

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**

**IRG**  
Industrial  
Realty Group, LLC

# 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**



#### STRATEGIC ACCESS

Convenient access to Route 8, I-80, I-480 and regional transportation corridors



#### 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

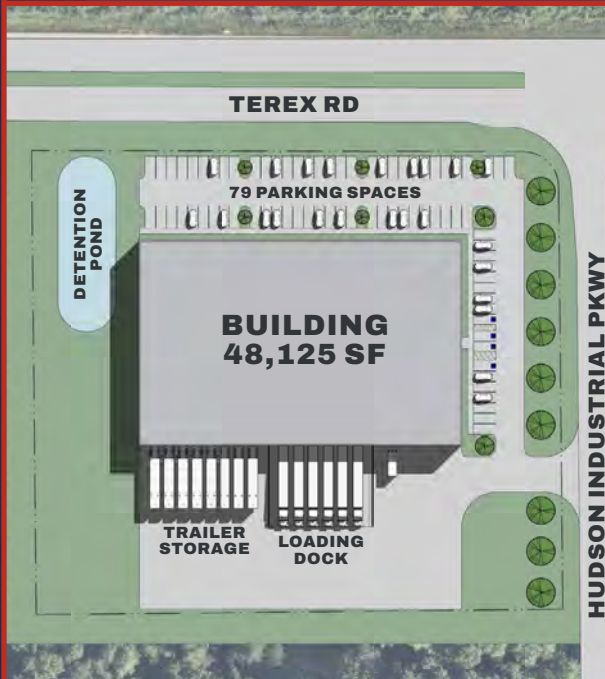


# CONCEPTUAL RENDERINGS

## 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



## PARCEL 3 13.0286 AC

PPN: 30-10060

HUDSON  
INDUSTRIAL PARKWAY



# CONCEPTUAL RENDERINGS

## PARCEL 1 4.0646 AC

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## PARCEL 2 13.2 AC

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BARLOW ROAD &  
HUDSON INDUSTRIAL PARKWAY





# PERFECTLY POSITIONED IN HUDSON



303

8

67,113

OLDE B RD

veg+

W STREETSBORO ST 12,762

59,158

OHIO TURNPIKE

HUDSON

FIRST & MAIN

heinens  
 Dave's  
 LOFT mod  
 J.S.A. BANK  
 Vertical Runner  
 Rileys of Hudson  
 HUDSON'S  
 FARMERS RAIL  
 lululemon  
 francesca's  
 chico's  
 TALBOTS  
 3 Palms  
 METROPOLIS  
 RESTORE  
 COLD STONE  
 LuLu's  
 Kenner's Tavern

HUDSON PLAZA

McDonald's  
 Perkins  
 ACME  
 Fresh Market  
 Hollywood Feed  
 Blu Basil  
 Otani  
 Jersey Mike's  
 Panora  
 PAPA JOHN'S  
 SALON LOFTS

DARROW RD  
N MAIN ST 12,515

16,167

BAKER'S BAGELS  
 FARMERS MARKET  
 STARBUCKS  
 FedEx Office

THE ORCHARD

DONATOS  
 OrangeTheory  
 CVS pharmacy  
 drug mart  
 ACE Hardware  
 KinderCare

