

PRIME RETAIL OUTPARCELS

JOANN

4.3 ACRES

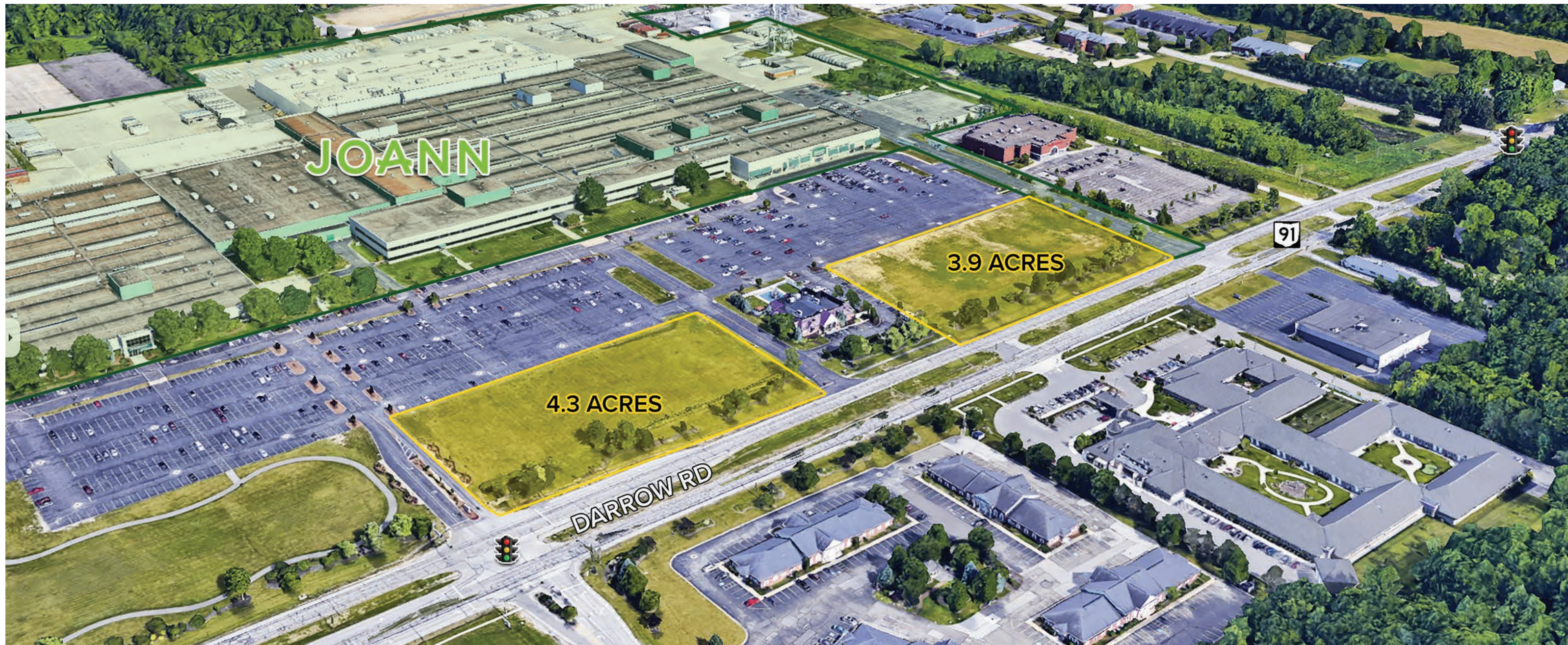
3.9 ACRES

DARROW RD

TEREX RD

91

5455 Darrow Road (SR 91) | Hudson, Ohio 44236



- High profile outparcels in one of Northeast Ohio's most affluent trade areas
- Two (2) divisible outparcels available for ground lease or build-to-suit: 3.9 acres and 4.3 acres
- Potential to build multi-tenant strip
- Excellent visibility and exposure along Darrow Road (SR 91) with 15,260 VPD
- Located minutes from First & Main, Hudson's premier shopping district encompassing 200,000 SF of retail, mixed-use, and office development
- Strong household incomes with an average of over \$130,000 per year






