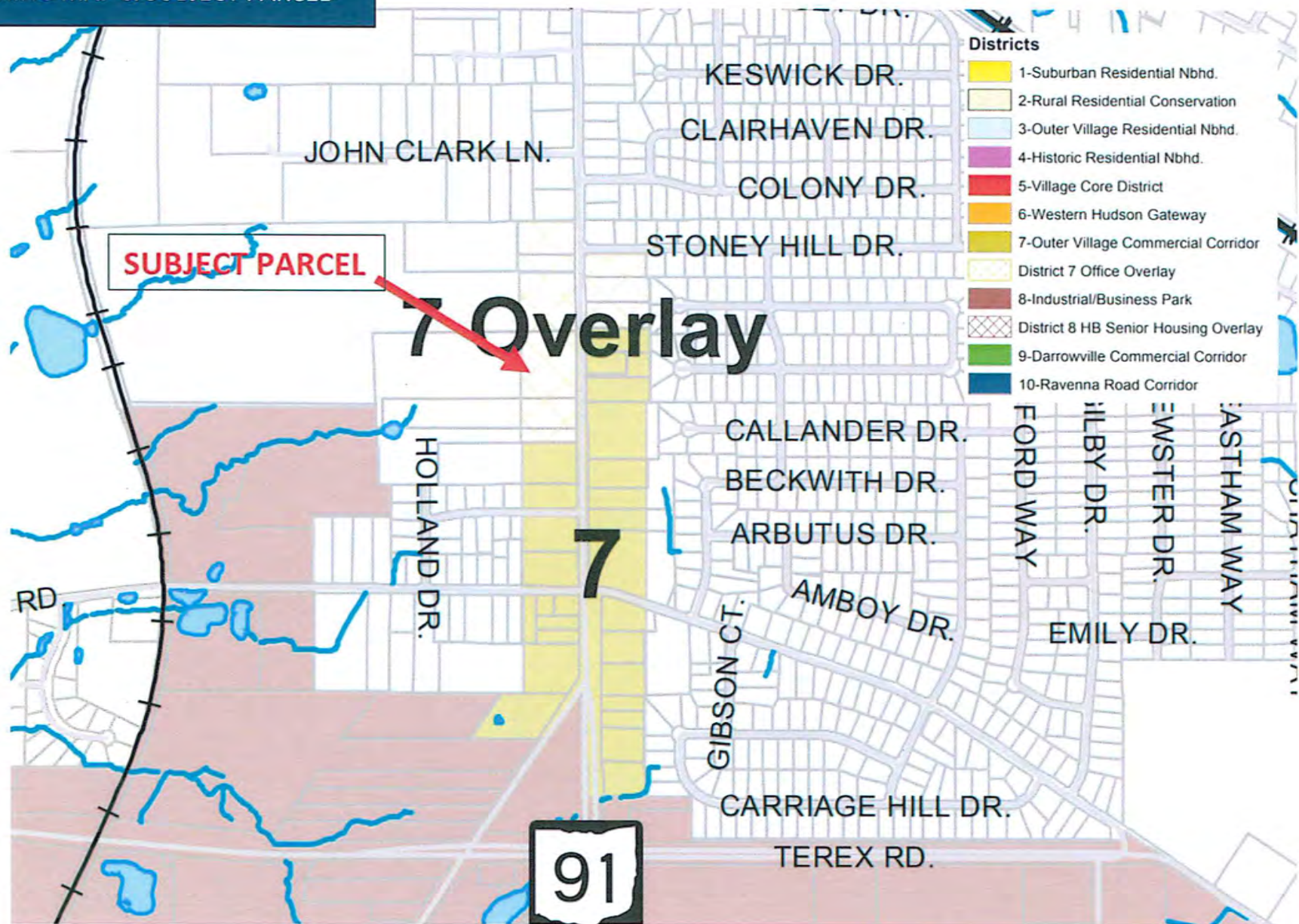
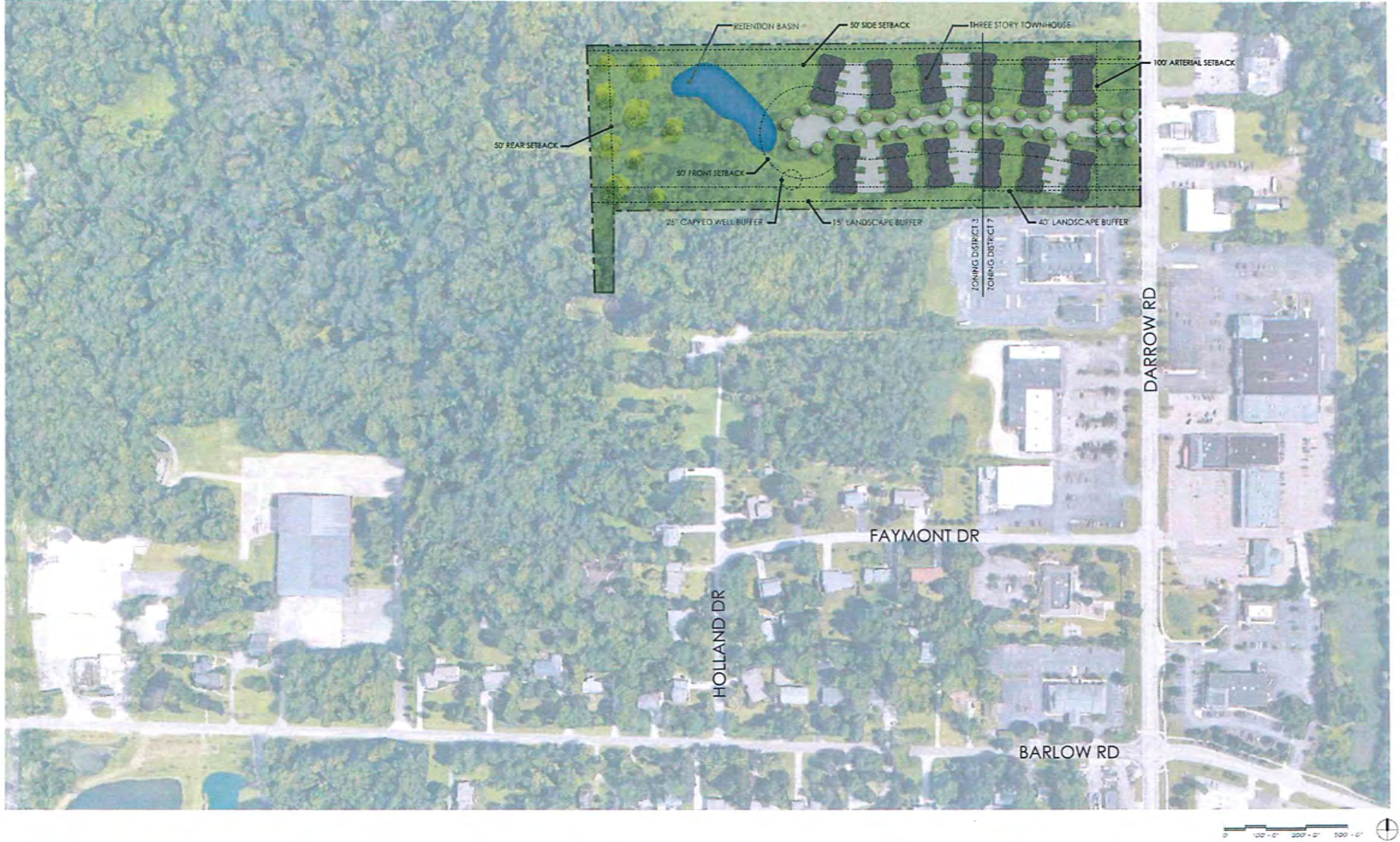
