

FOR SALE

6625 DEAN MEMORIAL PKWY

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Hudson, OH

PRESENTED BY:

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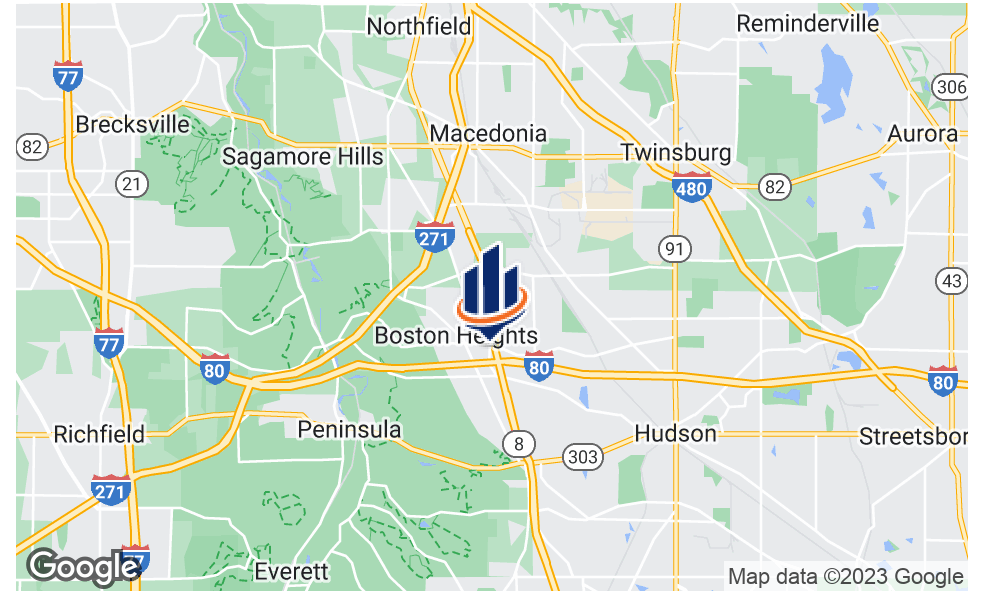
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OFFERING SUMMARY

SALE PRICE:	\$3,500,000
BUILDING SIZE:	141,200 SF
LOT SIZE:	8.24 Acres
ZONING	Retail Business [Mixed Use General]

PROPERTY OVERVIEW

This property is situated in the village of Boston Heights and was formerly a 239 room hotel. There are 2 main structures on 8.24 acres, a 2 story hotel 106,000 SF, a 1 story restaurant 35,200 SF, and a pool house. This is the perfect redevelopment project having great visibility from highly trafficked State Route 8 and I-80 with a median household income exceeding \$128k. The property is currently zoned Retail Business with a Mixed Use General Sub District with allowable uses including hospitality, retail, office, and more.

