

LAND FOR SALE, LEASE OR BUILD TO SUIT



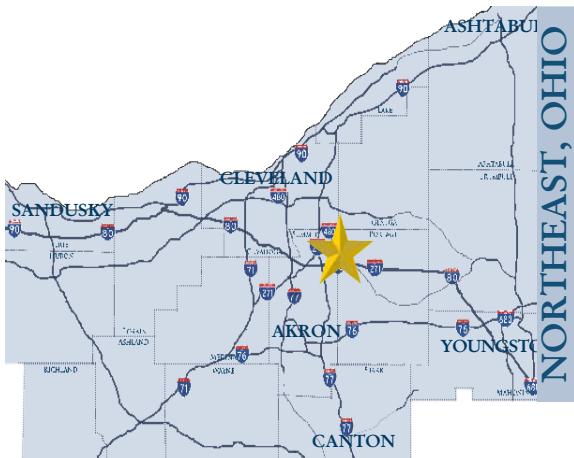
LAND FOR SALE
84 S. Main Street
Hudson, Ohio

Property Highlights

- Proposed 4,500 SF new construction building on .45 Acres
- Great location just South of the center of Hudson; Site sits on SR 91 across from Starbucks
- In close proximity to schools, churches & retail downtown

Demographics:

Estimated Population	Daytime Employees	Average HH Income
3 Miles: 25,297	3 Miles: 15,787	3 Miles: \$161,348
5 Miles: 65,343	5 Miles: 45,537	5 Miles: \$120,634
7 Miles: 151,625	7 Miles: 86,756	7 Miles: \$101,202



Contact Agent:

Carla Massara

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LAND AVAILABLE AERIAL

Land Available
84 S. Main Street
Hudson, Ohio



KOWIT & COMPANY
REAL ESTATE GROUP

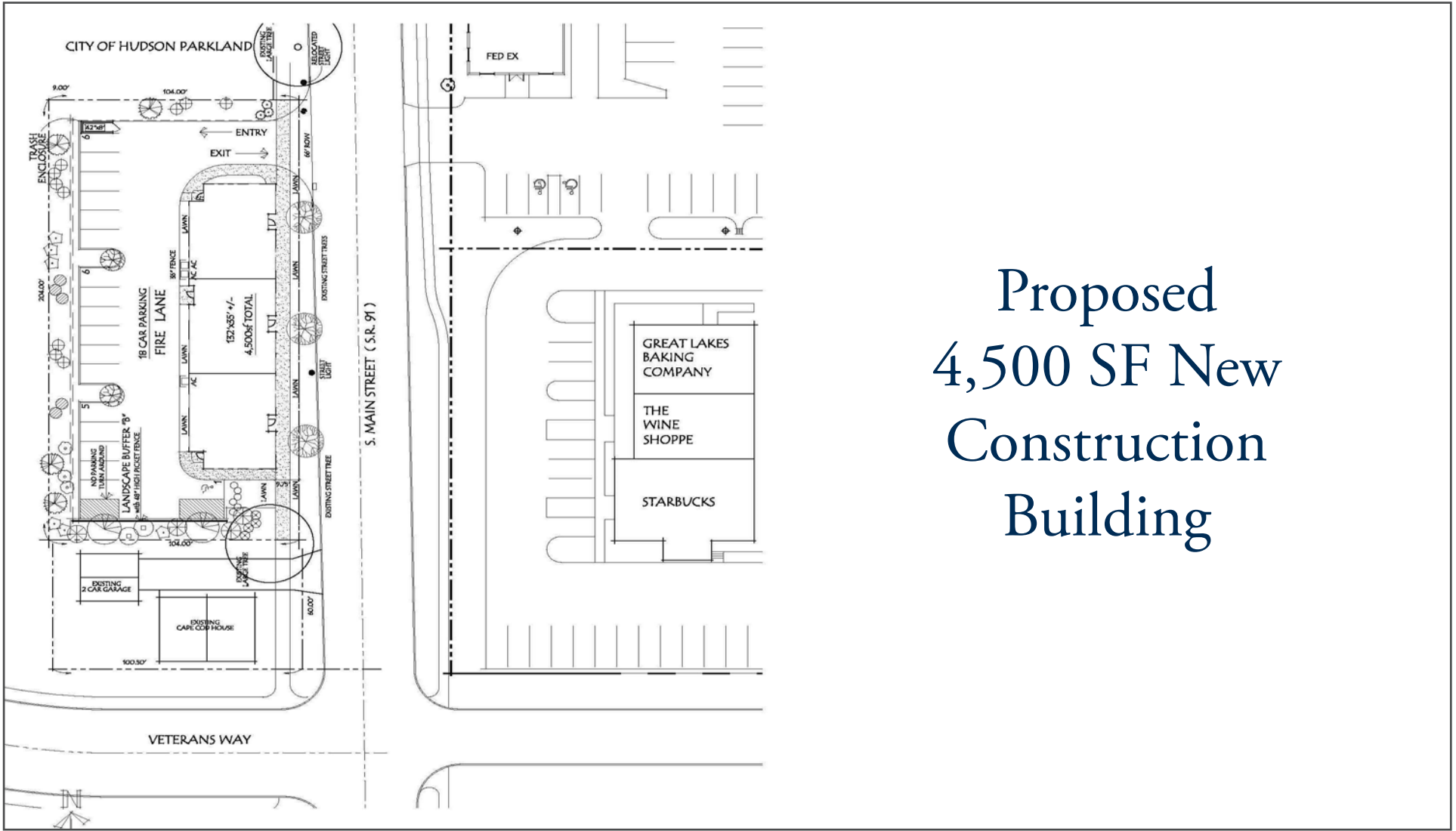
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LAND AVAILABLE SITE PLAN

