



OFFERING MEMORANDUM



FLEET RESPONSE

695 Boston Mills Rd, Hudson, OH 44236

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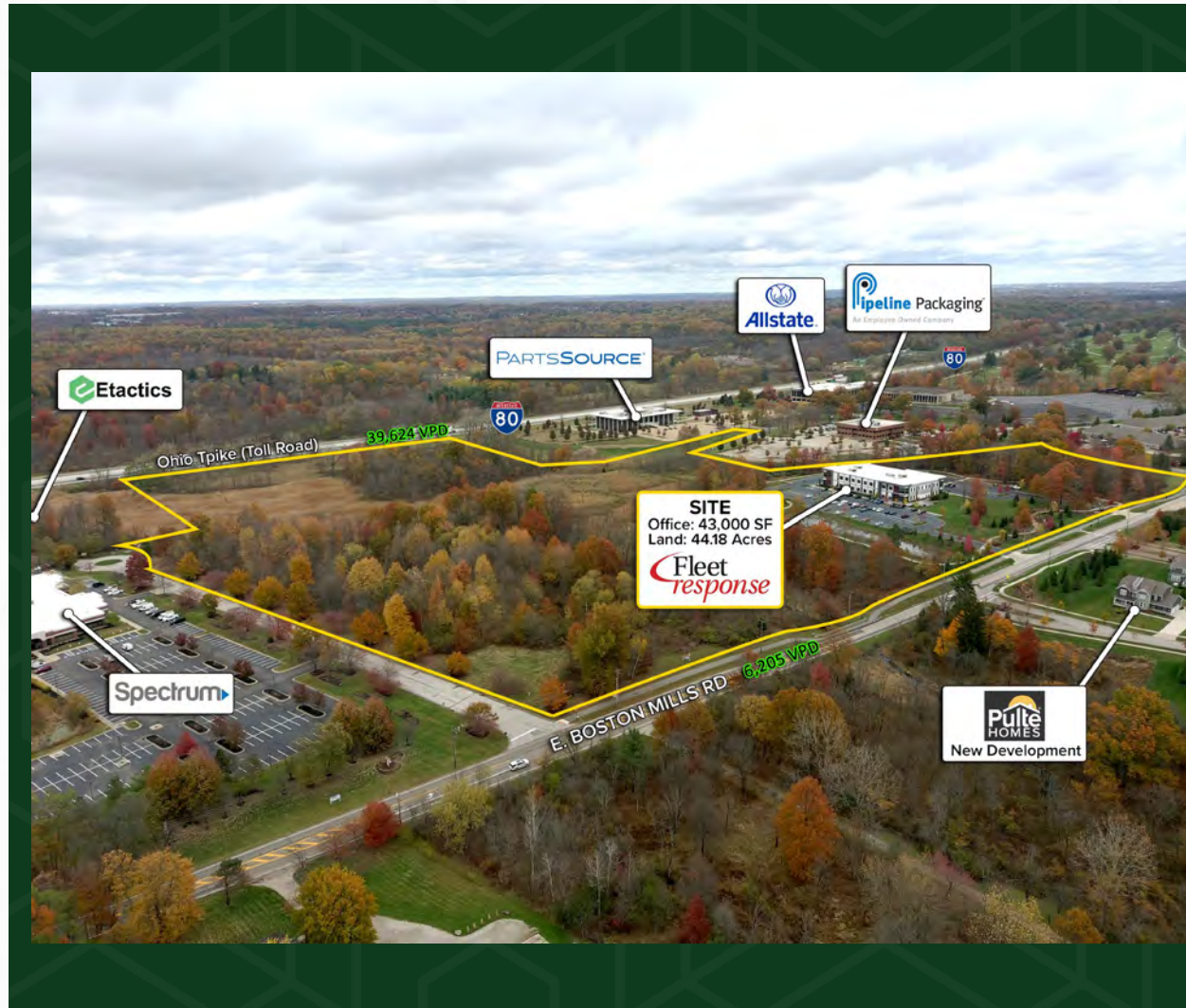
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EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

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Hanna Commercial is pleased to exclusively present the opportunity to acquire the assets of FleetHQ Partners, LLC. The property is located at 695 Boston Mills Road in Hudson, Ohio. Situated in a prominent Cleveland suburb with strong demographics, good business neighbors and in very good proximity to major highways.

