

SCAN FOR  
PROPERTY  
WEBSITE



# Hudson

DISTRICT

**BUILD-TO-SUIT**  
(SALE OR LEASE)  
**4-13 AC SITES**

**HUDSON INDUSTRIAL  
PARKWAY & TEREX ROAD  
HUDSON, OHIO 44236**

HUDSON-DISTRICT.COM

**CBRE**





# HUDSON DISTRICT

## PROPERTY HIGHLIGHTS

### PARCELS

- 1 PPN: 30-10329 | 4.0646 AC
- 2 PPN: 30-09204 | 13.2 AC
- 3 PPN: 30-10060 | 13.0286 AC

1.4M SF BUILDING  
AVAILABLE

**Hudson**  
INDUSTRIAL DISTRICT

[CLICK HERE FOR  
BUILDING BROCHURE](#)

### HIGHLIGHTS



#### FLEXIBLE ZONING

Office, Retail, Medical, R&D, and  
Industrial **Uses Permitted**



#### RAIL ACCESS

Potential Rail Access to  
**Norfolk Southern**



#### EXCELLENT ACCESS

Great Access to **SR-91,  
SR-8, & SR-303**; 5 Miles to **I-80**;  
10 Miles to **I-271**



#### STRATEGIC LOCATION

Within prominent city of Hudson,  
combining top-tier livability with  
**direct centralized access** to Cleveland,  
Akron, and key regional infrastructure



#### TAX ABATEMENT

Potential Tax abatement for  
**Build-to-Suit Projects**



#### LABOR ACCESS

Tap into a **wider pool of skilled  
workers** with on property access to  
Akron Metro Bus Route 32 which  
spans over 34 miles north to south

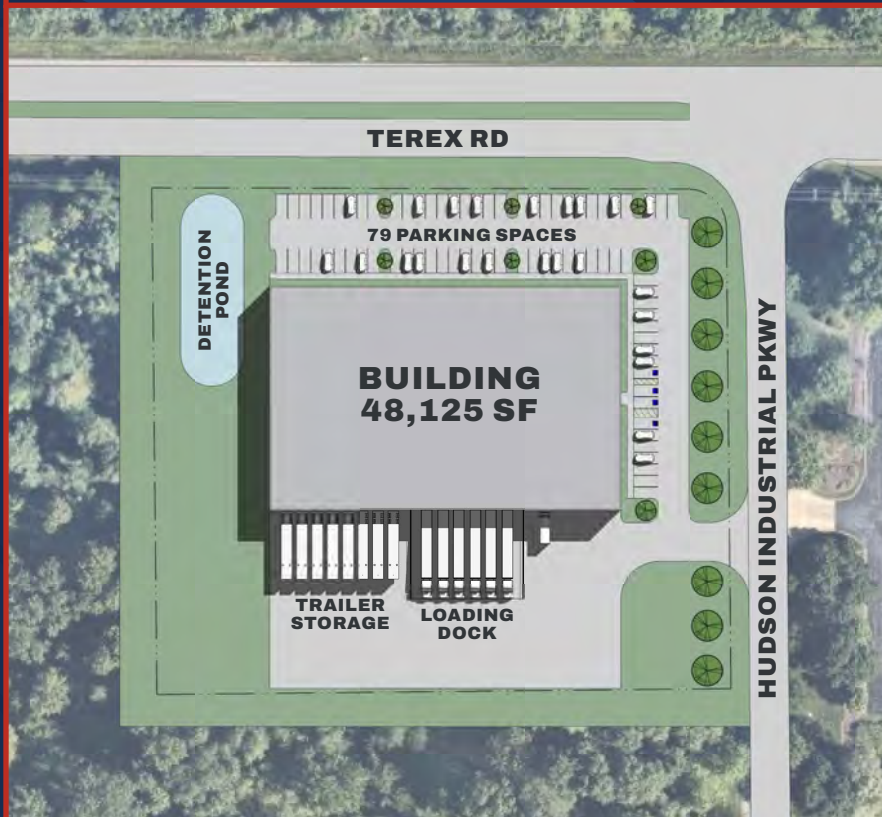


# CONCEPTUAL RENDERINGS

## PARCEL 1 4.0646 AC

PPN: 30-10329

TEREX ROAD & HUDSON  
INDUSTRIAL PARKWAY



## PARCEL 2 13.2 AC

PPN: 30-09204

BARLOW ROAD &  
HUDSON INDUSTRIAL PARKWAY









# PERFECTLY POSITIONED IN HUDSON

303

8

67,123

OLDE 8 RD

veg+

SKY ZONE

W STREETSBORO ST 12,762

59,598

THE WINE MILL

Puggs

OHIO TURNPIKE

HUDSON

FIRST & MAIN

Logos for businesses in the First & Main area: heinens, Dave's, J.S.A. BANK, LOFT, mod, J. Jill, Vertical Runner, Chico's, Talbots, Farmers Rail, 3 Palms, lulu lemon, francesca's, Kipper's Tavern, RESTORE, COLD STONE, LuLu's.