Land Available
84 S. Main Street
Hudson, Ohio



Proposed
4,500 SF New
Construction
Building

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LAND AVAILABLE DEMOGRAPHICS

Land Available
84 S. Main Street
Hudson, Ohio

84 S Main St

Hudson, OH 44236

3 mi radius 5 mi radius 7 mi radius

	3 mi radius	5 mi radius	7 mi radius	
POPULATION	2019 Estimated Population	25,297	65,343	151,625
	2024 Projected Population	25,364	65,407	151,546
	2010 Census Population	25,511	65,279	150,473
	2000 Census Population	24,331	58,386	138,288
	Projected Annual Growth 2019 to 2024	-	-	-
	Historical Annual Growth 2000 to 2019	0.2%	0.6%	0.5%
	2019 Median Age	43.3	40.6	41.4
HOUSEHOLDS	2019 Estimated Households	9,516	26,366	63,938
	2024 Projected Households	9,568	26,510	64,295
	2010 Census Households	9,041	24,889	60,061
	2000 Census Households	8,243	21,019	52,908
	Projected Annual Growth 2019 to 2024	0.1%	0.1%	0.1%
	Historical Annual Growth 2000 to 2019	0.8%	1.3%	1.1%
	2019 Estimated White	89.6%	86.3%	86.5%
RACE AND ETHNICITY	2019 Estimated Black or African American	1.9%	5.8%	6.5%
	2019 Estimated Asian or Pacific Islander	6.5%	5.5%	4.5%
	2019 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
	2019 Estimated Other Races	1.9%	2.3%	2.4%
	2019 Estimated Hispanic	2.4%	2.5%	2.3%
	2019 Estimated Average Household Income	\$161,348	\$120,634	\$101,202
INCOME	2019 Estimated Median Household Income	\$122,625	\$96,735	\$83,132
	2019 Estimated Per Capita Income	\$60,839	\$48,782	\$42,752
	2019 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.1%	1.3%
EDUCATION (AGE 25+)	2019 Estimated Some High School (Grade Level 9 to 11)	1.6%	2.6%	3.3%
	2019 Estimated High School Graduate	12.5%	18.8%	23.5%
	2019 Estimated Some College	11.9%	16.4%	18.6%
	2019 Estimated Associates Degree Only	6.6%	8.1%	7.9%
	2019 Estimated Bachelors Degree Only	37.2%	31.1%	27.5%
	2019 Estimated Graduate Degree	29.4%	22.0%	17.8%
	2019 Estimated Total Businesses	1,411	3,394	6,725
BUSINESS	2019 Estimated Total Employees	15,787	45,537	86,756
	2019 Estimated Employee Population per Business	11.2	13.4	12.9
	2019 Estimated Residential Population per Business	17.9	19.3	22.5



