



Stow Hudson Towne Centre

Where Entertainment Meets Everyday

1664-1672 Norton Road, Stow, OH 44224



OFFERING SUMMARY

BASE RENT:	Negotiable
AVAILABLE:	1,500 - 15,080 SF
PAD SITES:	0.5 - 1.25 Acres
LEASE TYPE:	NNN
ZONING:	C2 - Community Commercial

THE OPPORTUNITY

Stow Hudson Towne Centre is transforming from strip center to lifestyle entertainment destination. A new city amphitheater (The Amp), Bike & Hike Trail connection, proposed entertainment district, and full facade renovation are establishing a new anchor for community life in Stow-Hudson.

PROPERTY HIGHLIGHTS

- Anchored by the 7th highest-performing Giant Eagle in Ohio
- New city amphitheater (The Amp) construction starting late 2026 - directly adjacent
- New trail spur connecting directly to the 34-mile regional Bike & Hike Trail with public plaza, bike station, and seating
- Exterior facade & site renovations beginning Spring 2026 (completion in 2026)
- \$137K average household income within 3 miles
- Adjacent to Hudson, one of Northeast Ohio's most affluent communities
- Combined traffic: 34,000 VPD (SR-91 & Norton Rd)



Nichole Booker, PhD
Senior Advisor
O: 330.475.5500
nichole.booker@svn.com



Jenna Tharp
Advisor
O: 231.633.1642
jenna.tharp@svn.com



The New Stow Hudson Towne Centre

A Neighborhood Center Transformed

1664-1672 Norton Road, Stow, OH 44224



New community amphitheater, direct Bike & Hike Trail connection, proposed entertainment district designation, and comprehensive facade improvements are converging to reposition this grocery-anchored center as Northeast Ohio's emerging trail-to-retail destination.

WHAT'S COMING

MARKET: 3-Mile Pop: 39,079 | Avg HH Income: \$136,990 | T



DEVELOPMENT STATUS

- **Facade Improvements:** Construction begins Spring 2026 (complete Q3 2026)
- **The AMP:** Groundbreaking 2026; In progress
- **Trail Spur & Plaza:** Approved; In development
- **DORA Designated Entertainment District:** Proposed

ANCHOR PERFORMANCE
Giant Eagle
93rd Percentile (Ohio)
\$47.7M annual sales
1.7M annual visits
#7 of 90 OH locations



Nichole Booker, PhD
Senior Advisor
O: 330.475.5500
nichole.booker@svn.com



Jenna Tharp
Advisor
O: 231.633.1642
jenna.tharp@svn.com

What's Coming to Stow-Hudson



New Entertainment District - DORA
Planned



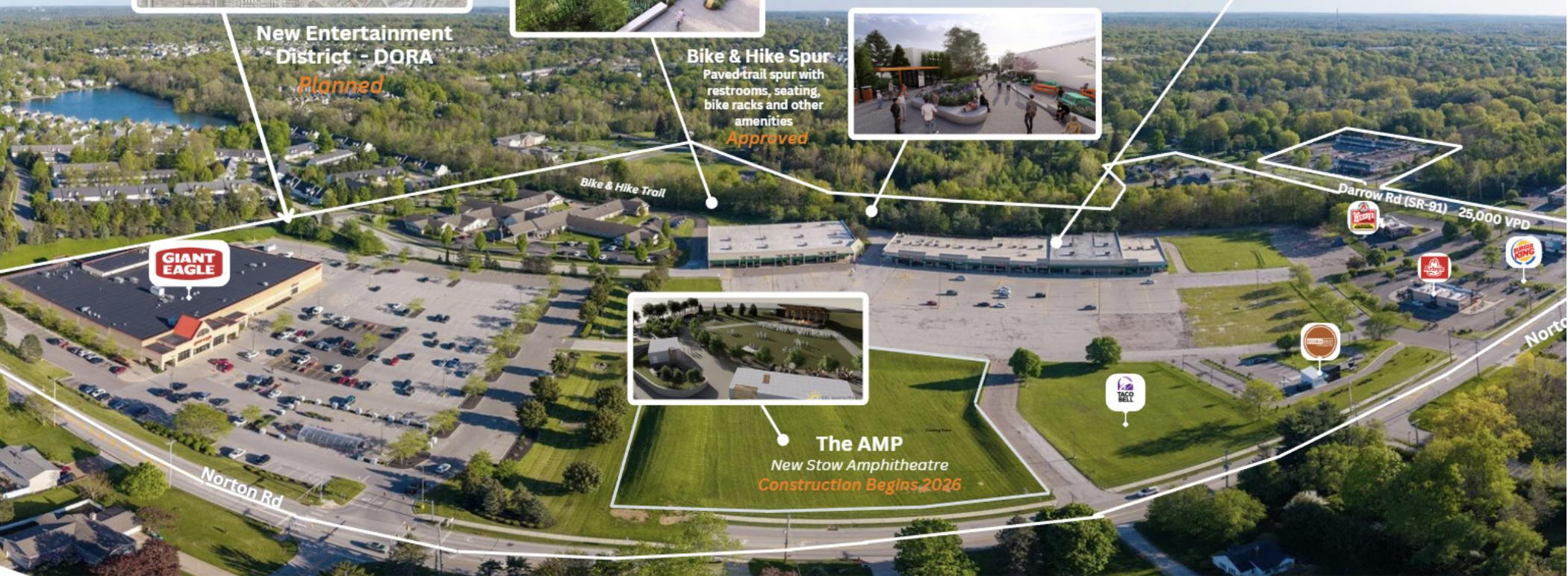
Bike & Hike Spur
Paved trail spur with restrooms, seating, bike racks and other amenities
Approved