The buyer of this passive investment will receive an Absolute NNN offering with no landlord responsibilities. The market rent 15-year lease (through 2040) gives the buyer annual increases of 2% throughout the term with one option for an additional 5 years. Along with the absolute NNN lease the buyer will attain a 43,000 square foot state of the art office building on a corporate campus of 44.18 acres.



INVESTMENT HIGHLIGHTS



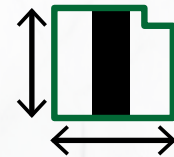
OFFERING PRICE:
\$11,500,000



PRICE PER SF:
\$267.44



NOI:
\$784,320



GLA:
43,000 SF



OCCUPANCY:
100%



YEAR BUILT:
2021



SITE OVERVIEW

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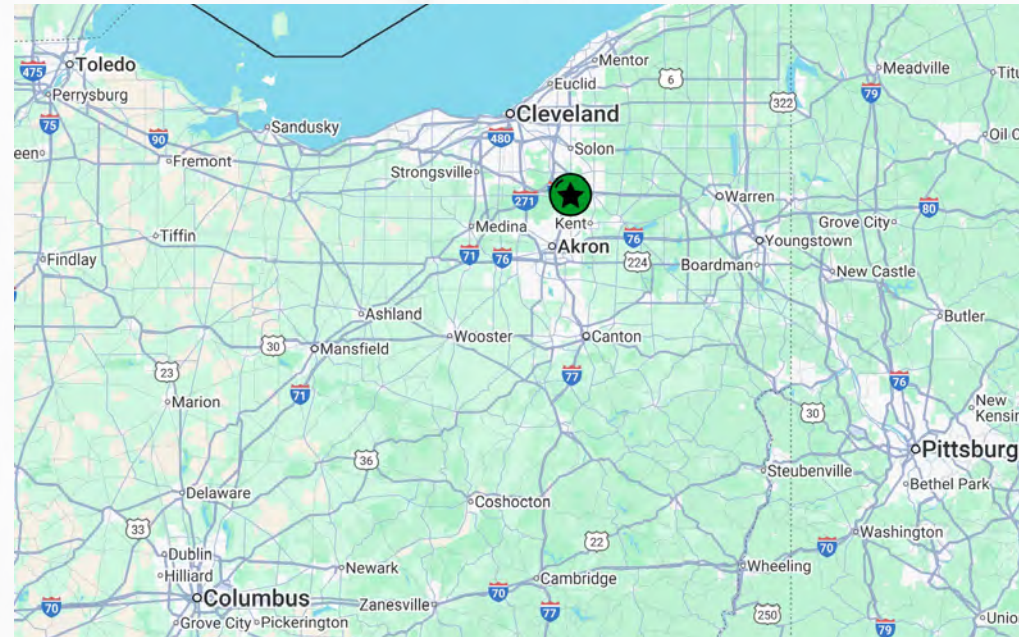
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SITE OVERVIEW



About Hudson, OH

Hudson, Ohio, is a premier suburban community located in Summit County, strategically positioned along the I-80/Turnpike corridor with convenient access to both Cleveland and Akron. Known for its picturesque downtown, top-tier public schools, and affluent residential neighborhoods, Hudson consistently ranks among the most desirable places to live and work in Northeast Ohio. The city has cultivated a thriving business environment, attracting professional services, corporate headquarters, and medical and technology firms. Hudson's workforce is highly educated, and its corporate-friendly environment is complemented by a high quality of life, including access to parks, recreational amenities, and a vibrant retail and dining scene. The combination of a stable local economy, strategic location, and the city's reputation as a desirable business address make this property a compelling investment for long-term appreciation.



