDY

Subway

Building Plan based on requirement feedback.

Building 1,800 sq ft

SITE_03:
3616 Harmont Ave
Canton, OH 44705

Traffic Metric

AADT Calculation – AASHTO method

AADT: 27346 (2024)

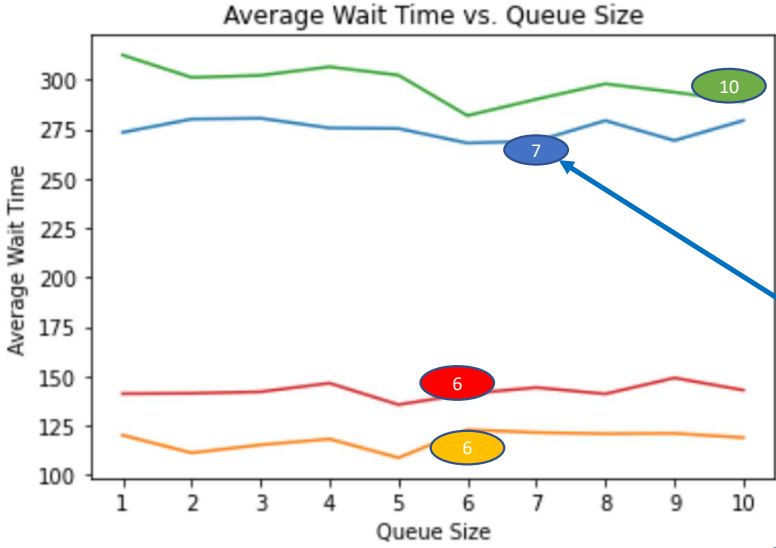
SITE_03:
 3616 Harmont Ave
 Canton, OH 44705

**Simulation of Wait Times
 VERSUS
 Number of Ordering Points (menu boards) and food pick-up lanes**

Simulation based on:
 Order Time at Menu Board- (1 to 4 minutes)
 Prep Time- (3 to 7 minutes)

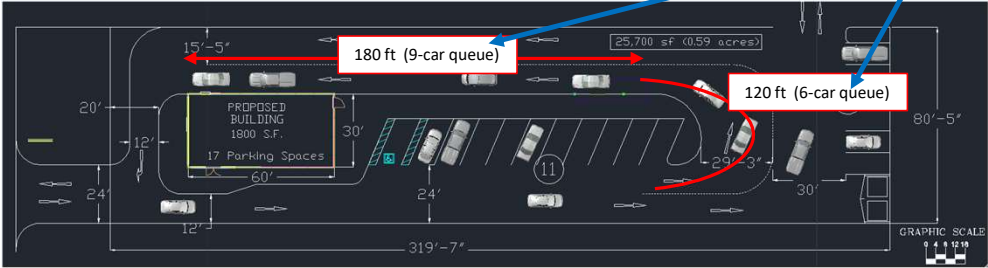
2-menu board, 2- pickup lane
 Optimal Queue: 6 cars
 Average Wait Time: 144 sec (2.4 min)

1-menu board, 2- pickup lane
 Optimal Queue: 6 cars
 Average Wait Time: 118 sec (1.9 min)