NEW FACADE & SITE IMPROVEMENTS
Spring 2026 - 2026 Completion



The AMP
New Stow Amphitheatre
Construction Begins 2026



Nichole Booker, PhD
Senior Advisor
O: 330.475.5500
nichole.booker@svn.com



Jenna Tharp
Advisor
O: 231.633.1642
jenna.tharp@svn.com

Join the Transformation

Stow Hudson Towne Centre

Ownership is actively curating a tenant mix aligned with the center's repositioning.
Multiple configurations available.



RESTAURANTS

1,500–4,500+ SF

Endcap & inline configurations • TI available • DORA outdoor dining •
Event traffic from AMP • Trail plaza frontage



ANCHOR / FOOD HALL

15,000+ SF

Anchor opportunity • Rare large-format opportunity • Premier facade
frontage • Signature anchor position • Rear dock access



LIFESTYLE RETAIL

1,500–3,600 SF

Lifestyle retail • Health & wellness • Personal services • Kids/family
• Trail-adjacent uses • Experiential concepts



PAD SITES

0.5–1.25 Acres

Ground lease, BTS, or sale • C4 zoning flexibility • QSR drive-thru capable
• Medical/dental/veterinary • Independent identity, anchor adjacent



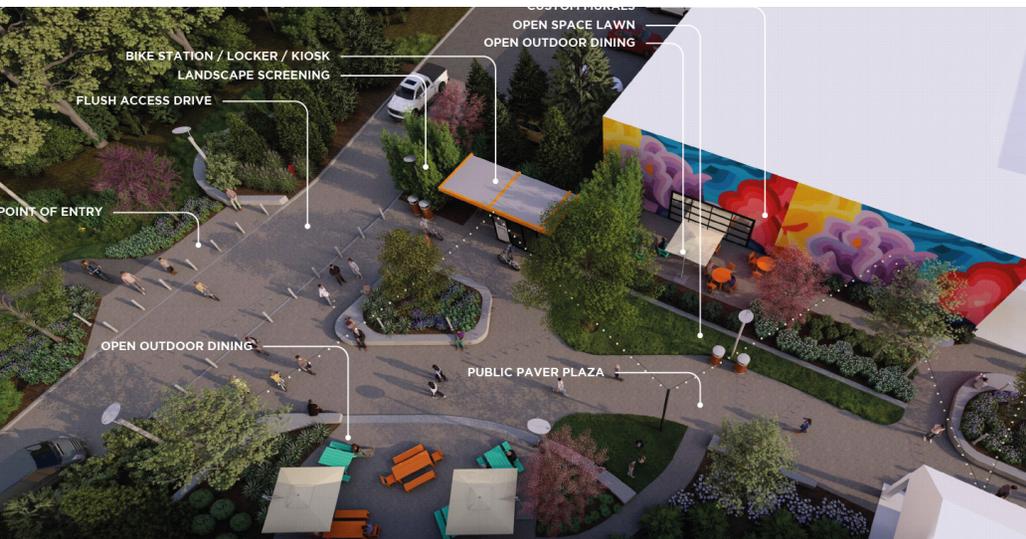
Nichole Booker, PhD
Senior Advisor
O: 330.475.5500
nichole.booker@svn.com