FLEET RESPONSE

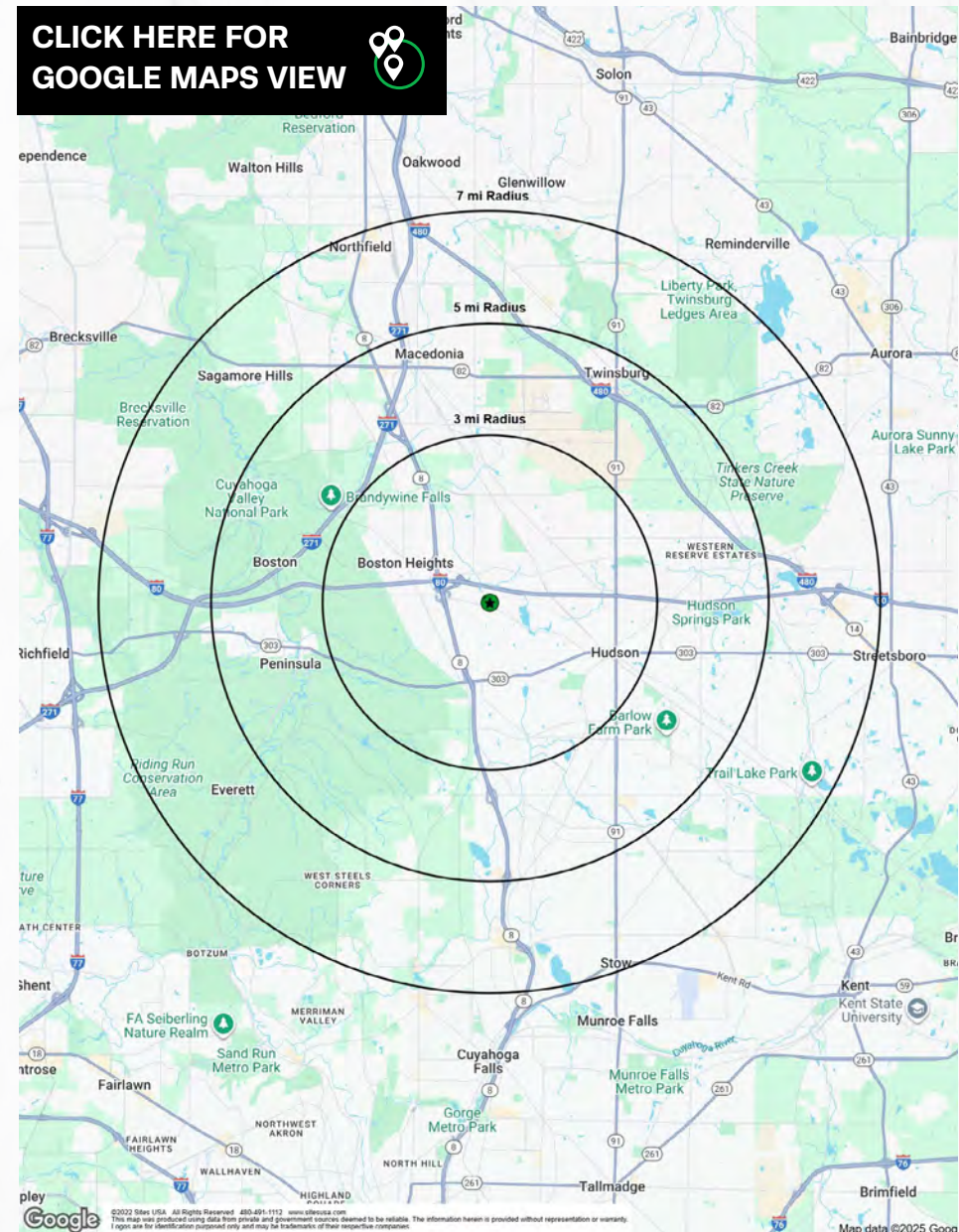
695 Boston Mills Rd, Hudson, OH 44236

DEMOGRAPHICS

DEMOGRAPHICS	3-MILE	5-MILE	7-MILE
POPULATION	19,643	52,999	134,292
HOUSEHOLDS	7,326	20,647	55,323
AVERAGE HH INCOME	\$224,501	\$181,275	\$153,679
MEDIAN HH INCOME	\$175,395	\$137,053	\$113,451
DAYTIME POPULATION	15,239	60,041	109,166
AVERAGE HOUSEHOLD SIZE	2.6	2.5	2.4

The demographics surrounding 695 Boston Mills Rd in Hudson, Ohio present a compelling environment for professional and commercial success within a 3, 5, and 7 mile radius. The population base is both substantial and stable, climbing from nearly 20,000 residents within 3 miles to more than 134,000 within 7 miles, ensuring a broad and diverse market. Household incomes are exceptionally strong, with average household income exceeding \$224,000 in the immediate 3-mile radius and remaining well above \$150,000 even at 7 miles—signaling significant affluence and spending capacity. Median household incomes also reflect this prosperity, reaching \$175,000 at 3 miles and holding above \$113,000 at 7 miles. The area benefits from a balanced age distribution and a high concentration of family households, with over 70% of households classified as family units, underscoring long-term residential stability. Educational attainment and net worth further highlight the strength of the trade area, with average household net worth approaching \$2.5 million in the 3-mile