PROPERTY HIGHLIGHTS

-239 KEYS

-GREAT VISIBILITY

-EXCELLENT HIGHWAY ACCESS

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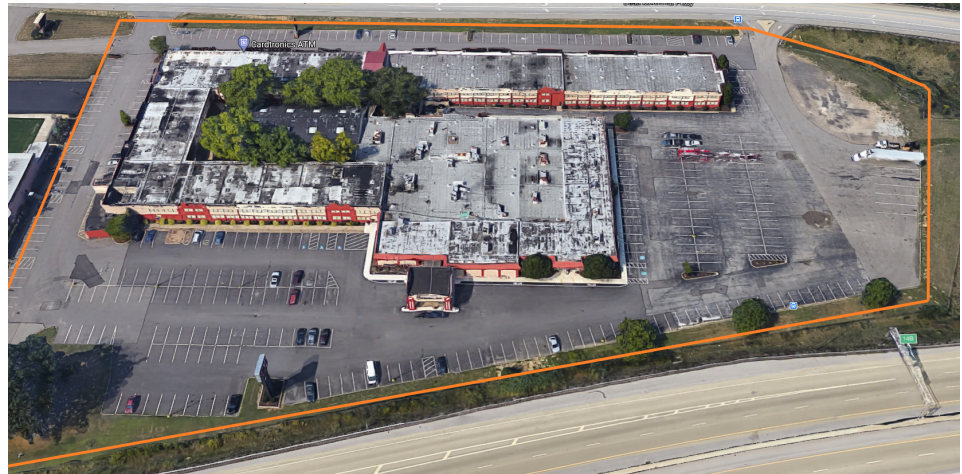
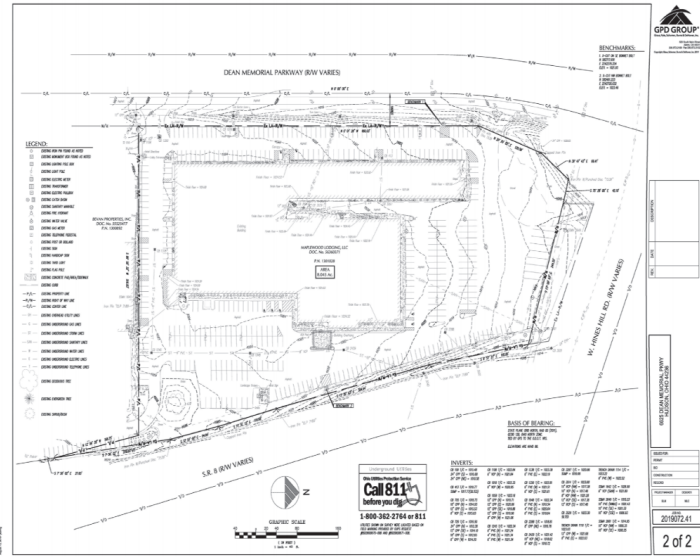
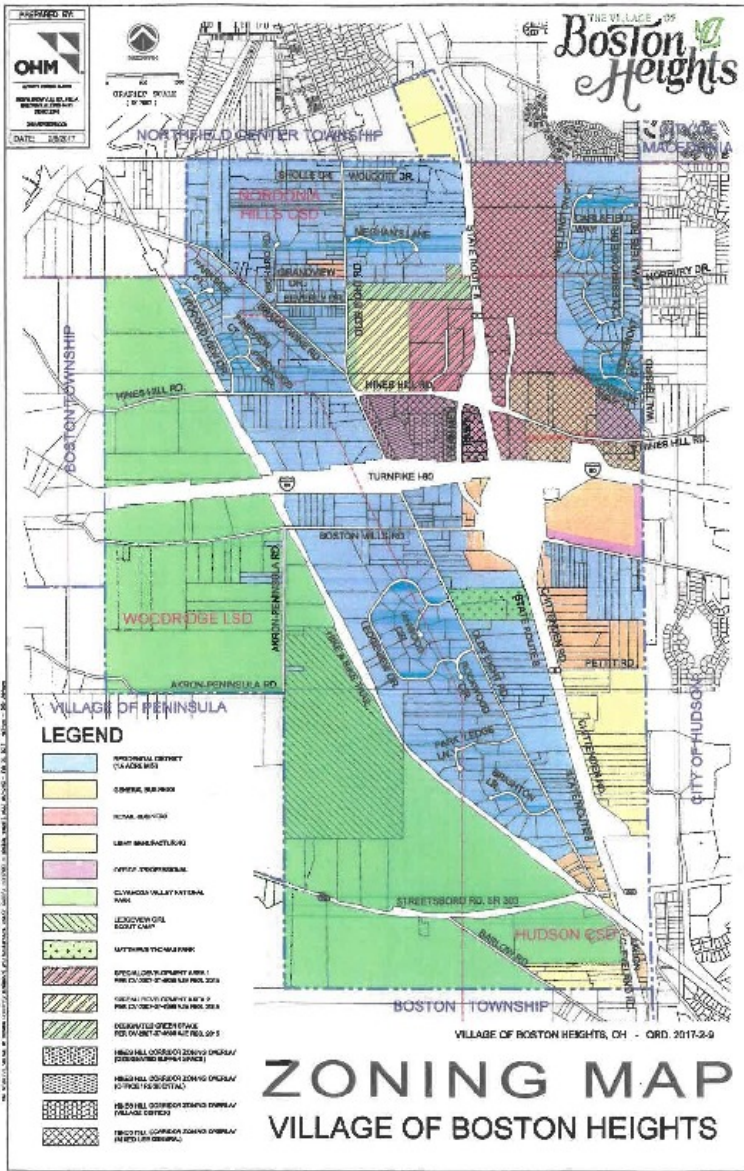
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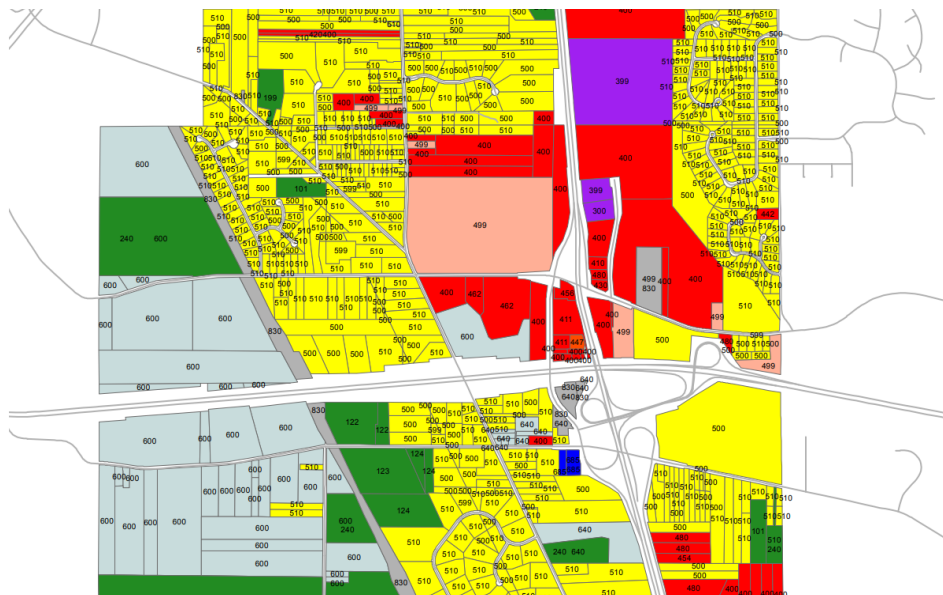
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HINES HILL DEVELOPMENT AREA