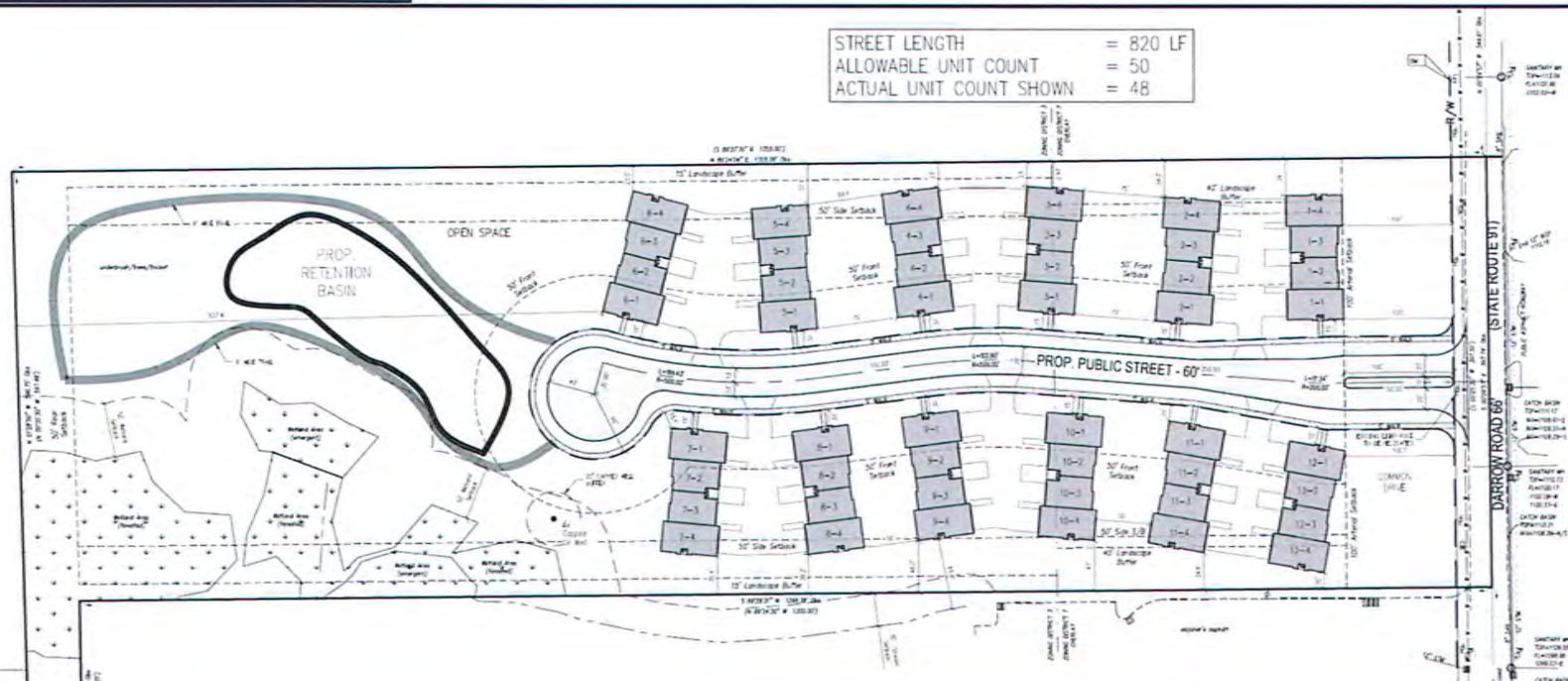