O H I O

HUDSON




- » Hudson is a community of approximately 22,00 residents. It maintains a small-town charm while being part of the larger Akron metropolitan area.
- » The city is affluent, with a median household income significantly higher than the national average at \$135,000, highlighting the area's high economic standing.
- » Hudson boasts a highly educated population, with over 60% of residents holding a bachelors degree or higher, contributing to a well-qualified workforce.
- » Hudson's business-friendly environment is bolstered by recent zoning and development code revisions, making it easier for businesses to set up shop. The city offers high-speed fiber-optic internet through Velocity Broadband, enhancing its appeal to tech-focused businesses.
- » The city continues to see growth, particularly in commercial districts like the Western Hudson Gateway and industrial/business park areas, which are part of the city's strategic focus on attracting business.



THE ARTS

The Hudson Society of Artists is dedicated to furthering artistic endeavors in Northeast Ohio by promoting public awareness of art and encouraging artists in their pursuits.

HSA organizes four (4) shows each year along with regular meetings and workshops, including Art on the JOANN Green, with over 140 exhibitors. Every October brings a celebration of Indie Art Month, with receptions and other events.



FOOD


Hudson is home to a diverse array of restaurants and eateries. The historic downtown is particularly vibrant, offering everything from fine dining to casual options. The city also features a range of cafes and bakeries. The dining scene continues to expand, with new establishments popping up frequently, adding to the diversity of options.

Hudson recently established a Designated Outdoor Refrehment Area (DORA) in the Downtown District, including Main Street, First & Main, as well as the Gazebo and Clocktower greens.



COMMUNITY EVENTS

Throughout the year, Hudson offers a number of family-friendly and adult-oriented events. Highlights include an Easter egg hunt, Earth Day Celebration, Memorial Day parade, Hudson Farmers Market, Hudson Garden Club Home & Garden Tour, 4th of July Fireworks, British Car Day, Merchant Trick or Treat, Turkey Tot Trot, and the Hudson-Landsberg Christkindlmarkt.



OUTDOORS

Hudson has always valued its open spaces and walkable downtown. In addition to Wood Hollow, part of the Summit Metro Parks, the city offers over a dozen local parks with amenities ranging from hiking and fishing to pickleball and bocce. Ellsworth Meadows Golf Club, an 18-hole, par 71 course, is also located in Hudson.



SHOPPING

Hudson has a unique blend of more than 100 independent shops, regional and national retailers and restaurants.


First & Main is an upscale 200,000 SF mixed-use retail, residential, and office development adjacent to historic Main Street. The charming historic Main Street is home to about two (2) dozen locally-owned shops, cafés, restaurants, and bars



MUSIC

The Bandstand Summer Music Festival has been running since 1977. Concerts are held every Sunday from Memorial Day to Labor Day on the Gazebo Green (weather permitting).

The First & Main Green also hosts a concert series on Saturday nights in July and August.



EDUCATION

Hudson boasts a highly educated population, with over 60% of residents holding a bachelor's degree or higher, contributing to a well-qualified workforce.

The Hudson City School District has a PreK-12 enrollment of approximately 4,600 children. The District ranks in the top 2% of Ohio districts and the top 2.55% of schools nationwide. Approximately 97% of students attend four-year colleges.

Sources:
hudson.oh.us
destinationhudson.com
myhcf.org
fairmountproperties.com



ANCHOR RETAIL

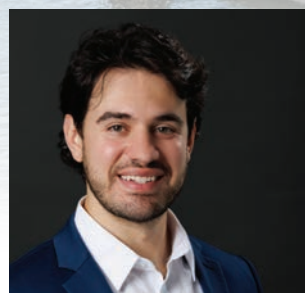
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