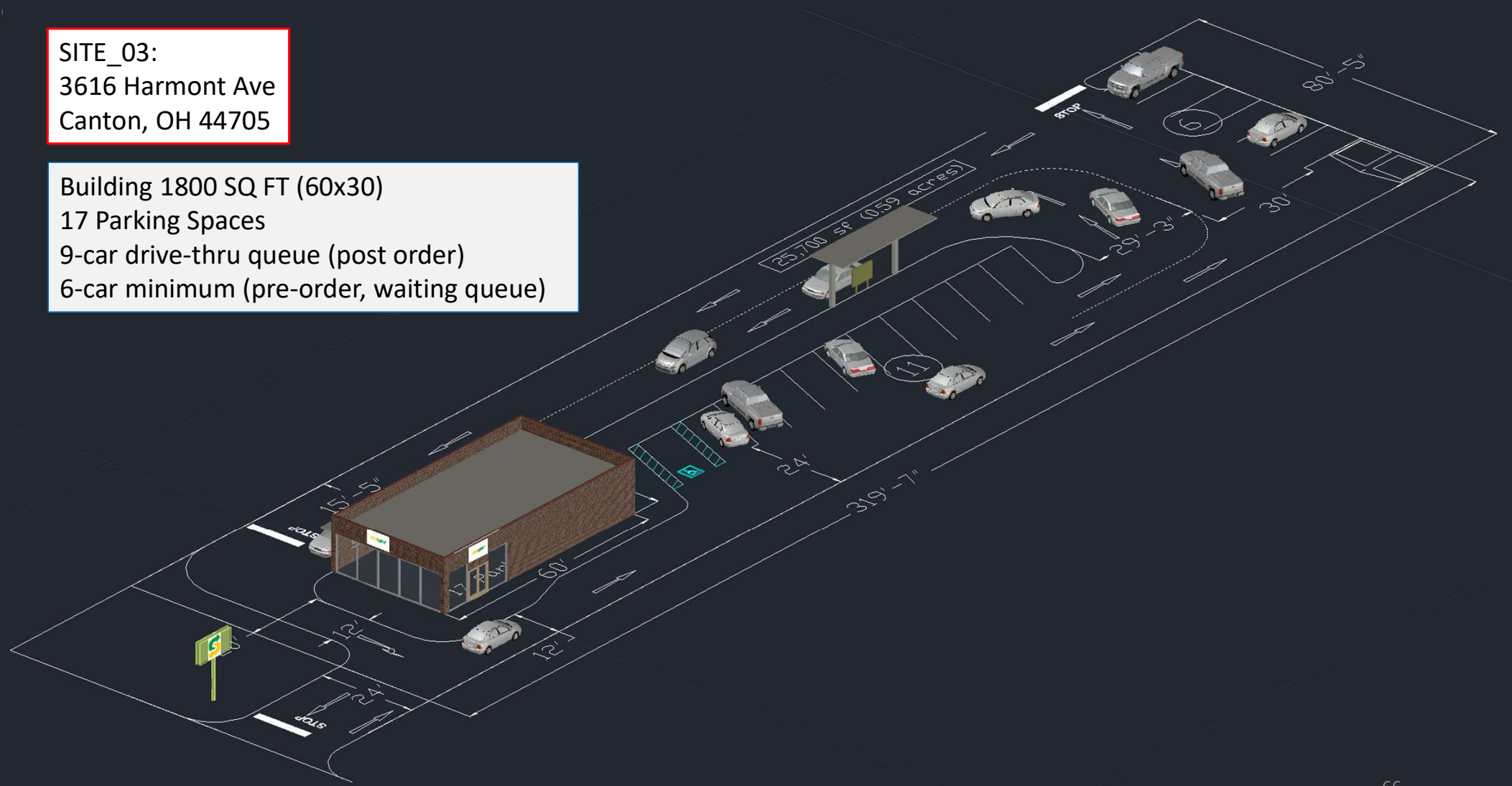
2-menu board, 1- pickup lane
 Optimal Queue: 10 cars
 Average Wait Time: 302 sec (5.0 min)

This site simulation is based on:
 1-menu board, 1- pickup lane
 Optimal Queue: 7 cars
 Average Wait Time: 277 sec (4.6 min)
 The site has (9-car) queue plus minimum of (6-car) queue waiting to order



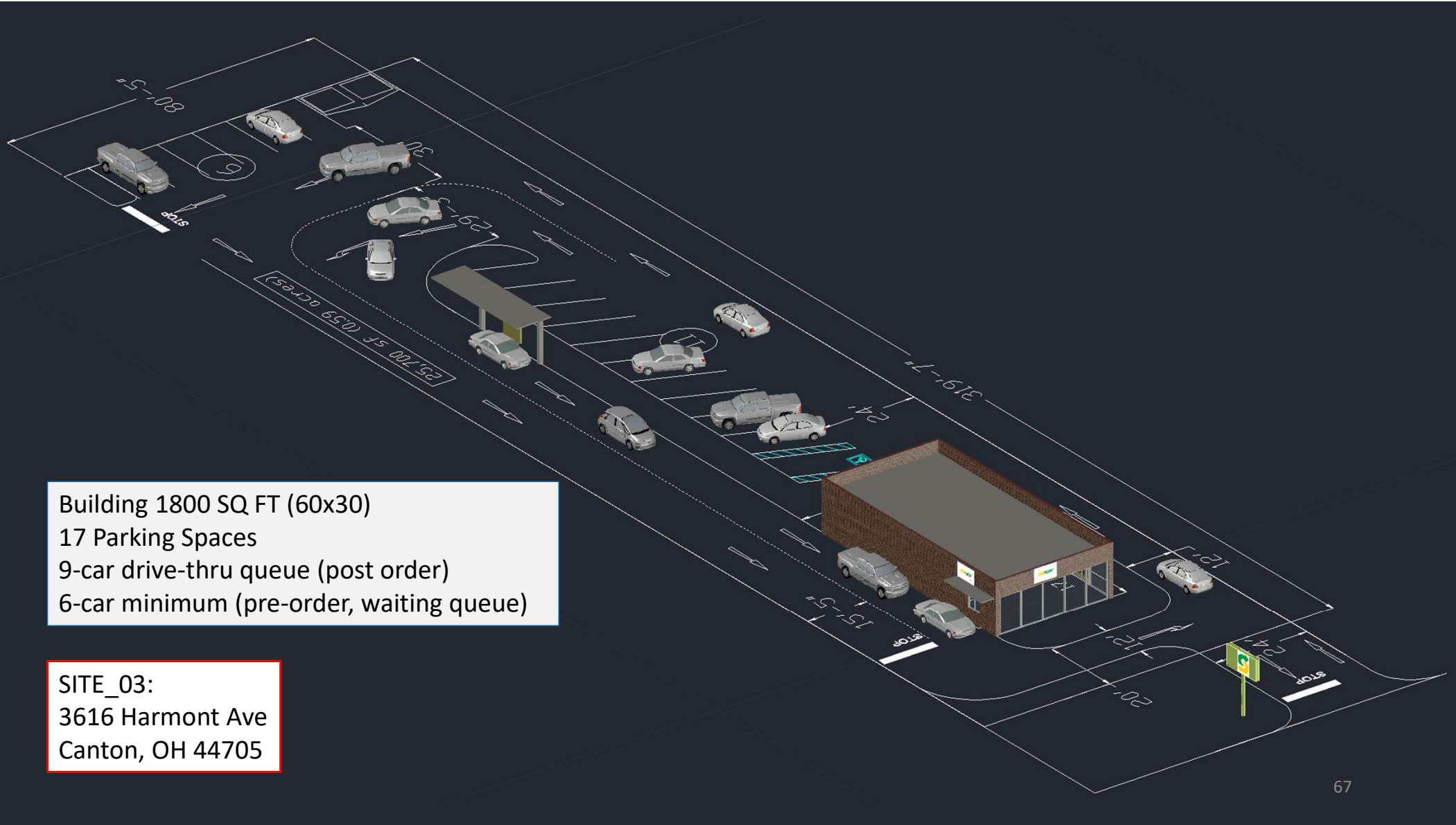
SITE_03:
3616 Harmont Ave
Canton, OH 44705