HUDSON PLAZA

Logos for businesses in Hudson Plaza: McDonald's, Perkins, Jersey Mike's, ACME Fresh Market, Hollywood Feed, Blu Basil, Otani, PAPA JOHN'S, SALON LOFTS, Tanera.

DARROW RD

N MAIN ST

12,515

16,167

S MAIN ST

16,511

10,474

11,443

11,414

STOW RD

Western Reserve Academy

rosewood

Logos for businesses: PEACE LOVE DONUTS, PNC, FARMERS, Starbucks, FedEx Office.

THE ORCHARD

Logos for businesses: DONATOS, CVS pharmacy, drug mart, ACE Hardware, KinderCare.

PAD THAI

GODDARD SCHOOL

Akron Children's Hospital Pediatrics Hudson

REGAL

LifeCenter place

STOW-HUDSON TOWNE CENTRE

Logos for businesses: Arby's, BURGER KING, Wendy's, giant eagle, ANYTIME FITNESS.

Hudson High School

38,687

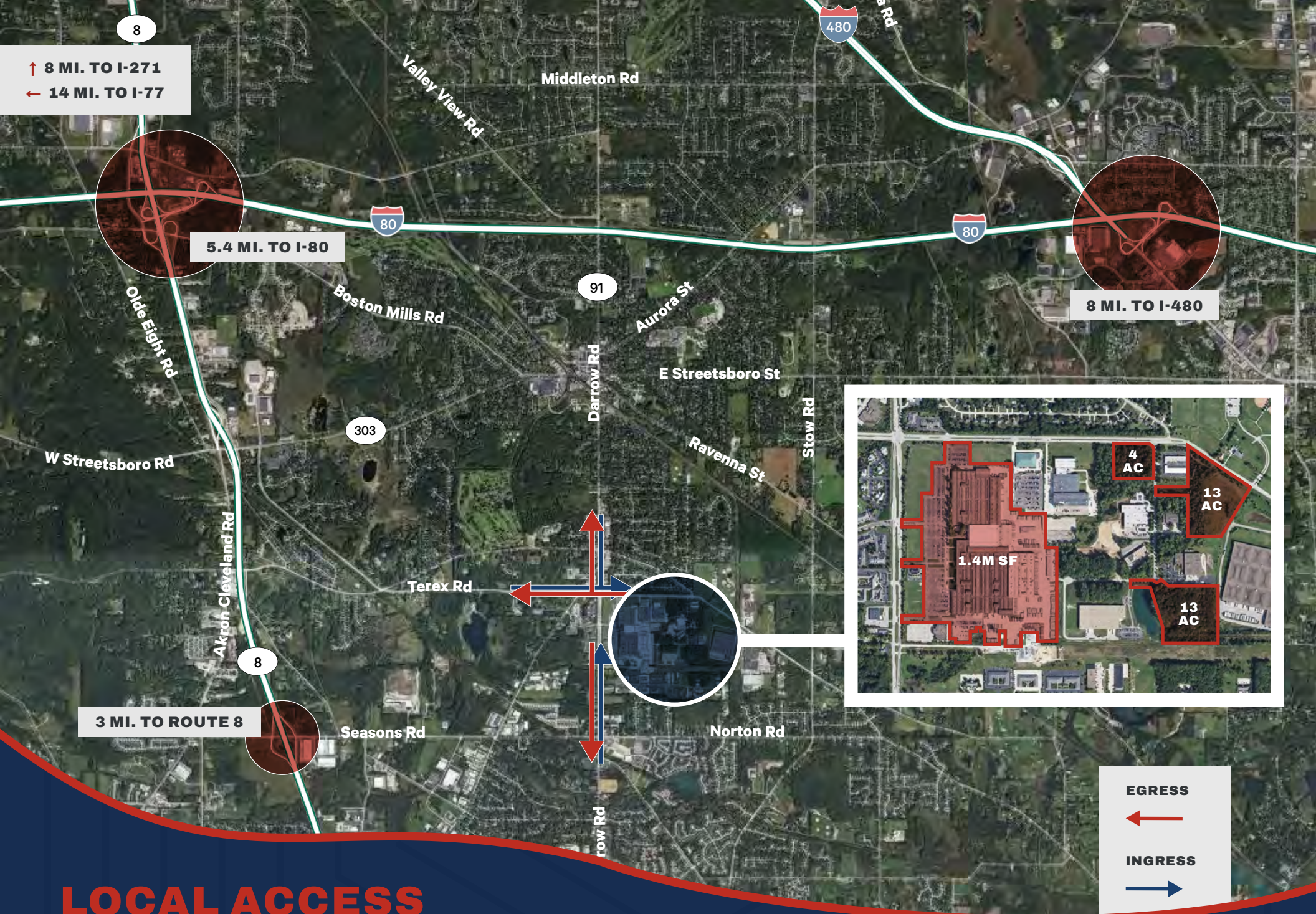
STOW RD

10,421

Hudson DISTRICT

N





