



For Sale or Lease

3.07 Acres Commercial Land
4137 - 4141 Hudson Dr, Stow, OH

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 **JLL** SEE A BRIGHTER WAY

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Property Details

- 3.07 Acres available For Sale, Lease, BTS
- Divisible – ownership willing to sell or lease a portion of the site
- Zoned C-3
- Located 0.2 miles from four-way OH-8 interchange
- Robust business & retail corridor with Sheetz, Cleveland Clinic, Texas Roadhouse, Panera, and multiple hotels nearby
- 18,028 VPD on Hudson Drive and 80,943 VPD on OH-8
- Site can accommodate a variety of commercial uses (automotive, office, retail, R&D, medical)
- Stow is an established suburb with strong demographics
- Site is cleared (vacant land with no buildings)



Demographics

2025 Total Population		
3-miles	5-miles	7-miles
54,100	124,216	215,531

2025 Daytime Population		
3-miles	5-miles	7-miles
51,584	116,249	202,354

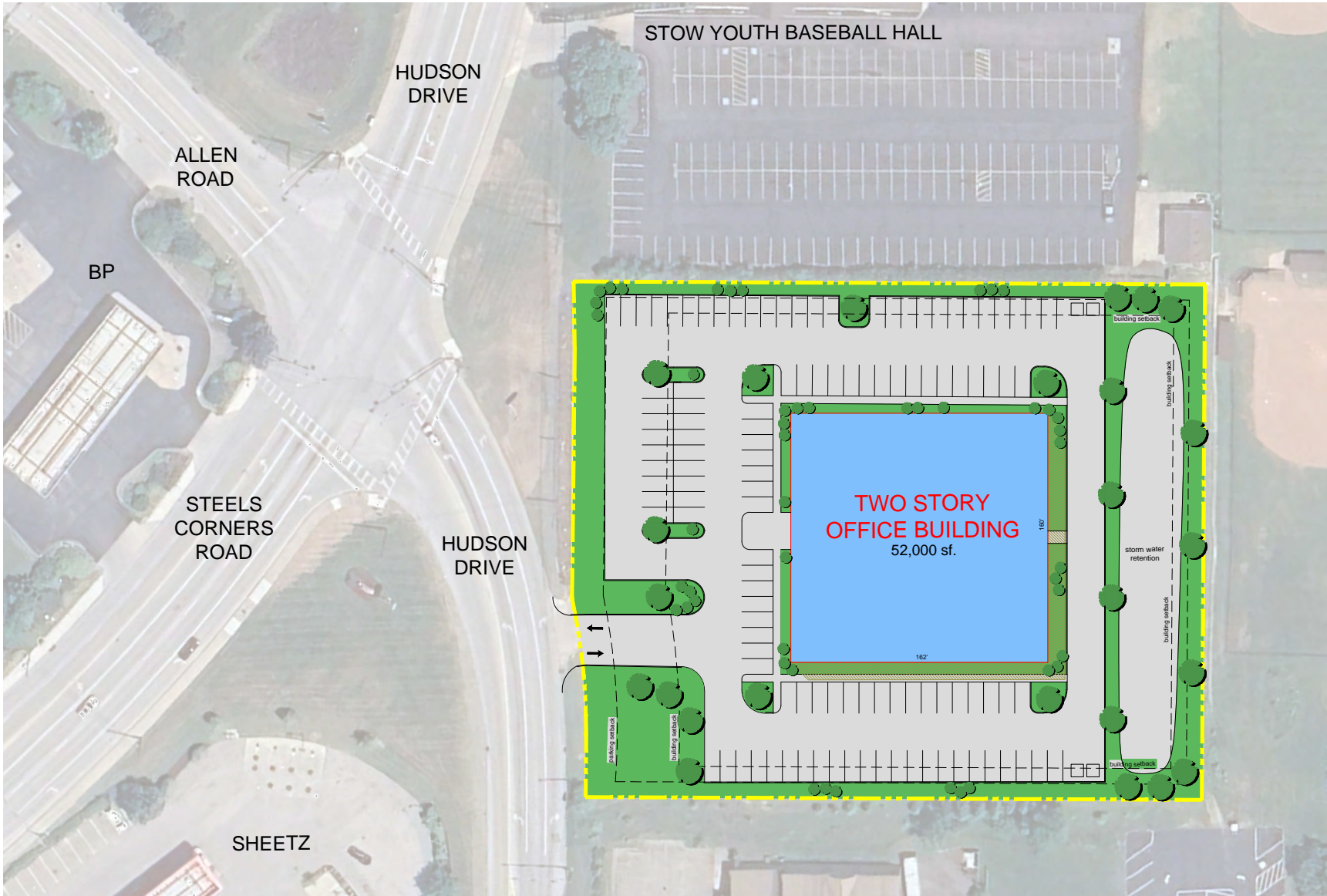
2025 Median Household Income		
3-miles	5-miles	7-miles
\$117,361	\$116,397	\$112,006