Jenna Tharp
Advisor
O: 231.633.1642
jenna.tharp@svn.com

The AMP & Trail Spur

Being Constructed 2026 & 2027



Nichole Booker, PhD
Senior Advisor
O: 330.475.5500
nichole.booker@svn.com



Jenna Tharp
Advisor
O: 231.633.1642
jenna.tharp@svn.com



The Stow-Hudson Market

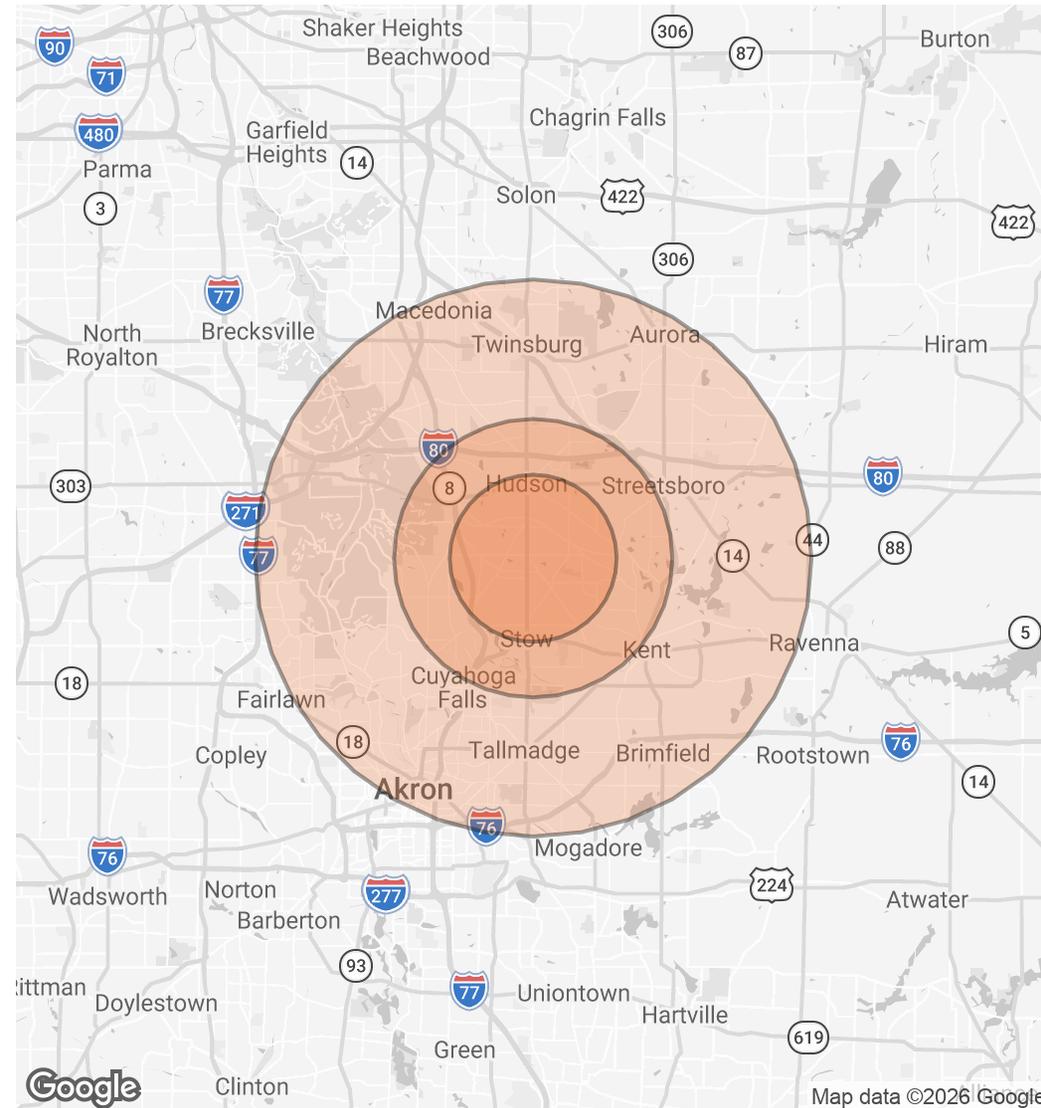
Stow Hudson Towne Centre

1664-1672 Norton Road, Stow, OH 44224

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	39,079	100,605	363,059
AVERAGE AGE	42	43	42
AVERAGE AGE (MALE)	41	41	40
AVERAGE AGE (FEMALE)	43	44	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	15,658	41,623	153,171
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$136,990	\$129,943	\$105,504
AVERAGE HOUSE VALUE	\$318,420	\$321,118	\$265,654

Demographics data derived from AlphaMap



Nichole Booker, PhD
Senior Advisor
O: 330.475.5500
nichole.booker@svn.com



Jenna Tharp
Advisor
O: 231.633.1642
jenna.tharp@svn.com