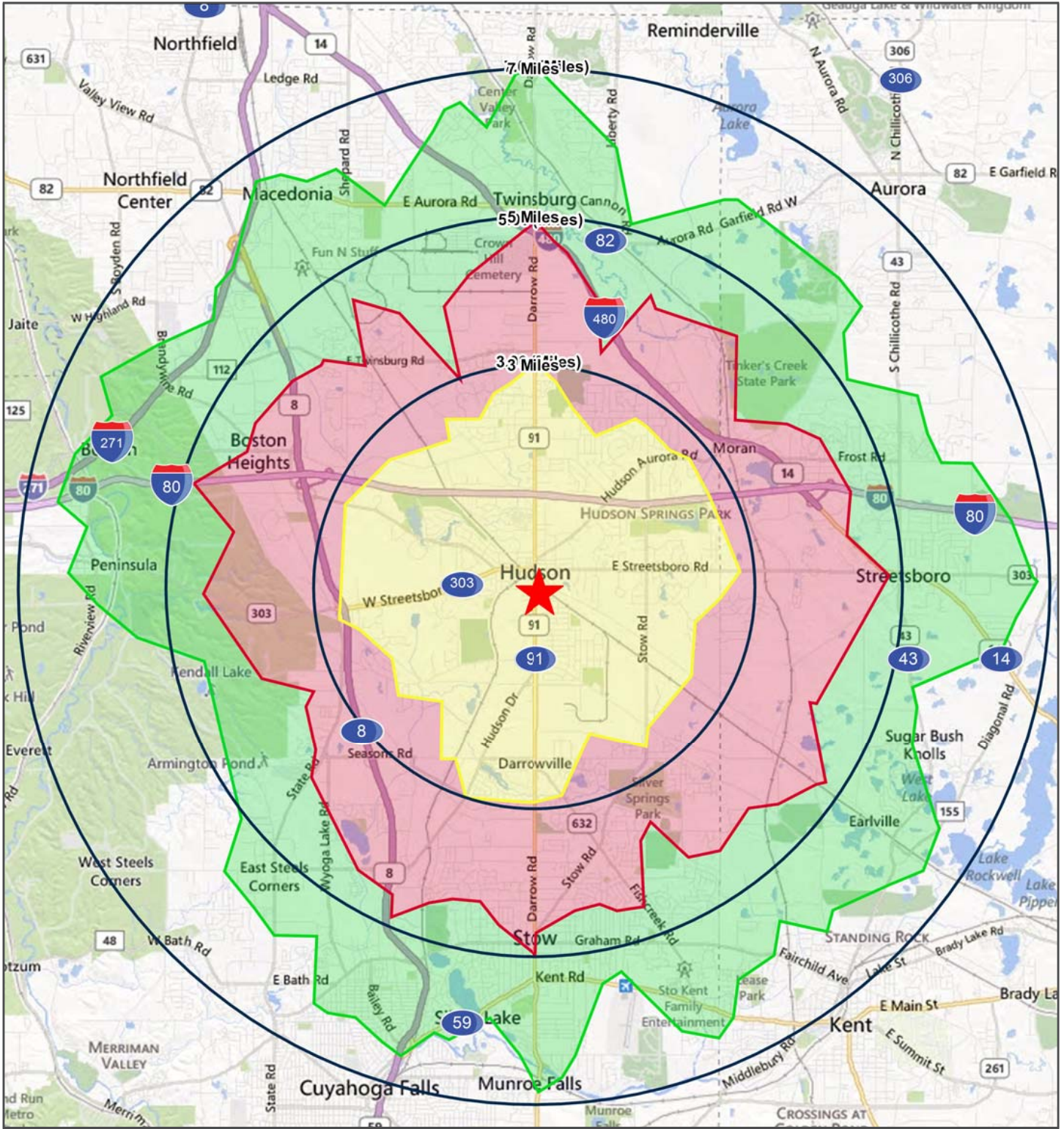
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LAND AVAILABLE AREA MAP

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