

# HUDSON STATION

5 ATTERBURY BLVD. HUDSON, OH 44236

RETAIL SPACE AVAILABLE



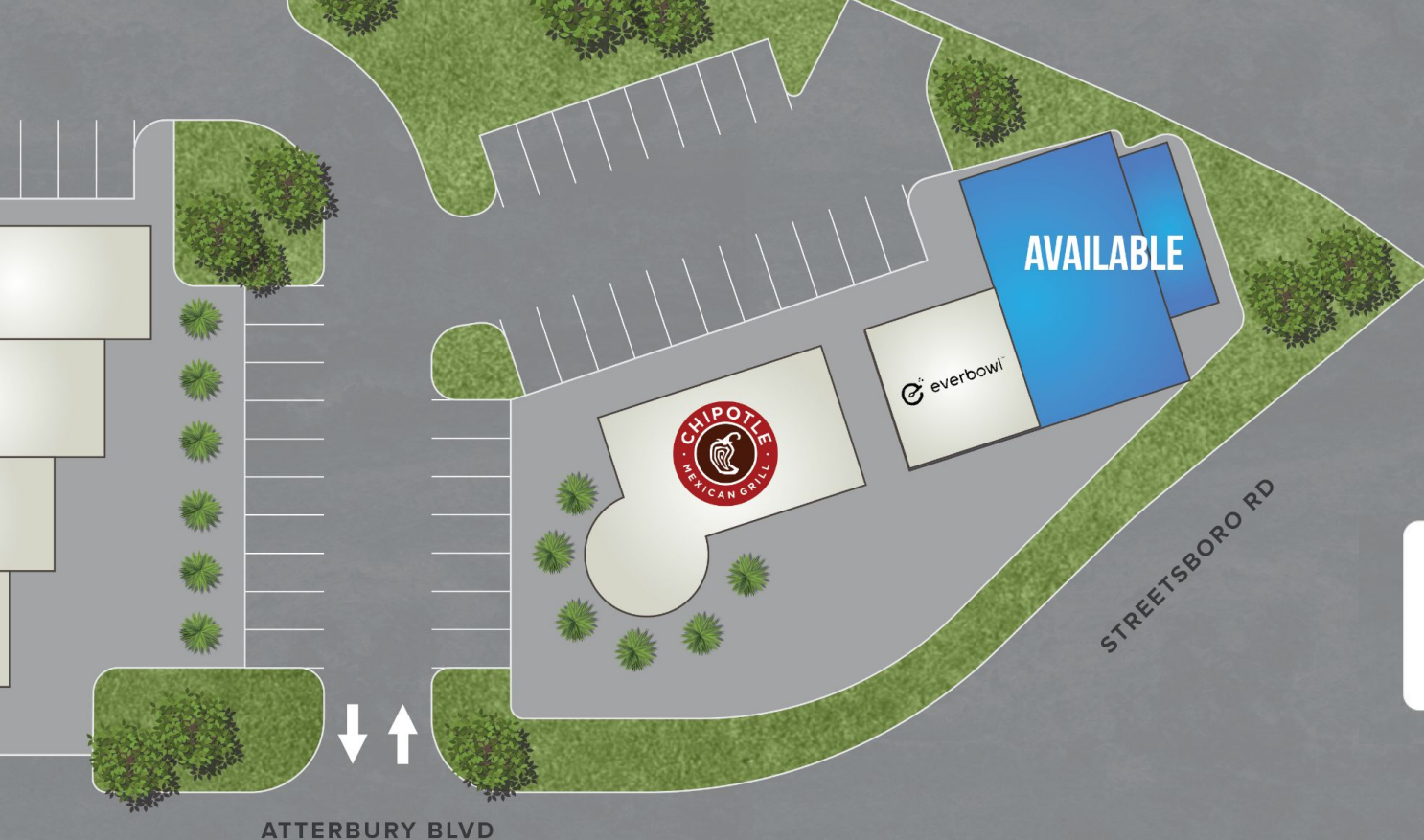
SPACE AVAILABLE

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**AVAILABLE** 

**OCCUPIED** 

## PROPERTY HIGHLIGHTS

- ±2,277 SF former wireless store available at the corner of RT 303 and Atterbury Blvd in Hudson, OH
- At a signalized intersection with over ±14,000 VPD
- Within walking distance to the heart of downtown Hudson which includes First & Main Shopping district and Hudson Green - hosting many events throughout the year
- Voted in 2018 as the best community to raise a family. With strong demographics and desirable school district

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	5,004	26,290	63,438
Current Year Estimate	4,730	25,594	63,108
Growth Current Year-Five-Year	5.79%	2.72%	0.52%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	1,875	9,387	24,741
Current Year Estimate	1,791	9,226	24,900
2020 Census	1,758	9,099	24,736
Growth Current Year-Five-Year	4.65%	1.74%	-0.64%
Growth 2020-Current Year	1.89%	1.41%	0.66%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$227,775	\$220,712	\$161,985



VERSAILLES AT HUDSON  
141 UNITS



FIRST & MAIN HUDSON

STRETCH LAB LOFT  
TALBOTS J.Jill HEATHER'S HEAT & FLAVOR  
chico's francesca's  
CYCLEBAR PREMIUM INDOOR CYCLING mod.



SUBJECT PROPERTY



W STREETSBORO ST ± 14,800 VPD



N MAIN ST ± 15,200 VPD



VETERANS WAY PARK





INTERSTATE 80 ± 37,000 VPD

MURDOUGH ATHLETIC CENTER AND NATATORIUM

EAST WOODS INTERMEDIATE SCHOOL  
986 STUDENTS

HUDSON MIDDLE SCHOOL  
1,045 STUDENTS

N MAIN ST ± 15,200 VPD

heinen's LuLu's  
yogurt with a twist!

FARMER'S RAIL  
ARTISANAL MEATS & BUTCHER SHOP

Farinacci PIZZA COLD STONE  
CREAMERY

HUDSON LIBRARY  
& HISTORICAL SOCIETY

McDonald's Great Clips Perkins

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TALBOTS J. JILL HEAT & FLAVOR

chico's francesca's  
CYCLE BAR PREMIUM INDOOR CYCLING mod.

W STREETSBORO ST ± 14,800 VPD

PIZZA PAPA JOHN'S verizon  
SUBWAY Johnny's DINER

BRUEGGER'S  
BAKED FRESH

YOURS TRULY RESTAURANT  
PNC

TLC Academy  
for Young Children

ACME Huntington Jersey Mike's  
PetPeople Panera  
KeyBank BREAD



# MATTHEWS<sup>TM</sup>

REAL ESTATE INVESTMENT SERVICES

RETAIL SPACE AVAILABLE

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**KYLE MATTHEWS**

BROKER OF RECORD

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This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.