



5133 DARROW ROAD
HUDSON, OH 44236

Health Club Facility - For Sale by Court Appointed Receiver



WATCH THE VIDEO

ONLINE RECEIVERSHIP / CALL FOR OFFERS



CALL FOR OFFERS

- Register to bid at www.ForeclosureAuctions.com
- Visit <https://foreclosureauctions.com/properties/445>
- Click "Submit Offer" to complete an online Letter of Intent
- Submit proof of financial capability to kurt@prodigyprop.com

PROPERTY VIEWING: Contact Kurt at
kurt@prodigyprop.com to schedule a tour.

KURT POLTER
Prodigy Properties
kurt@prodigyprop.com



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PROPERTY OVERVIEW



OPPORTUNITY TO PURCHASE

LifeCenter Plus is Hudson's full-service, four-season health and fitness facility, a partner in keeping Hudson and the surrounding communities fit since 1978. LifeCenter Plus was named one of the top 100 health and fitness clubs in America and, in 2007, 2008, 2009 and 2012 garnered "Best in Aquatics" by Aquatics International Magazine. LifeCenter Plus goal is to provide a fun environment with a family friendly focus. At LifeCenter Plus, our mission is to enhance each member and guest's health and wellness by helping them reach their fitness goals.

LifeCenter Plus facilities include a complete Fitness Center with TechnoGym strength-training and cardio equipment, five pools including Warm Water Therapy pool plus an Outdoor Aquatic Center; Indoor Cycling Studio, Pilates, Yoga and Tai Chi Studios; indoor track; rock climbing wall; Kids Klub fitness programs and much more.



PARCEL ID'S: 30-09592 | 30-09611



LOT SIZE: 9.97 acres



NUMBER OF BUILDINGS: 3



NUMBER OF FLOORS: 2



ZONING: 499 – C – Other Commercial Structures



YEAR BUILT: 1973



CONSTRUCTION: Wood Frame/Joist/Beam



ROOF: Various, Metal, Flat



FOUNDATION: Slab



HVAC: Central Heat/AC



AMENITIES:

3 Outdoor Swimming Pools | 2 Indoor Swimming Pools | Indoor Track | Multiple Indoor Courts | Climbing Wall

INVESTMENT HIGHLIGHTS



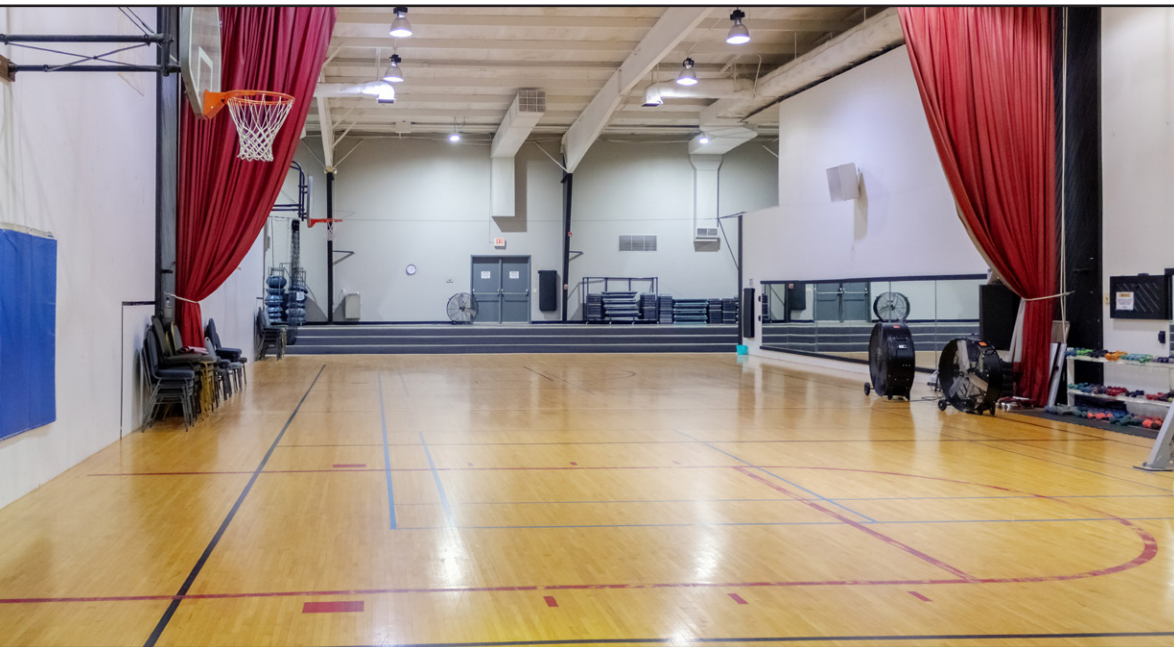
- **LARGE-SCALE FITNESS FACILITY:** Purpose-built fitness property featuring extensive indoor and outdoor amenities, including multiple gymnasiums, aquatic facilities, and flexible programming space.
- **INSTITUTIONAL-QUALITY BUILDING:** Constructed and maintained to support high-traffic use with durable systems, clear-span areas, and infrastructure suitable for continued fitness, recreation, or adaptive reuse.
- **MULTIPLE REVENUE STREAMS:** Facility layout supports diversified income sources, including memberships, leagues, lessons, camps, events, and third-party rentals.
- **STRONG MARKET DEMAND DRIVERS:** Located near established residential neighborhoods, schools, and major employment centers, supporting consistent demand for fitness, recreation, and community use.
- **FLEXIBLE USE & REPOSITIONING POTENTIAL:** Building configuration and zoning allow for continued operation as a fitness center or potential repositioning for alternative uses such as sports training, medical wellness, education, or event space (subject to approvals).
- **ATTRACTIVE INVESTOR PROFILE:** Suitable for owner-operators, private investors, or institutional buyers seeking a specialized asset with scale and operational upside.
- **EXPANSION & UPSIDE OPPORTUNITY:** Opportunity to enhance revenue through improved programming, marketing, partnerships, or capital investment. The additional vacant lot provides even more opportunities for growth.