ZONING MAP & SUBJECT PARCEL





PROPOSED SITE PLAN



CITY OF HUDSON ZONING INFORMATION					
SITE INFORMATION	PLAN VALUE	CODE DATA	SOURCE	COMPLIANCE	
CURRENT ZONING DISTRICT	DISTRICT 3 AND DISTRICT 7	DISTRICT 3 AND DISTRICT 7	ZONING MAP	COMPLIANT	
ZONING USE	PLANNED LIGHT DEVELOPMENT	PLANNED LIGHT DEVELOPMENT	REC 100S.000.0.0	COMPLIANT	
MINIMUM PROJECT AREA	17.73 ACRES	1.40 ACRES	REC 100A.020.0.0.0	COMPLIANT	
MINIMUM LOTS	THIRTY	THIRTY	REC 100S.000.0.0.0	COMPLIANT	
MINIMUM ACRES	48 ACRES (MIN)	1.5 UNITS PER ACRE (30 UNITS)	REC 100S.000.0.0.0	COMPLIANT	
REQUIRED OPEN SPACE	50%	25% OF PROJECT AREA	REC 100S.000.0.0.0	COMPLIANT	
MINIMUM LOT SIZE	10 ACRES	2.50 AC	REC 100S.000.0.0.0	REQUIRES FC APPROVAL	
MINIMUM LOT WIDTH	20.00 FEET	20 FEET	REC 100S.000.0.0.0	COMPLIANT	
STREETS					
FRONT - NON-ADJACENT STREET	15 FEET	15 FEET	REC 100S.000.0.0.0.1	REQUIRES FC APPROVAL	
FRONT - ADJACENT STREET	100 FEET	100 FEET	REC 100S.000.0.0.0.3	COMPLIANT	
SIDE	15 FEET	15 FEET	REC 100S.000.0.0.0.1	COMPLIANT	
REAR	VARIABLE PER PLAN	30 FEET	REC 100S.000.0.0.0.3	REQUIRES FC APPROVAL	
MINIMUM LOT FRONT RAILING	10 FEET	10 FEET	REC 100S.000.0.0.0.0	COMPLIANT	
MINIMUM HEIGHT OF BUILDING	40 FEET	40 FEET	REC 100S.000.0.0.0.0	COMPLIANT	
MIN. DISTANCE BETWEEN BUILDINGS	50	20 FEET	REC 100S.000.0.0.0.0	COMPLIANT	
BUILDING SETBACK	FRONT PARALLEL TO DOOR	FRONT PARALLEL TO STREET	REC 100S.000.0.0.0.2	COMPLIANT	
LANDSCAPE BUFFER					
ADJACENT COMMERCIAL USE	VARIABLE PER PLAN	TWO (2) BUFFER 40 FT	REC 100T.000.0.0.0	REQUIRES FC APPROVAL	
ADJACENT RESIDENTIAL USE	VARIABLE PER PLAN	TWO (2) BUFFER 10 FT	REC 100T.000.0.0.0	COMPLIANT	
STREET DESIGN					
LANE WIDTH	15 FEET	12 FEET (AT CURB EDGE)	ENG. STD. SEC. 7.1	COMPLIANT	
MINIMUM STREET WIDTH (BOTH SIDES)	100 FEET	100 FEET	ENG. STD. SEC. 7.1	COMPLIANT	
CURBS AND UNDERCUTS	TWO (2) CURB W/ 6" SLOAN	TWO (2) CURB W/ 6" SLOAN	ENG. STD. SEC. 7.4	COMPLIANT	
MINIMUM GRADE OF HORIZONTAL CURVE	2.00 PERCENT	2.00 PERCENT	ENG. STD. SEC. 7.5(A)	COMPLIANT	
MINIMUM GRADE OF VERTICAL CURVE	1.00 PERCENT	1.00 PERCENT	ENG. STD. SEC. 7.5(B)	COMPLIANT	
GRADE SLOPE					
LOCAL TO LOCAL	2.5 PERCENT	2.5 PERCENT	ENG. STD. SEC. 7.6.1	COMPLIANT	
LOCAL TO COLLECTION	1.5 PERCENT	1.5 PERCENT	ENG. STD. SEC. 7.6.2	COMPLIANT	
MINIMUM AND MAXIMUM SLOPES	PER PLAN	15 MIN. AND 45 MAX	ENG. STD. SEC. 7.6.3	COMPLIANT	
INTERSECTION MINIMUM SLOPE	PER PLAN	15 MINIMUM AND 45 MAX	ENG. STD. SEC. 7.6.4	COMPLIANT	
TRANSITION MINIMUM BETWEEN CORNERS	PER PLAN	100 FEET	ENG. STD. SEC. 7.6.5	COMPLIANT	
MINIMUM 45-DEGREE SLOPE	PER PLAN	100 FEET	ENG. STD. SEC. 7.6.6	COMPLIANT	
UTILITY EMBANKMENTS	PER PLAN	5' SIDE & REAR TO FRONT	ENG. STD. SEC. 7.6.7	COMPLIANT	
MINIMUM BUFFER	5.00 FEET	5.00 FEET	REC 100T.000.0.0.0	COMPLIANT	
3' BUFFER BUFFER	3.00 FEET	3.00 FEET	REC 100T.000.0.0.0	COMPLIANT	

DEVELOPER

PHN REALTY, LLC
C/O TREVOR STEWART
2251 FRONT STREET, SUITE 202
CUYAHOGA FALLS, OH 44221
(330) 425-4696

ELLSWORTH PLACE

CITY OF HUDSON
SUMMIT COUNTY, OHIO

wohlwend
engineering
group

476 KING INDUSTRIES, INC.
8001 24th AVE.
LITTLE ROCK, AR 72206

02-01-2021

PROJECT NUMBER	2020083
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CONCEPTUAL
SITE PLAN