radius. These metrics collectively underscore Hudson's position as a prime location for high-end office tenancy, offering access to an affluent, well-educated, and densely populated market that supports both professional services and corporate operations.

CLICK HERE FOR
GOOGLE MAPS VIEW



FLEET RESPONSE

695 Boston Mills Rd, Hudson, OH 44236

MICRO AERIAL



FLEET RESPONSE

695 Boston Mills Rd, Hudson, OH 44236

MACRO AERIAL



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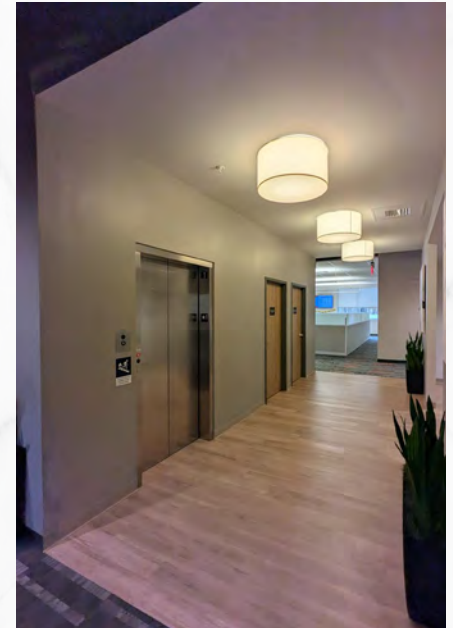
MARKET AERIAL



FLEET RESPONSE

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PHOTOS



FLEET RESPONSE

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PHOTOS





TENANT PROFILE

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History

Fleet Response is a family-owned company that was founded in Cleveland, Ohio, in 1986 as Rental Concepts Inc. (RCI).

The original focus of the organization was to manage temporary business rentals. However, as the needs of our clients evolved, so did RCI, expanding in 1997 to include accident and maintenance management programs under the name Integrated Vehicle Systems (IVS).

In 2003, RCI and IVS combined to create Fleet Response, one company that offers comprehensive custom fleet services. A full safety program was added in 2005, and in 2012 with the FleetSuite® launch, a proprietary online tool offering real-time access to claims, maintenance and safety data.

