

# FOR SALE: 7.3 Acres Fronting RT. 8 in Hudson, OH

6245 Chittenden Rd, Boston Heights, OH 44236



## Summary

Sale Price:	<b>\$599,000</b>	Zoning:	<b>LM - Light Manufacturing</b>
Acreage:	<b>7.3 Acres</b>	Traffic:	<b>Approx. 61,000 VPD on Rt. 8</b>
Frontage:	<b>318 Ft</b>	Parcels:	<b>1300192, 1300193, 1300323, 1300324</b>
Utilities:	<b>Gas, Electric, Well/Septic (House)</b>		

## Location

Prime location nestled on the East Side of Rt. 8, just south of the Boston Mills Rd exit off of Rt. 8. in Hudson/Boston Heights. Approximately a half mile north of Rt. 303, situated on 7.3 Acres, this highly visible property is nestled between ODOT, Skyzone, Landscaping Businesses and a Self Storage Facility. Conveniently located within close proximity to Hudson, Cuyahoga Falls, Stow Akron and Cleveland markets. The zoning is Light Manufacturing and includes all permitted uses under the Retail Business, General Business and Office Professional classifications. Do not miss out on this prime development opportunity!

**PAPPAS  
REALTY CO.**

**POWERS BROTHERS**  
COMMERCIAL REAL ESTATE TEAM

**Patrick Powers**  
President, Broker  
330.990.1839  
pat@pappasrealtyco.com

**Stephen Powers**  
Vice President  
330.990.1838  
steve@pappasrealtyco.com

admin@pappasrealtyco.com  
OFFICE: 330.762.0535  
WEB: pappasrealtyco.com



The information contained herein is from sources deemed reliable but no guarantee is made herein. Confirm all data through independent sources



## Parcel View



*Contact The Powers Brothers For More Information*

The information contained herein is from sources deemed reliable but no guarantee is made herein. Confirm all data through independent sources



**PAPPAS  
REALTY CO.**

**POWERS BROTHERS**  
COMMERCIAL REAL ESTATE TEAM

Patrick Powers  
President, Broker  
330.990.1839  
pat@pappasrealtyco.com

Stephen Powers  
Vice President  
330.990.1838  
steve@pappasrealtyco.com

admin@pappasrealtyco.com  
OFFICE: 330.762.0535  
WEB: pappasrealtyco.com