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PHN REALTY, LLC

CONCEPTUAL ELEVATION

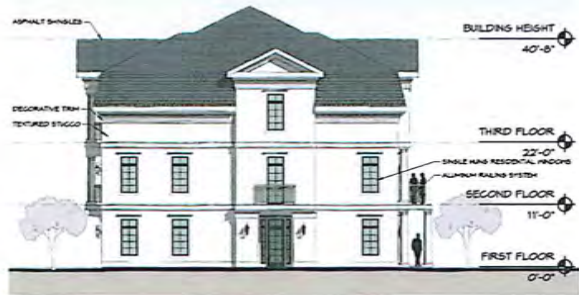




4 EXTERIOR ELEVATION
1" = 10'-0"



3 EXTERIOR ELEVATION
1" = 10'-0"



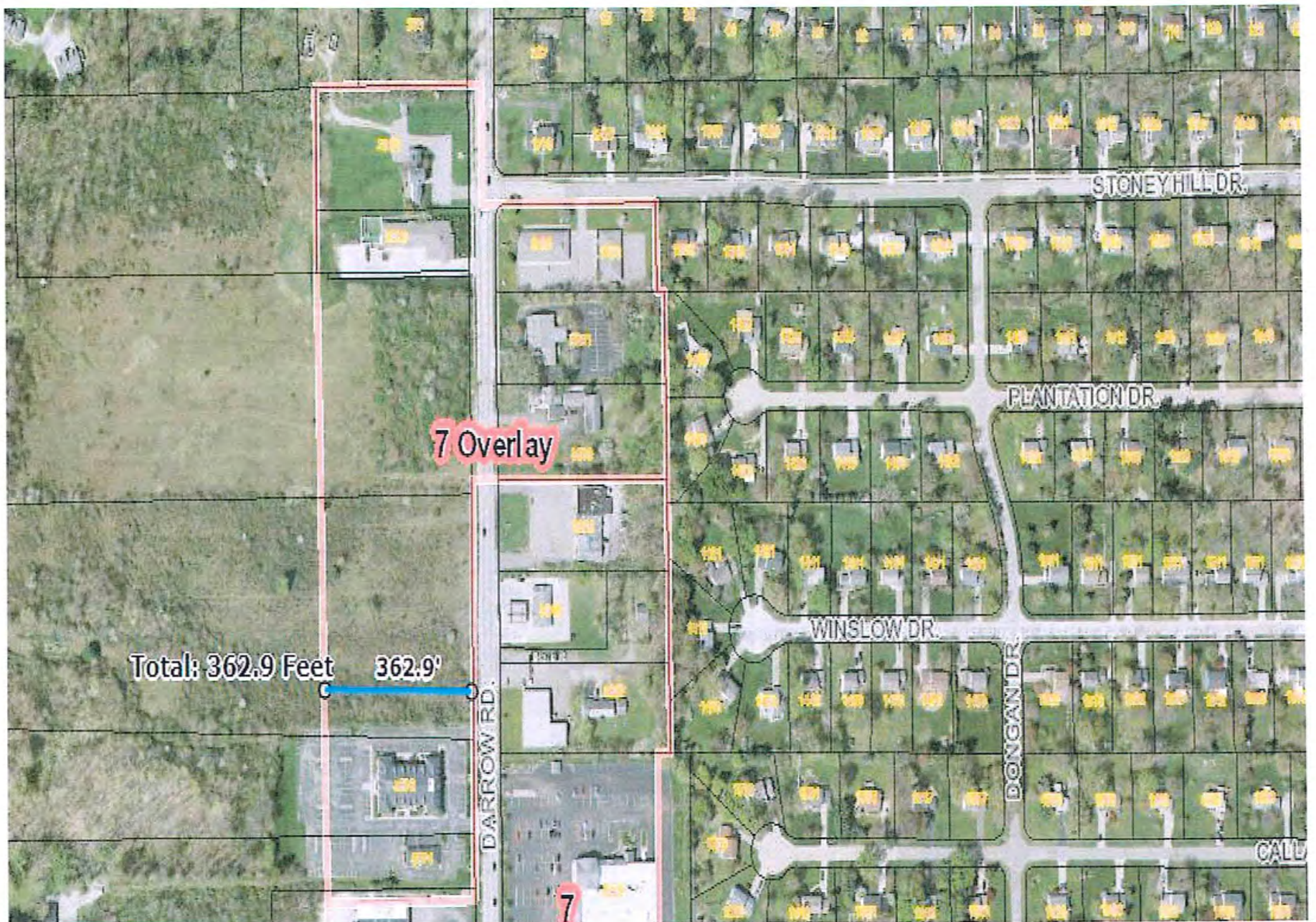
2 EXTERIOR ELEVATION
1" = 10'-0"



1 EXTERIOR ELEVATION
1" = 10'-0"









TMS Engineers, Inc.

Transportation Management Services

2112 Case Parkway South, #7 • Twinsburg, Ohio 44087
www.TMSEngineers.com

April 22, 2021

Mr. Jason Rice
PHN Realty, LLC
2251 Front Street, Ste #202
Cuyahoga Falls, Ohio 44221

**Re: Proposed Development
Hudson, Ohio
Trip Generation Analysis**

TMS Engineers, Inc. has performed the following trip generation analysis for a development which is to be located in the City of Hudson, Ohio. Two different land-use scenarios are being considered for the site:

1. 48 Townhomes or
2. 32 Townhomes and 60,000 Square Feet (SF) of General Office

The number of trips for both land use scenarios will be calculated in this study. The following are the results of our trip generation analysis.

Trip Generation

The calculation of future driveway trips requires an estimate of traffic the development will generate after construction. The most widely accepted method of determining the amount of traffic that a proposed development will generate is to compare the proposed site with existing facilities of the same use. This estimate is typically expressed as a trip rate. In order to estimate traffic for the development, a trip rate was calculated using data and procedures found in the Institute of Transportation Engineers (ITE) "**Trip Generation**" Manual, Tenth Edition.

The trip generation analyses utilized the Multifamily Housing land use (ITE Code 220) information for the townhomes. The trip generation analyses utilized the General Office Building land use (ITE Code 710) information for the office building. A copy of the trip generation worksheet for the various land uses can be seen in the attached **Figures 1-3**.

Mr. Jason Rice
April 22, 2021
Page 2

Proposed Trip Generation Calculations

Based on the trip generation analysis described on the previous page, the table below shows the estimated generated traffic during the AM and PM peak hour for the townhomes and townhomes / office building based upon the national averages considering the number of dwelling units and square footage of the office building.