Fleet Response has grown steadily with over 100 clients currently being served. Those clients include Fortune 500 companies with fleets ranging from 50 to 25,000 vehicles. With a nationwide network of vendors and more than 500,000 vehicle service providers, Fleet Response clients include insurance companies along with corporate, truck, rental, heavy equipment and government fleets.

Fleet Response has more than 500 employees who provide support for accident, maintenance, and safety programs. Fleet Response is a member of NAFA, RIMS, NAMIC and the National Association of Subrogation Professionals. Fleet Response is I-CAR Gold certified, and every adjuster is I-CAR Platinum trained, and ASE certified.

TENANT PROFILE



About Fleet Response

Fleet Response provides claims management, accident management, driver safety training, subrogation and other high-value services to:

Companies that self-insure physical damage to truck and automotive fleets

Specialty insurers seeking outsourced support to meet customer service and profitability requirements

Delivery contract services challenged to meet the safety certification requirements of customers.

Built from an insurance background, Fleet Response helped to create today's risk-conscious model of fleet and accident management. They manage risk by working to reduce accidents, constrain the cost of vehicle repair, get vehicles back in service faster, and maximize reimbursement through subrogation.



CONFIDENTIALITY & DISCLAIMER

OFFERING MEMORANDUM



FLEET RESPONSE



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CONFIDENTIALITY & DISCLAIMER

The Offering Memorandum has been prepared by Hanna Commercial Real Estate and does not purport to provide an accurate summary of the property, nor does it purport to be all-inclusive or to contain all of the information which the Buyer may need or desire. The Offering Memorandum is not a substitute for Buyer's thorough due diligence investigation of this property. Verification and Analysis of the information contained in the Offering Memorandum are solely the responsibility of the Buyer. Although the information contained herein is believed to be accurate, Hanna Commercial Real Estate and its employees disclaim any responsibility for inaccuracies and expect Buyer to exercise independent due diligence in verifying all such information. Hanna Commercial Real Estate has not verified any of this information, nor has Hanna Commercial Real Estate conducted any investigation regarding these matters. Hanna Commercial Real Estate makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein or otherwise provided to Buyer by Hanna Commercial Real Estate. Further, Hanna Commercial Real Estate and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or its Tenant(s) since the date of preparation of the Offering Memorandum.

All projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property and nothing contained herein or otherwise provided to Buyer by Hanna Commercial Real Estate shall be relied on as a promise or representation as to the future performance of the property. While tenant(s) past performance is an important consideration, it is not a guarantee of future success. Similarly, lease rates may be set based on a tenant's projected sales with little or no record of actual performance

or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant(s) history and lease guarantee(s), Buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property, including the likelihood of locating a replacement tenant(s) if the current tenant(s) should default or abandon the property, the lease terms that Buyer may be able to negotiate with a potential replacement tenant(s), and Buyer's legal ability to make alternate use of the property.

Like all real estate investments, this property investment carries significant risk and it is the sole responsibility of the Buyer to independently confirm the accuracy and completeness of all material information before completing any purchase. Hanna Commercial Real Estate expressly denies any obligation to conduct a due diligence examination of this Property for the Buyer. Buyer and Buyer's tax, financial, legal, and construction advisors must conduct a careful, independent investigation of this property to determine if the property is suitable for the Buyer's needs. Buyer agrees to indemnify, defend, protect and hold Hanna Commercial Real Estate and any affiliate of Hanna Commercial Real Estate harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney fees) arising, directly or indirectly from any actions or omissions of Hanna Commercial Real Estate, its employees, officers, directors or agents.

Buyer agrees to indemnify and hold Hanna Commercial Real Estate harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker fees or finder fees in relation to or in connection with the Property to the extent claimed.

CONTACT US

Chris Hondlik

Senior Vice President

ChrisHondlik@HannaCRE.com

MOB: (216) 496-1715

DIR: (216) 861-5686