16,511

10,474

**Hudson**  
 INDUSTRIAL DISTRICT

PAD THAI

GODDARD SCHOOL

Akron Children's Hospital  
Pediatrics Hudson

**Hudson**  
 DISTRICT

REGAL

LifeCenter

STOW-HUDSON TOWNE CENTRE

Arby's  
 BURGER KING  
 ANYTIME FITNESS  
 Wendy's  
 giant eagle

11,443

LUCAS  
 SUBWAY

BRUEGGER'S BAGELS

THE WINE MILL

Riggs

SEASONS RD

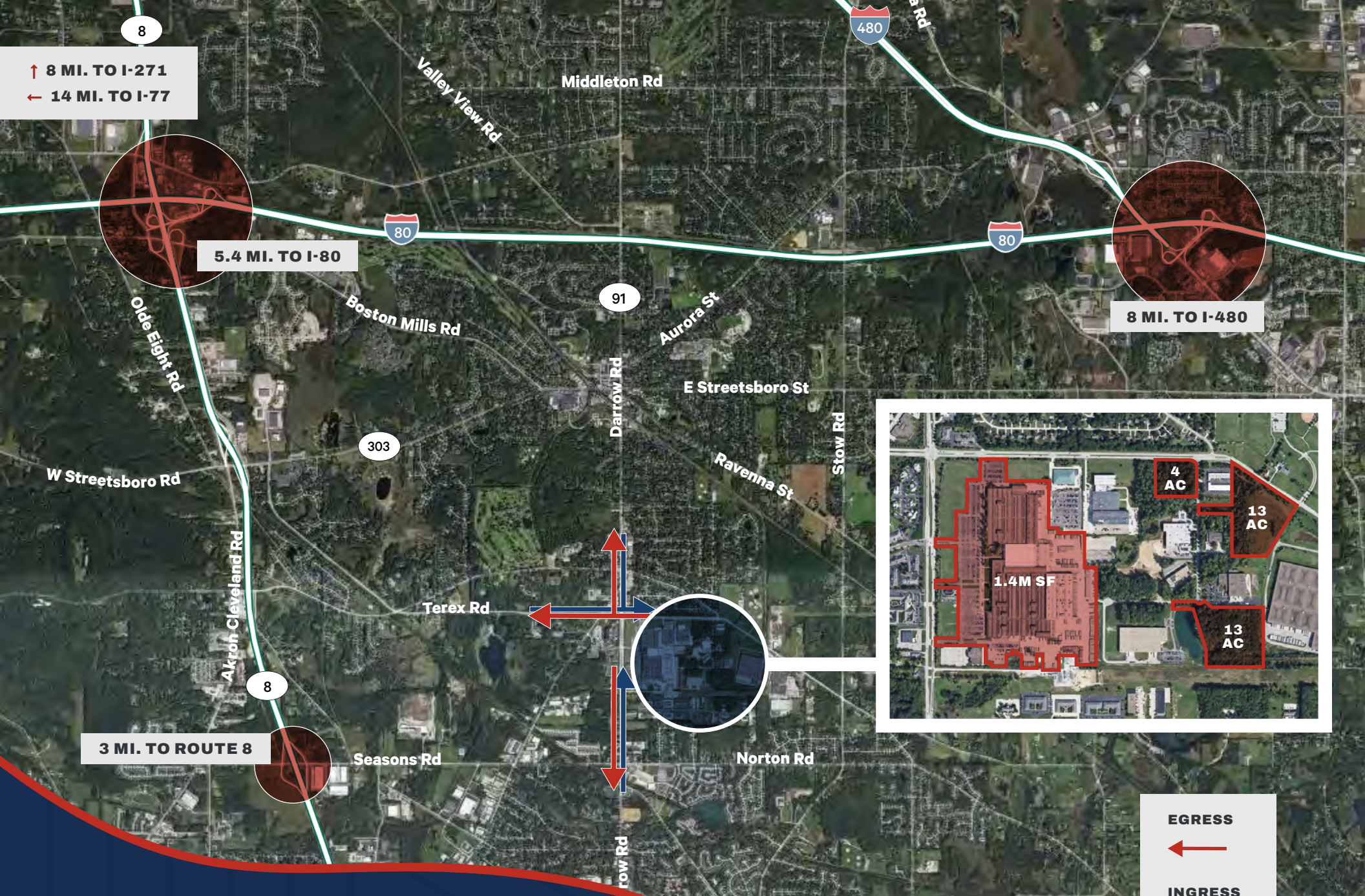
33,687

11,414 STOW RD

10,421

80





↑ 8 MI. TO I-271  
 ← 14 MI. TO I-77

5.4 MI. TO I-80

8 MI. TO I-480

3 MI. TO ROUTE 8

# LOCAL ACCESS TO MAJOR AREA HIGHWAYS

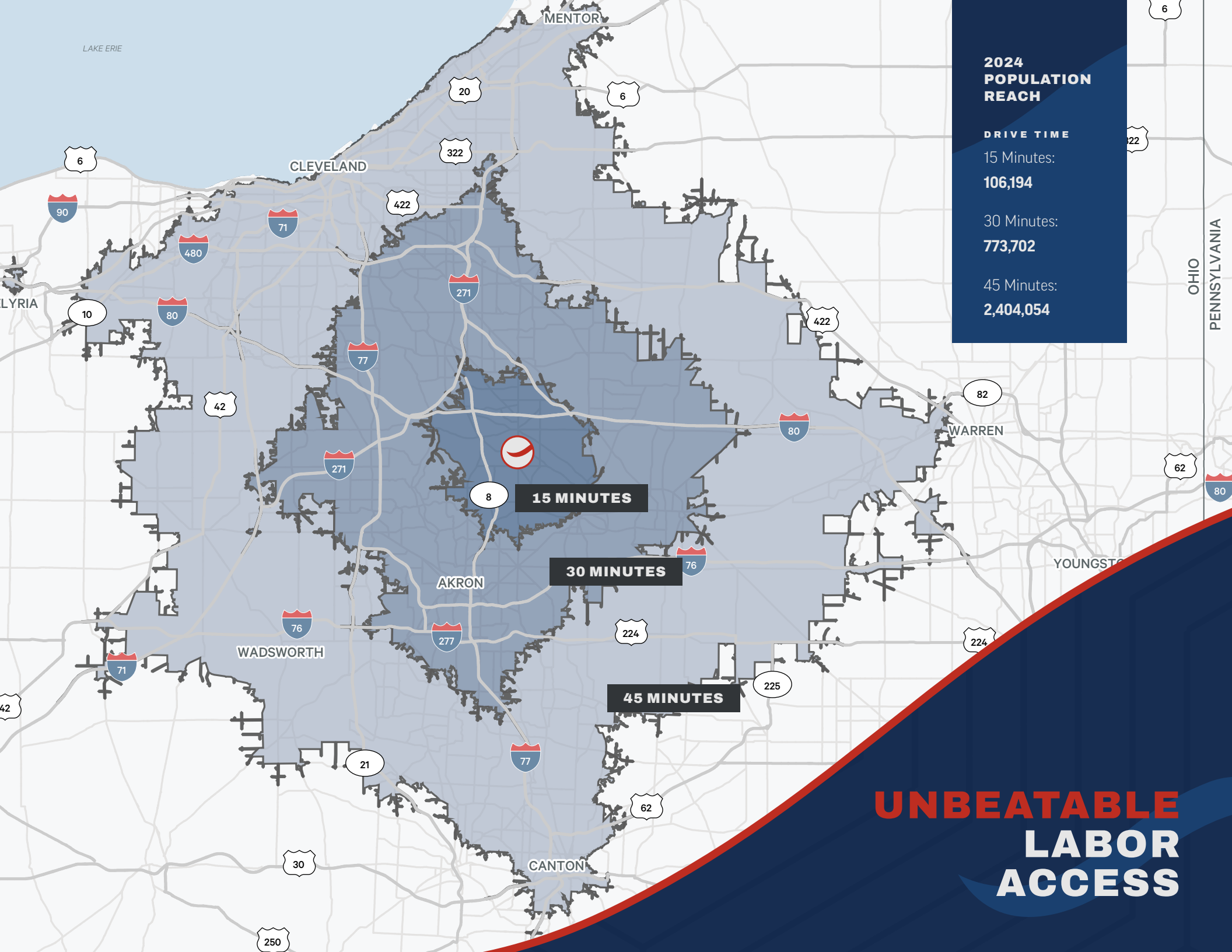
**EGRESS**  
 ←  
**INGRESS**  
 →

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

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

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

**STRATEGICALLY  
LOCATED FOR  
DISTRIBUTION**



**2024  
POPULATION  
REACH**

**DRIVE TIME**

15 Minutes:

**106,194**

30 Minutes:

**773,702**

45 Minutes:

**2,404,054**

**15 MINUTES**

**30 MINUTES**

**45 MINUTES**

**UNBEATABLE  
LABOR  
ACCESS**

**CBRE**



# DEMOGRAPHICS

CATEGORIES	1 MILE	3 MILES	5 MILES
2025 Population	3,499	32,708	87,769
2030 Population - Projection	3,416	32,088	86,745
2025 Businesses	339	1,589	3,515
2025 Employees	3,634	17,056	42,374
2025 Households	1,322	13,067	36,854
2025 Avg. Household Income	\$207,551	\$171,087	\$146,913
2025 Median Household Income	\$168,296	\$128,113	\$107,569
2025 Owner Occupied Housing Units	1,133	10,346	27,504
2025 Avg. Housing Value	\$371,636	\$377,686	\$347,104
2025 Median Housing Value	\$344,488	\$339,299	\$312,991



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