Building 1800 SQ FT (60x30)
17 Parking Spaces
9-car drive-thru queue (post order)
6-car minimum (pre-order, waiting queue)

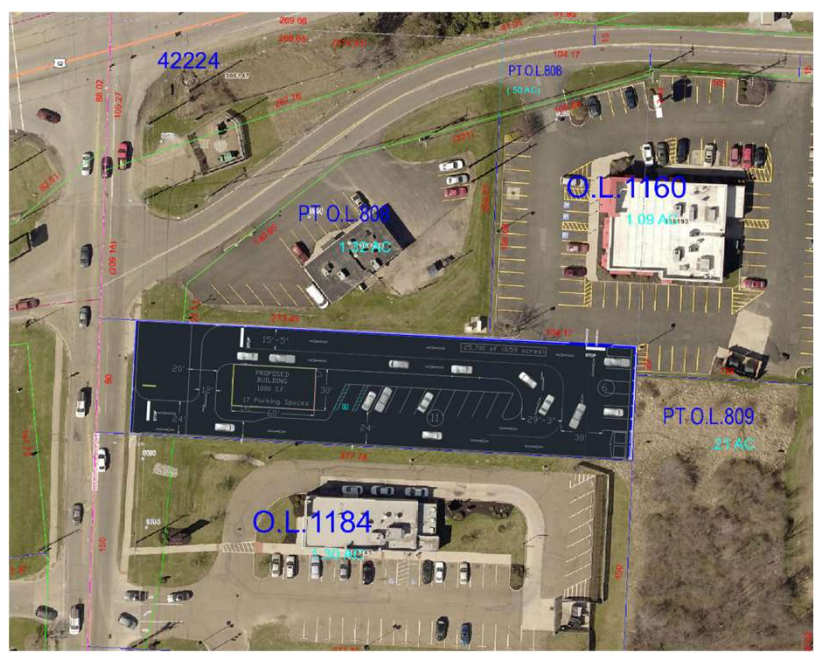


Building 1800 SQ FT (60x30)
17 Parking Spaces
9-car drive-thru queue (post order)
6-car minimum (pre-order, waiting queue)

SITE_03:
3616 Harmont Ave
Canton, OH 44705



ALIHASSAN LAND CO
 SITE: HARMONT
 HARMONT AVE NE/RT 62
 CANTON, OH
 0.59 ACRES
 BLDG: 1800 SQ FT
 PARKING: 17 SPACES
 330-206-0020



SITE_03:
 3616 Harmont Ave
 Canton, OH 44705



SITE01: 2155 W STATE ST, ALLIANCE, OH 44601 **Adjacent national restaurant top 15% out of 578 locations (Placer.ai)

Large building retailer (Site shown with 22,000 sq ft building)

SITE_01:
2155 W State St
Alliance, OH 44601