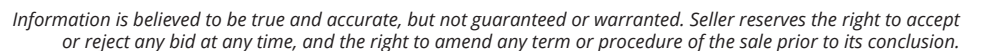


PROPERTY PHOTOS



PROPERTY PHOTOS





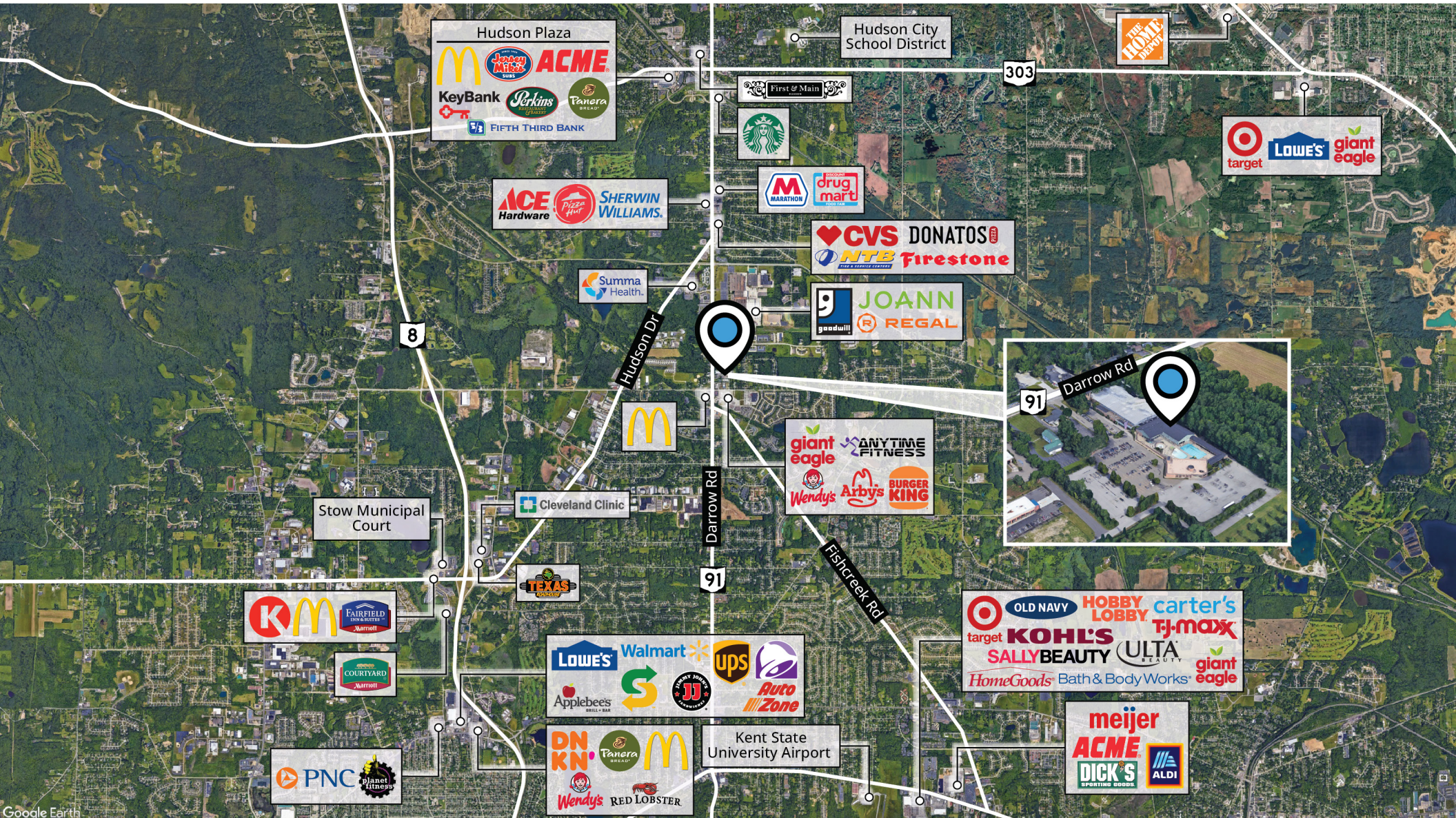
FINANCIAL SUMMARY



	2023	2024	Jan 1 - Nov 20 2025
REVENUE			
Membership Sales	\$1,930,970	\$1,443,387	\$1,567,550
Other Income	\$346,863	\$370,573	\$15,518
Total Income	\$2,277,834	\$1,813,960	\$1,583,069
Cost of Sales	\$375,107	\$223,958	\$33,246
Gross Profit	\$1,902,726	\$1,590,001	\$1,549,823
EXPENSE			
Insurance	\$81,245	\$75,188	\$72,084
Repairs, Maintenance & Admin	\$218,057	\$254,932	\$195,455
Utilities	\$195,777	\$138,483	\$200,883
Human Resources	\$1,187,045	\$971,279	\$598,317
Taxes	\$(71)	\$-	\$-
Interest	\$(18,373)	\$130,578	\$45,634
Other Expenses	\$150,311	\$123,078	\$256,660
Other Income	\$3,295	\$75,246	\$61,289
Depreciation & Amortization	\$45,483	\$53,153	\$53,729
Net Income	\$46,548	\$(81,443)	\$188,350
EBITDA			
Taxes	\$(71)	\$-	\$-
Interest	\$(18,373)	\$130,578	\$45,634
Depreciation & Amortization	\$45,483	\$53,153	\$53,729
EBITDA	\$73,587	\$102,288	\$287,713
ADJUSTED EBITDA			
Other Adjustments			
Auto Lease	\$22,011	\$7,353	\$4,902
Life Insurance	\$13,930	\$13,930	\$9,287
Owners Salaries	\$123,121	\$25,000	\$31,250
Rent & Lease	\$31,000	\$31,000	\$-
Adusted EBITDA	\$263,650	\$179,571	\$333,152



AREA MAP



DEMOGRAPHICS & MARKET OVERVIEW



2025 Summary	1 Mile	3 Miles	5 Miles
Population	4,044	36,875	96,039
Households	1,840	14,952	40,620
Families	1,144	10,263	26,055
Average Household Size	2.11	2.42	2.33
Owner Occupied Housing Units	1,268	11,329	30,058
Renter Occupied Housing Units	572	3,623	10,562
Median Age	42.5	42.7	43.2
Median Household Income	\$93,105	\$119,293	\$103,293
Average Household Income	\$135,864	\$160,425	\$142,283

2030 Summary	1 Mile	3 Miles	5 Miles
Population	3,978	36,192	94,789
Households	1,842	14,947	40,776
Families	1,131	10,154	25,849