# LOCAL ACCESS TO MAJOR AREA HIGHWAYS



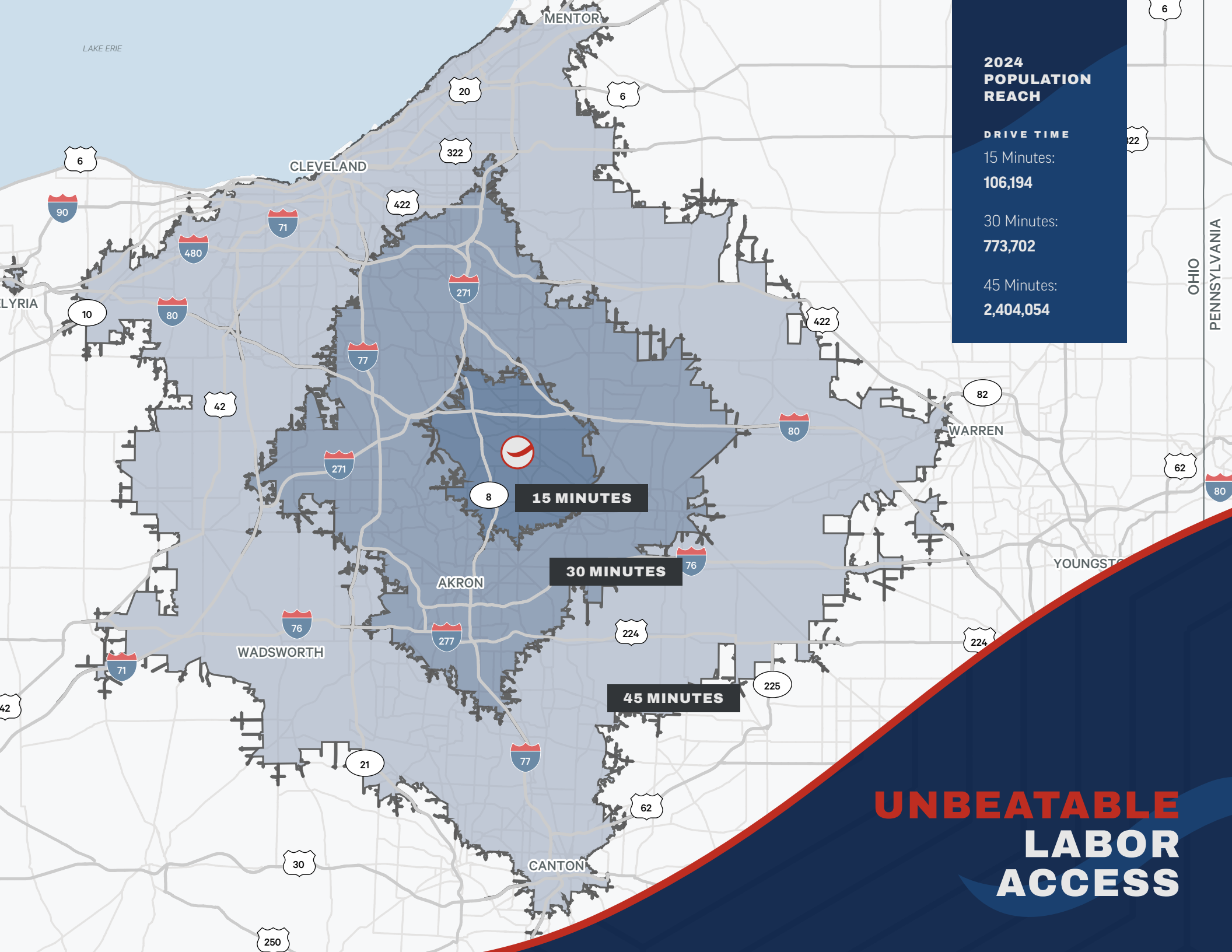


**3 DAYS**  
**77% OF USA & CANADA**

**2 DAYS**  
**61% OF USA & CANADA**

**1 DAY**  
**37% OF USA & CANADA**

**STRATEGICALLY  
LOCATED FOR  
DISTRIBUTION**





**CBRE**



## DEMOGRAPHICS

CATEGORIES	1 MILE	3 MILES	5 MILES
2024 Population	3,498	32,741	87,233
2029 Population - Projection	3,402	32,210	86,233
2024 Businesses	412	1,585	3,523
2024 Employees	6,350	19,501	44,583
2024 Households	1,281	12,923	35,982
2024 Avg. Household Income	\$173,926	\$151,917	\$133,728
2024 Median Household Income	\$147,556	\$111,596	\$99,360
2024 Owner Occupied Housing Units	1,102	10,309	27,106
2024 Avg. Housing Value	\$353,520	\$374,205	\$333,296
2024 Median Housing Value	\$325,529	\$339,844	\$296,597

**Hudson**  
DISTRICT

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