This property is situated in Development Area 1, which is approximately sixty five [65] acres situated north of E. Hines Hills Road and just west of, and directly adjacent to State Route 8. It is separated from a residential district to the north by a band of Development Area 3. Uses permitted in this area include those of the Office/Professional, General Business and Retail Business zoning districts, subject to the 2006 edition of the Village's Zoning Code, but with broader permitted uses. Particular architectural and landscaping provisions apply. The property owners have anticipated primarily retail development in this area. The agreement permits one retail store to have a maximum footprint of 125,000 square feet, a maximum of two stories, and a maximum of 215,000 total square feet, and a second, single story retail store of up to 160,000 square feet; other retail buildings would be limited to 50,000 square feet.



Legend

Land Use

- 101 Cash - grain or general farm
- 121 Timber (commercial)
- 122 Timber (noncommercial)
- 123 Forest (pre 1994)
- 124 Forest (post 1994)
- 199 Other Agricultural (current use value)
- 240 Oil and gas rights - working interest
- 500 Residential - vacant land
- 510 Single family dwelling
- 520 Two family dwelling
- 599 Other residential structures
- 300 Industrial - vacant land
- 399 Other industrial structures
- 400 Commercial - vacant land
- 410 Motels and tourist cabins
- 411 Hotels
- 420 Small (under 10,000 sq. ft.) detached retail stores
- 429 Other retail structures
- 430 Restaurant, cafeteria and/or bar
- 442 Medical clinics and offices
- 447 Office buildings - 1 and 2 stories
- 452 Automotive service stations
- 454 Automobile car sales and services
- 455 Commercial garages
- 456 Parking garage, structures and lots
- 462 Golf driving ranges and miniature golf courses
- 480 Commercial warehouses
- 499 Other commercial structures
- 600 Exempt property owned by United States of America
- 610 Exempt property owned by state of Ohio
- 620 Exempt property owned by counties
- 640 Exempt property owned by municipalities
- 670 Exempt property owned by colleges, academies (private)
- 685 Churches, etc., public worship
- 690 Graveyards, monuments, and cemeteries
- 830 Commercial land and improvements owned by a public utility

LAND USE CODES

As required by section 5713.041 of the Ohio Revised Code, the county auditor, which is the Fiscal Office in Summit County, Ohio, classifies each parcel of taxable real property in the county into Land Use Classification Codes. Each separate parcel of real property with improvements is classified according to its principal and current use, and each vacant parcel of land is classified in accordance with its location and its highest and best probable legal use. In the case where a single parcel has multiple uses the principal use shall be the use to which the greatest percentage of the value of the parcel is devoted. (source: Ohio Revised Code)

A majority of the Village of Boston Heights is designated as residential, exempt, or a variation of open space. A majority of the exempt and open space parcels are owned by the United States Federal Government and are part of the Cuyahoga Valley National Park. A few parcels adjacent to State Route 8 are public right-of-way (ROW) lands owned by ODOT.