Average Household Size	2.07	2.37	2.29
Owner Occupied Housing Units	1,283	11,427	30,370
Renter Occupied Housing Units	559	3,520	10,406
Median Age	43.4	43.6	44.3
Median Household Income	\$108,288	\$138,128	\$118,326
Average Household Income	\$156,555	\$183,781	\$161,471

Hudson, Ohio is a highly desirable suburban market within the Cleveland-Akron region, offering businesses access to a well-educated workforce and strong regional connectivity. Located near Route 8 with convenient access to Interstates 271 and 480, the city provides efficient links to major employment centers, airports, and distribution networks across Northeast Ohio. Hudson's population is characterized by high household incomes and above-average educational attainment, supporting both workforce quality and consumer spending strength. These fundamentals contribute to stable real estate values and consistent demand for commercial space.

From an investment perspective, Hudson maintains a business-friendly environment supported by proactive economic development efforts. The city encourages commercial growth through efficient permitting processes, infrastructure investment, and targeted incentives tied to job creation and capital expansion. A growing supply of modern office, industrial, and mixed-use developments accommodates a range of business types, including professional services, technology, and light manufacturing.

Hudson's exceptional quality of life further enhances its long-term appeal. A walkable historic downtown, top-ranked schools, and abundant recreational amenities help attract and retain a stable, affluent workforce, supporting sustainable business growth and long-term investment stability.



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.





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