ITE TRIP GENERATION		Units	TRIP ENDS	
ITE Code	Description		Weekday Peak Hour Between 7-9 AM	Weekday Peak Hour Between 4-6 PM
220	Multifamily Housing (Low Rise)	48	24	31
Scenario 1 Totals			24	31
220	Multifamily Housing (Low Rise)	32	16	21
710	General Office Building	60,000 SF	83	70
Scenario 2 Totals			99	91

The previous table shows that the proposed development is expected to generate a total of 24 trips in the AM peak hour and 31 trips in the PM peak hour if the 48 townhomes are constructed on the site. The proposed development is expected to generate a total of 99 trips in the AM Peak hour and 91 trips in the PM Peak hour if the office building and townhomes are constructed on the site.

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

TMS Engineers, Inc.



Andrew J Pierson P.E.
Senior Traffic Engineer

Attachments



FIGURES

Multifamily Housing (Low-Rise)

ITE Code = 220

Date: **4/12/2021**

Trip Generation based on:

Size of Analysis Area: **48** Units

Dwelling Units	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
WEEKDAY				
Average Weekday 2-way Volume	6.71	1.31	1.00	322
Weekday Peak Hour of Adjacent Street Traffic				
7-9 AM Peak Hour Enter	0.13	0.00	1.00	6
7-9 AM Peak Hour Exit	0.38	0.00	1.00	18
7-9 AM Peak Hour Total	0.49	0.12	1.00	24
4-6 PM Peak Hour Enter	0.42	0.00	1.00	20
4-6 PM Peak Hour Exit	0.24	0.00	1.00	11
4-6 PM Peak Hour Total	0.64	0.16	1.00	31

****The above rates were calculated from the equations shown below:**

		% ENTER	% EXIT
WEEKDAY			
Average Weekday 2-way Volume	$T = 7.56 (X) - 40.86$	50%	50%
Peak Hour of Adjacent Street Traffic			
7-9 AM Peak Hour Total	$\ln (T) = 0.95 \ln (X) - 0.51$	23%	77%
4-6 PM Peak Hour Total	$\ln (T) = 0.89 \ln (X) - 0.02$	63%	37%

Source: Institute of Transportation Engineers
Trip Generation Manual, 10TH Edition, September 2017



TMS Engineers, Inc.
Transportation Management Services
2112 Case Parkway S., Unit 7, Twinsburg, Ohio 44087
www.TMSEngineers.com

Development Comparison
Hudson, Ohio
Trip Generation Analysis

Trip Generation
Calculations

Figure 1
Attachment

Multifamily Housing (Low-Rise)
ITE Code = 220

Date: **4/12/2021**

Trip Generation based on:

Size of Analysis Area: **32** Units

Dwelling Units	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
WEEKDAY				
Average Weekday 2-way Volume	6.28	1.31	1.00	201
Weekday Peak Hour of Adjacent Street Traffic				
7-9 AM Peak Hour Enter	0.12	0.00	1.00	4
7-9 AM Peak Hour Exit	0.39	0.00	1.00	12
7-9 AM Peak Hour Total	0.50	0.12	1.00	16
4-6 PM Peak Hour Enter	0.42	0.00	1.00	13
4-6 PM Peak Hour Exit	0.25	0.00	1.00	8
4-6 PM Peak Hour Total	0.67	0.16	1.00	21

****The above rates were calculated from the equations shown below:**

		% ENTER	% EXIT
WEEKDAY			
Average Weekday 2-way Volume	$T = 7.56 (X) - 40.86$	50%	50%
Peak Hour of Adjacent Street Traffic			
7-9 AM Peak Hour Total	$\ln (T) = 0.95 \ln (X) - 0.51$	23%	77%
4-6 PM Peak Hour Total	$\ln (T) = 0.89 \ln (X) - 0.02$	63%	37%

Source: **Institute of Transportation Engineers**
Trip Generation Manual, 10TH Edition, September 2017



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Development Comparison
Hudson, Ohio
Trip Generation Analysis

Trip Generation
Calculations

Figure 2
Attachment

General Office Building
ITE Code = 710

Date: **4/22/2021**

Trip Generation based on:

Size of Analysis Area: **60.0** 1,000 SF

1,000 Square Feet Gross Floor Area	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
WEEKDAY				
Average Weekday 2-way Volume	10.77	5.15	1.00	646
Weekday Peak Hour of Adjacent Street Traffic				
7-9 AM Peak Hour Enter	1.19	0.00	1.00	71
7-9 AM Peak Hour Exit	0.19	0.00	1.00	12
7-9 AM Peak Hour Total	1.38	0.47	1.00	83
4-6 PM Peak Hour Enter	0.19	0.00	1.00	11
4-6 PM Peak Hour Exit	0.98	0.00	1.00	59
4-6 PM Peak Hour Total	1.17	0.42	1.00	70

****The above rates were calculated from the equations shown below:**

		% ENTER	% EXIT
WEEKDAY			
Average Weekday 2-way Volume	$\ln(T) = 0.97 \ln(X) + 2.50$	50%	50%
Weekday Peak Hour of Adjacent Street Traffic			
7-9 AM Peak Hour Total	$T = 0.94(X) + 26.49$	86%	14%
4-6 PM Peak Hour Total	$\ln(T) = 0.95 \ln(X) + 0.36$	16%	84%

Source: Institute of Transportation Engineers
Trip Generation, 10TH Edition, 2017



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**Development Comparison
Hudson, Ohio
Trip Generation Analysis**