2025 Median Age		
3-miles	5-miles	-miles
41.8	42.0	41.3

Multi-Use Site Plan



Office Use Site Plan



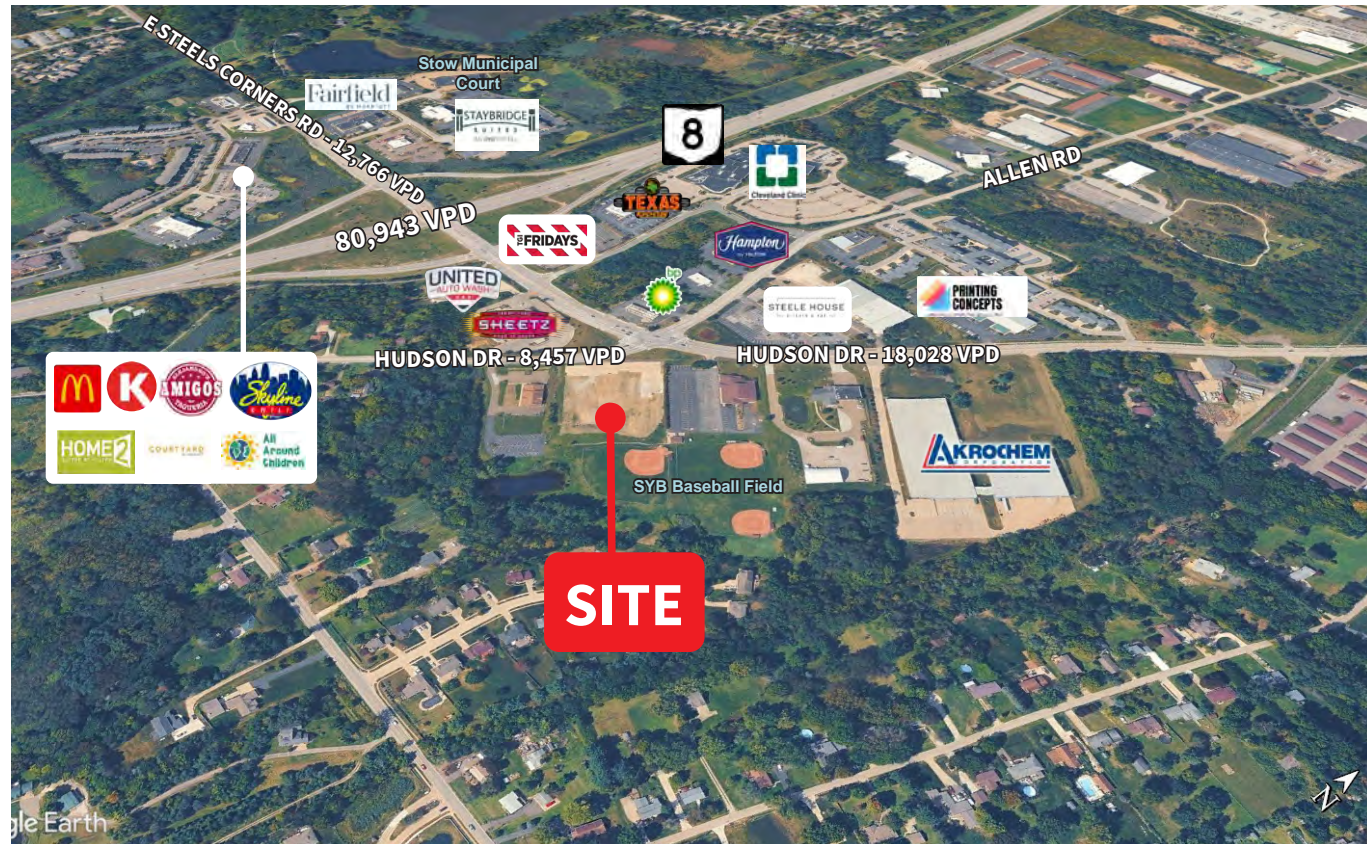
Permitted Uses (C-3 Zoning District)