Within the Village of Boston Heights, 55 parcels are part of the Cuyahoga Valley National Park, which totals 1,457.5 acres, or about 1/3rd of the Village. One large parcel (238.8 acres) on the southwest corner of the Village is preserved as open space as part of the CVNP, but owned, operated and used by the Girl Scouts of Northeast Ohio. Roughly 1,505.6 acres are designated as residential properties which represents about another third of the Village.

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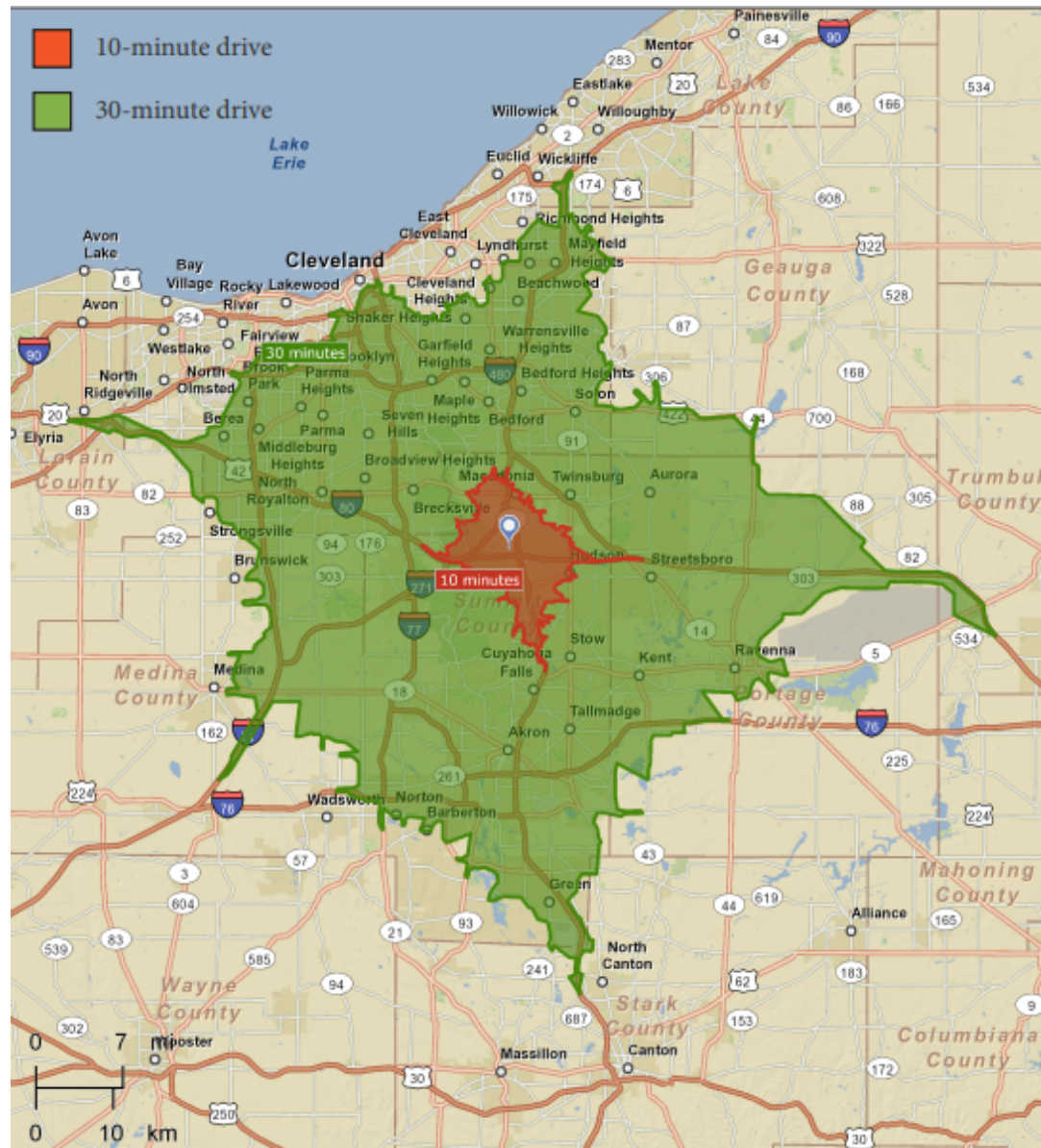
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