**Trip Generation
Calculations**

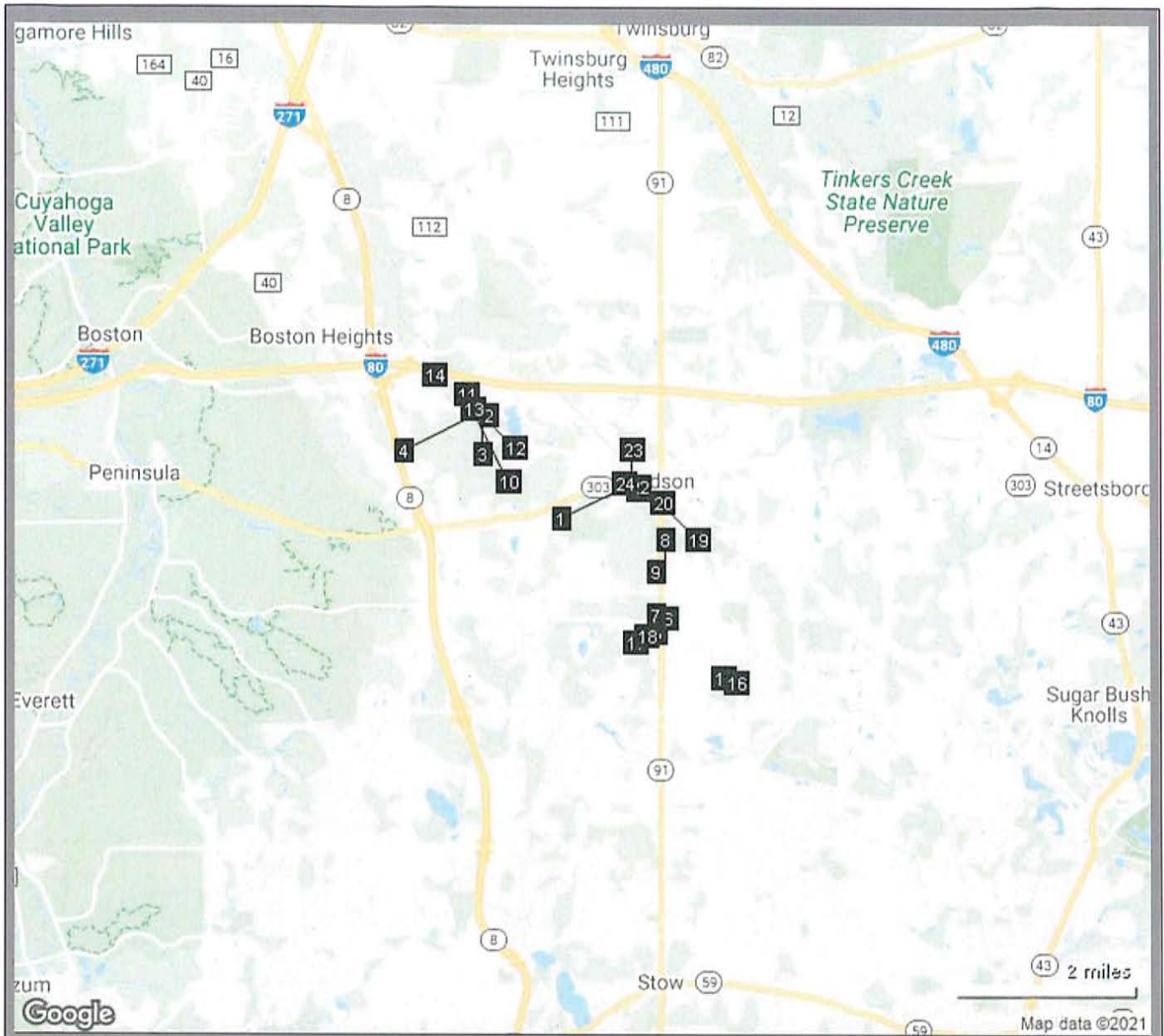
**Figure 3
Attachment**

Property Address	Property Name	Property Type	Building Class	Total		% Available		City	State	Zip	Percent Leased	Year Built	Typical Floor Size	Parking	
				RBA	Space (SF)	Space	Rent/SF/Yr							Ratio	Tenancy
561 Boston Mills Rd	Omni By The Lake	Office	B	15,000	8,339	56%	\$13.50	Hudson	OH	44236	77.74	2003	15000	3.33	Multi
581 Boston Mills Rd	Omni By The Lake	Office	B	15,000	9,874	66%	\$13.50	Hudson	OH	44236-1193	34.17	2000	15000	3.33	Multi
591 Boston Mills Rd	591 BOSTON MILLS RD	Office	B	15,000	6,131	41%	\$13.50	Hudson	OH	44236-1195	59.13	2000	15000	3.33	Multi
1355 Corporate Dr		Office	B	3,715	3,715	100%	\$21.50	Hudson	OH	44236-4432	100.00	1999	3715	6.86	Multi
5603 Darrow Rd	Hudson Pointe	Office	B	12,613	1,550	12%	\$14.00	Hudson	OH	44236-5020	87.71	1998	12613	5.70	Multi
5847 Darrow Rd		Retail (Nei	B	10,248	3,734	36%	\$12.00	Hudson	OH	44236	63.56	1986	10248	2.93	Multi
5876 Darrow Rd	Jefferson Park Hudson	Office	B	24,000	6,000	25%	\$15.00	Hudson	OH	44236-3864	100.00	1990	12000	4.17	Multi
85 Executive Pky		Office	B	15,440	7,000	45%	\$13.00	Hudson	OH	44236-1691	100.00	1999	15440	4.86	Multi
105 Executive Pky		Office	B	15,440	10,955	71%	\$13.50	Hudson	OH	44236-1688	100.00	1999	15440	4.53	Multi
115 Executive Pky		Office	B	21,559	8,406	39%	\$13.50	Hudson	OH	44236-1693	90.65	1999	21559	13.92	Multi
300 Executive Pky W	Hudson Corporate Center	Office	B	46,766	5,765	12%	\$18.00	Hudson	OH	44236	87.67	1997	23383	4.32	Multi
1891 Georgetown Rd		Office	C	10,000	1,600	16%	\$18.00	Hudson	OH	44236	84.00	1987	5000	5.00	Multi
1920 Georgetown Rd		Office	B	10,000	5,000	50%	\$13.00	Hudson	OH	44236-4060	100.00	1989	5000	7.00	Multi
5611 Hudson Dr		Office	B	3,580	3,580	100%	\$12.00	Hudson	OH	44236-4456	0.00	2000	3580	10.00	Single
5655 Hudson Dr	Summa Hudson Medical Offi	Office	B	73,000	19,672	27%	\$21.00	Hudson	OH	44236	73.05	2006	24333	1.37	Multi
25 Milford Dr		Office	C	8,828	2,101	24%	\$16.00	Hudson	OH	44236	89.11	1970	8828	7.36	Multi
5 Atterbury Blvd	Building 2	Retail (Stri	B	3,748	2,277	61%	\$29.45 - 35.9	Hudson	OH	44236	39.25	2008	3748	6.40	Multi
5700 Darrow Rd		Office	B	50,500	6,548	13%	\$17.12 - 20.9	Hudson	OH	44236-5026	87.03	2003	50500	4.10	Multi
100 Executive Pky		Office	B	46,875	45,000	96%	\$14.72 - 17.9	Hudson	OH	44236-1630	100.00	1973	15625	9.30	Single
85 S Main St		Office	C	12,800	4,400	34%	\$15.46 - 18.9	Hudson	OH	44236	65.63	1999	5300	3.43	Multi
118 W Streetsboro St		Retail (Nei	C	21,814	12,872	59%	\$8.86 - 10.82	Hudson	OH	44236	100.00	1962	21814	0.59	Multi
130 W Streetsboro St	Cambridge Commons II	Retail (Nei	B	7,460	3,200	43%	\$12.31 - 15.0	Hudson	OH	44236	57.10	1985	7460	10.00	Multi
				443,386	177,719	40%									

