

LIST PRICE
\$3,400,000

CAP RATE
6.7%



MULTI-TENANT MIXED USE INVESTMENT SALE

36 E Streetsboro St. | Hudson, OH 44236

Fully Occupied 14,565 SF Mixed-Use Property for Sale

Historical Property Located in the Heart of Hudson's Vibrant Downtown District



HIGHLIGHTS

- 100% Occupied Mixed-Use Property for Sale Totaling 14,565 SF
- Property Anchored by Strong Credit Tenants, Including Rosewood Grill (48% of GLA) and Morgan Stanley (26% of GLA)
- 74% of the GLA Leased Through June 2030
- Weighted Average Lease Term of 5+ Years
- Turner's Mill Underwent a Significant Redevelopment in 2010, Leading to Minimal Deferred Maintenance
- Situated in the Heart of Downtown Hudson, Offering High Visibility and Foot Traffic
- Close Proximity to Major Thoroughfares State Route 91 and the Ohio Turnpike, Facilitating Easy Access for Customers and Tenants
- Average Household Income Within 1 Mile is \$166,384 and Within 3 Miles is \$163,770

PROPERTY DETAILS

Address	36 E Streetsboro St., Hudson, OH 44236
List Price	\$3,400,000 / \$233.44 PSF
Cap Rate	6.7%
Building Area	14,565 SF
Lot Size	1.37 Acres
Parking (Ratio)	63 Spaces (4.33/1,000 SF)
Year Built	1860/2010
Construction	Masonry
Parcel #	3204074
2025 Taxes	\$74,675



RETAILER AERIAL



PARCEL MAP



1 Mile	5,056
3 Mile	26,403
5 Mile	67,529

1 Mile	1,852
3 Mile	9,537
5 Mile	26,234

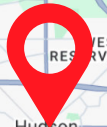
1 Mile	45
3 Mile	45
5 Mile	42

1 Mile	\$166,384
3 Mile	\$163,770
5 Mile	\$128,345

1 Mile	5,497
3 Mile	18,304
5 Mile	51,523

1 Mile	\$266.1M
3 Mile	\$1.3B
5 Mile	\$2.7B

1 Mile	\$395,527
3 Mile	\$373,447
5 Mile	\$292,814



TENANT OVERVIEW



Rosewood Grill is a contemporary American restaurant with locations in Hudson, Westlake, and Strongsville, Ohio, offering a menu that features serious steaks, fresh seafood, and classic cocktails in a sophisticated yet casual atmosphere. The Hudson location, opened in 2009, is housed in the historic Turner's Mill building, originally constructed in 1854 as a lumber mill, and has been thoughtfully renovated to preserve its unique character while providing a warm and inviting dining experience. The restaurant is part of Hospitality Restaurants, a privately held restaurant group based in Northeast Ohio. Founded in 1992 by George Schindler and Kay Ameen, Hospitality Restaurants operates nine distinctive dining establishments in the region, including Blue Point Grille, Cabin Club, Delmonico's Steakhouse, Salmon Dave's, and Kingfish. The group is known for its commitment to genuine hospitality, high-quality cuisine, and creating memorable dining experiences for guests.

Morgan Stanley

Morgan Stanley is a publicly traded American multinational investment bank and financial services company headquartered at 1585 Broadway in New York City. Founded in 1935, it operates globally with offices in 42 countries and serves a diverse clientele, including corporations, governments, institutions, and individuals. The firm is organized into three main business segments: Institutional Securities, Wealth Management, and Investment Management. Institutional Securities encompasses investment banking, capital markets, and sales and trading services; Wealth Management provides financial planning and advisory services to individuals and businesses; and Investment Management offers asset management products and services across various asset classes. As of 2024, Morgan Stanley reported revenues of \$48.2 billion and managed assets totaling \$1.67 trillion. The company is listed on the New York Stock Exchange under the ticker symbol MS and is a component of both the S&P 100 and S&P 500 indices.

TENANT OVERVIEW



Kaulig Capital, founded in 2016 and headquartered in Hudson, Ohio, is a privately held single-member family office serving as the private investment arm of Kaulig Companies. Led by Executive Chairman Matt Kaulig, the firm employs a hands-on, long-term investment approach, utilizing its own capital to support transformative partnerships across various sectors. Its investment strategies encompass private equity, real estate, and capital markets, with a focus on scalable businesses, income-oriented real estate ventures, and public market investments in equities and fixed income. Notable investments include the redevelopment of The Goodrich, a mixed-use property in Akron, Ohio. Kaulig Capital is also actively involved in philanthropy through Kaulig Giving, supporting over 200 nonprofit organizations in Northeast Ohio.



Van Hala Dental Group in Hudson, Ohio, led by Dr. Brent Van Hala, is a comprehensive dental practice offering personalized, integrative care that focuses on both oral health and overall wellness. The practice provides a full range of services including general dentistry such as cleanings, exams, fillings, and periodontal therapy; cosmetic procedures like veneers, crowns, bridges, and smile makeovers; and advanced treatments including laser dentistry, root canals, extractions, bone grafting, and sinus lifts. They also specialize in dental implants—both titanium and ceramic—as well as implant-supported dentures and full-arch restorations. In addition, they offer biologic and integrative treatments like platelet-rich fibrin (PRF) therapy and oxygen/ozone therapies, along with non-CPAP sleep apnea solutions. The office features modern technology including 3D imaging, digital X-rays, and CAD/CAM systems for same-day restorations. Known for its spa-like environment with amenities such as massage chairs, warm blankets, calming music, and organic towels, Van Hala Dental emphasizes comfort and patient-centered care. The practice is highly rated by patients for its friendly staff, advanced facilities, and holistic approach to dentistry.

EXTERIOR PHOTOS



INTERIOR PHOTOS



MARKET OVERVIEW



Hudson, Ohio, is a scenic and historic town situated between Cleveland and Akron, known for its excellent schools, rich heritage, and strong sense of community. Founded in 1799, Hudson played a notable role in the abolitionist movement and preserves much of its early architecture in the Hudson Historic District. The town is home to the highly rated Hudson City School District, consistently ranked among the best in the state, as well as the esteemed Western Reserve Academy, a private boarding and day school with a national reputation.

Hudson offers a charming and walkable downtown centered around the First & Main district, which features boutique shopping, diverse dining options, and seasonal community events like the Hudson Farmers Market. Outdoor enthusiasts can enjoy the town's numerous parks, including Hudson Springs Park, with its lake, trails, and recreational facilities. Cultural life thrives through institutions like the Hudson Library & Historical Society and local arts organizations. With its blend of historical character, educational excellence, and modern amenities, Hudson stands out as one of Northeast Ohio's most desirable places to live.

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