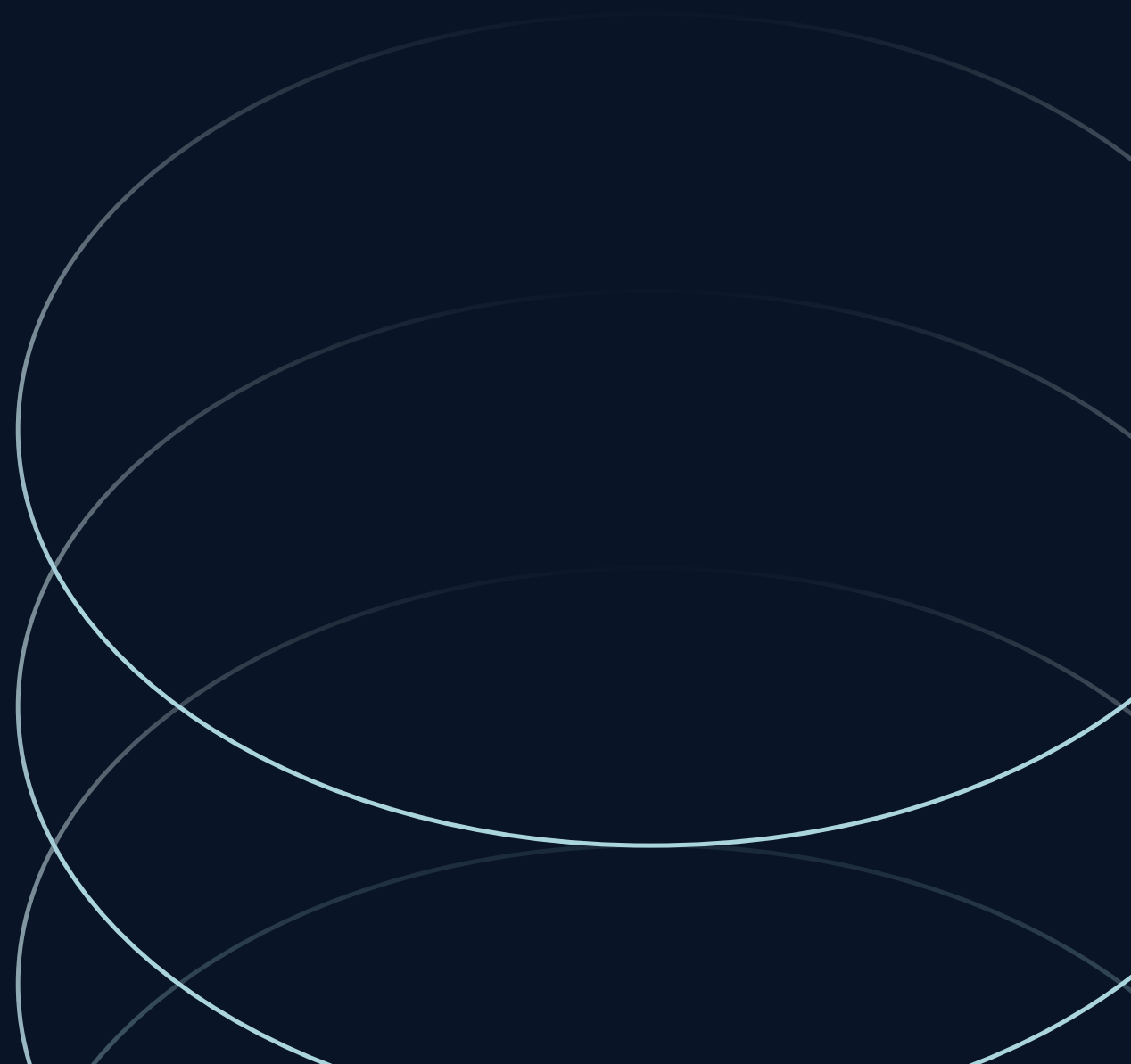
<u>PUBLIC & INSTITUTIONAL USES</u>		<u>COMMERCIAL USES</u>		<u>AUTOMOTIVE / INDUSTRIAL USES</u>	
Ambulance and Emergency Medical Service	C	Administrative, Business, Professional and Medical Office	P	Artisan Manufacturing	P
Assembly Hall, Meeting Place	C	Adult Use Cannabis Dispensary	C	Auto Sales/Rental	C
Community Theater	C	Bar, Tavern, Night Club	C	Car Wash	C
Family Care Service	C	Co-working Space	P	Gasoline Station	P
Health and Wellness Center	P	Financial Establishment	P	Laboratory/Research Facility	P
Hospital	C	Indoor Commercial Recreation/Entertainment	P	Oil and Gas Well	C
Indoor Public or Non-Profit Recreation Facility	P	Micro-brewery/Winery/Distillery	P	Truck Sales/Rental	C
Library	C	Outdoor Commercial Recreation	C	Vehicle Service Station, Major	C
Membership/Sports Fitness Club	P	Parking Facility	C	Vehicular Service Station, Minor	C
Museum, Art Gallery and Artist Studio	P	Personal Service	P	Wireless Telecommunication Facility	P
Park, Playground or Outdoor Public Recreation	P	Restaurant	P		
Places of Worship	C	Retail Establishment	P		
Public Administrative Office	P	Studio for Instruction (Dance, Exercise, Karate)	P		
Public Office / Facility	C	Tobacco Retailer	C		
Public Utility Substation	C	Veterinarian Clinic/Hospital	C		
School, Public	C				
School, Private	C				
Urgent Care/Clinic	C				

KEY
C: Conditionally Permitted
P: Permitted

Market Overview

Stow, Ohio is a dynamic suburb in Northeast Ohio, conveniently located north of Akron and south of Cleveland. Stow is strategically positioned along State Route 91 and anchored by the Kent-Stow commercial corridor. The market benefits from excellent connectivity via State Route 8 and Interstate 76, providing direct access to both Akron and Cleveland markets. Major arterials including Darrow Road and Graham Road generate substantial daily traffic counts, offering strong visibility for retail and service oriented businesses. The trade area is supported by a healthy demographic profile featuring approximately 124,000 residents within a five-mile radius, with median household incomes exceeding \$116,000. The presence of established national retailers, local & regional businesses, and proximity to nearby universities (Kent State, University of Akron) creates a diverse economic foundation that supports sustained commercial development and growth.





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