Availability and Vacancy Analysis

Grand Totals

	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
	24	443,386	74,647	16.8%	79,647	18.0%	179,594	167,594	12,000	46,875	\$25.21/fs



1



5 Atterbury Blvd
Building 2
Hudson, OH 44236
Summit County
Akron Submarket

Building Type: **Retail/Freestanding (Strip Ctr)**
 Status: **Built 2008**
 Building Size: **3,748 SF**
 Land Area: **1.47 AC**
 Stories: **1**
 Expenses: **2019 Tax @ \$6.41/sf**

Space Avail: **2,277 SF**
 Max Contig: **2,277 SF**
 Smallest Space: **2,277 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **39.3%**



2		561 Boston Mills Rd Omni By The Lake Hudson, OH 44236 Summit County Building D Akron Submarket	Building Type: Class B Office Status: Built 2003 Building Size: 15,000 SF Typical Floor Size: 15,000 SF Stories: 1 Expenses: 2019 Tax @ \$8.31/sf	Space Avail: 8,339 SF Max Contig: 5,000 SF Smallest Space: 3,339 SF Rent/SF/Yr: \$13.50 % Leased: 77.7%
3		561 Boston Mills Rd Omni By The Lake Hudson, OH 44236 Summit County C Akron Submarket	Building Type: Class B Office Status: Built 2000 Building Size: 15,000 SF Typical Floor Size: 15,000 SF Stories: 1 Expenses: 2019 Tax @ \$8.31/sf	Space Avail: 9,874 SF Max Contig: 9,874 SF Smallest Space: 2,253 SF Rent/SF/Yr: \$13.50 % Leased: 34.2%
4		591 Boston Mills Rd 591 BOSTON MILLS RD Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office Status: Built 2000 Building Size: 15,000 SF Typical Floor Size: 15,000 SF Stories: 1 Expenses: 2019 Tax @ \$8.31/sf	Space Avail: 6,131 SF Max Contig: 6,131 SF Smallest Space: 1,131 SF Rent/SF/Yr: \$13.50 % Leased: 59.1%
5		1355 Corporate Dr Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office Status: Built 1999 Building Size: 3,715 SF Typical Floor Size: 3,715 SF Stories: 1 Expenses: 2019 Tax @ \$4.81/sf	Space Avail: 3,715 SF Max Contig: 3,715 SF Smallest Space: 3,715 SF Rent/SF/Yr: \$21.50 % Leased: 100%
6		5603 Darrow Rd Hudson Pointe Hudson, OH 44236 Summit County Corner of Terex Rd & Darrow Akron Submarket	Building Type: Class B Office Status: Built 1998 Building Size: 12,613 SF Typical Floor Size: 12,613 SF Stories: 1 Expenses: 2019 Tax @ \$2.34/sf	Space Avail: 1,550 SF Max Contig: 1,550 SF Smallest Space: 1,550 SF Rent/SF/Yr: \$14.00 % Leased: 87.7%
7		5700 Darrow Rd Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office Status: Built 2003 Building Size: 50,500 SF Typical Floor Size: 50,500 SF Stories: 1 Expenses: 2019 Tax @ \$2.04/sf	Space Avail: 6,548 SF Max Contig: 6,548 SF Smallest Space: 6,548 SF Rent/SF/Yr: Withheld % Leased: 87.0%

8		5847 Darrow Rd Hudson, OH 44236 Summit County Akron Submarket	Building Type: Retail/Freestanding (Neighborhood Ctr) Status: Built 1986 Building Size: 10,248 SF Land Area: 1.71 AC Stories: 1 Expenses: 2019 Tax @ \$3.19/sf	Space Avail: 3,734 SF Max Contig: 3,734 SF Smallest Space: 3,734 SF Rent/SF/Yr: \$12.00 % Leased: 63.6%
9		5876 Darrow Rd Jefferson Park Hudson Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office/Office/Residential Status: Built 1990 Building Size: 24,000 SF Typical Floor Size: 12,000 SF Stories: 2 Expenses: 2019 Tax @ \$1.92/sf	Space Avail: 6,000 SF Max Contig: 6,000 SF Smallest Space: 2,500 SF Rent/SF/Yr: \$15.00 % Leased: 100%
10		85 Executive Pky Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office Status: Built 1999, Renov 2005 Building Size: 15,440 SF Typical Floor Size: 15,440 SF Stories: 1 Expenses: 2019 Tax @ \$7.04/sf	Space Avail: 7,000 SF Max Contig: 7,000 SF Smallest Space: 7,000 SF Rent/SF/Yr: Withheld % Leased: 100%
11		100 Executive Pky Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office Status: Built 1973 Building Size: 46,875 SF Typical Floor Size: 15,625 SF Stories: 3 Expenses: 2019 Tax @ \$2.00/sf	Space Avail: 46,875 SF Max Contig: 46,875 SF Smallest Space: 15,000 SF Rent/SF/Yr: Withheld % Leased: 100%
12		105 Executive Pky Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office Status: Built 1999 Building Size: 15,440 SF Typical Floor Size: 15,440 SF Stories: 1 Expenses: 2019 Tax @ \$7.04/sf	Space Avail: 10,955 SF Max Contig: 10,955 SF Smallest Space: 3,300 SF Rent/SF/Yr: \$13.50 % Leased: 100%
13		115 Executive Pky Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office Status: Built 1999, Renov 2005 Building Size: 21,559 SF Typical Floor Size: 21,559 SF Stories: 1 Expenses: 2019 Tax @ \$5.04/sf	Space Avail: 8,406 SF Max Contig: 6,390 SF Smallest Space: 2,016 SF Rent/SF/Yr: \$13.50 % Leased: 90.7%

14		300 Executive Pky W Hudson Corporate Center Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office Status: Built 1997 Building Size: 46,766 SF Typical Floor Size: 23,383 SF Stories: 2 Expenses: 2019 Tax @ \$2.83/sf	Space Avail: 5,765 SF Max Contig: 5,765 SF Smallest Space: 5,765 SF Rent/SF/Yr: \$18.00 % Leased: 87.7%
15		1891 Georgetown Rd Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class C Office Status: Built 1987 Building Size: 10,000 SF Typical Floor Size: 5,000 SF Stories: 2 Expenses: 2019 Tax @ \$2.14/sf	Space Avail: 1,600 SF Max Contig: 1,600 SF Smallest Space: 1,600 SF Rent/SF/Yr: \$18.00 % Leased: 84.0%
16		1920 Georgetown Rd Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office/Medical Status: Built 1989 Building Size: 10,000 SF Typical Floor Size: 5,000 SF Stories: 2 Expenses: 2019 Tax @ \$2.41/sf	Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 1,200 SF Rent/SF/Yr: Withheld % Leased: 100%
17		5611 Hudson Dr Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office Status: Built 2000 Building Size: 3,580 SF Typical Floor Size: 3,580 SF Stories: 1 Expenses: 2019 Tax @ \$3.51/sf; 2012 Ops @ \$2.44/sf	Space Avail: 3,580 SF Max Contig: 3,580 SF Smallest Space: 3,580 SF Rent/SF/Yr: \$12.00 % Leased: 0%
18		5655 Hudson Dr Summa Hudson Medical Office Building Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office/Medical Status: Built 2006 Building Size: 73,000 SF Typical Floor Size: 24,333 SF Stories: 3 Expenses: 2019 Tax @ \$2.44/sf, 2011 Est Tax @ \$0.31/sf; 2012 Est Ops @ \$7.21/sf	Space Avail: 19,672 SF Max Contig: 11,112 SF Smallest Space: 8,560 SF Rent/SF/Yr: \$21.00 % Leased: 73.1%
19		84 S Main St Hudson, OH 44236 Summit County Akron Submarket	Building Type: Retail/Freestanding Status: Proposed, breaks ground Apr 2021 Building Size: 4,500 SF Land Area: 0.44 AC Stories: 1 Expenses: 2019 Tax @ \$0.24/sf	Space Avail: 4,500 SF Max Contig: 4,500 SF Smallest Space: 4,500 SF Rent/SF/Yr: Withheld % Leased: 0%

20



85 S Main St
Hudson, OH 44236
Summit County
Akron Submarket

Building Type: **Class C Office**
 Status: **Built 1999**
 Building Size: **12,800 SF**
 Typical Floor Size: **5,300 SF**
 Stories: **3**
 Expenses: **2019 Tax @ \$2.41/sf**

Space Avail: **4,400 SF**
 Max Contig: **2,200 SF**
 Smallest Space: **2,200 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **65.6%**

21



25 Milford Dr
Hudson, OH 44236
Summit County
Akron Submarket

Building Type: **Class C Office**
 Status: **Built 1970**
 Building Size: **8,828 SF**
 Typical Floor Size: **8,828 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.56/sf**

Space Avail: **2,101 SF**
 Max Contig: **1,140 SF**
 Smallest Space: **961 SF**
 Rent/SF/Yr: **\$16.00**
 % Leased: **89.1%**

22



25 Milford Dr
Building B
Hudson, OH 44236
Summit County
Akron Submarket

Building Type: **Class B Office**
 Status: **Proposed, breaks ground Jun 2021**
 Building Size: **4,450 SF**
 Typical Floor Size: **4,450 SF**
 Stories: **1**
 Expenses: **2017 Tax @ \$1.21/sf**

Space Avail: **4,450 SF**
 Max Contig: **4,450 SF**
 Smallest Space: **1,450 SF**
 Rent/SF/Yr: **\$20.00**
 % Leased: **0%**

23



118 W Streetsboro St
Hudson, OH 44236
Summit County
Akron Submarket

Building Type: **Retail/Supermarket (Neighborhood Ctr)**
 Status: **Built 1962**
 Building Size: **21,814 SF**
 Land Area: **10.26 AC**
 Stories: **1**
 Expenses: **2019 Tax @ \$7.52/sf**

Space Avail: **12,872 SF**
 Max Contig: **11,210 SF**
 Smallest Space: **1,662 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**

24



130 W Streetsboro St
Cambridge Commons II
Hudson, OH 44236
Summit County
Akron Submarket

Building Type: **Retail/Freestanding (Neighborhood Ctr)**
 Status: **Built 1985**
 Building Size: **7,460 SF**
 Land Area: **0.60 AC**
 Stories: **1**
 Expenses: **2019 Tax @ \$2.27/sf**

Space Avail: **3,200 SF**
 Max Contig: **3,200 SF**
 Smallest Space: **3,200 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **57.1%**