



# Hudson House

169 Hudson Avenue, Newark, OH 43055



## Offering Summary

Sale Price:	\$2,490,000
Building Size:	8,832 SF
Available SF:	8,832 SF
Lot Size:	1.12 Acres
Price / SF:	\$281.93
Year Built:	1931
Zoning:	Downtown Commercial District

APN:	054-281178-00.000
	054-270150-00.001
	054-270174-00.000
	054-274794-00.000
	054-274752-00.000
	054-186548-00.000
	054-280200-00.000
	054-273666-00.000

## Property Overview

Step into a rare opportunity with this fully renovated 8,832 SF historic building (built in 1931) designed for impact and flexibility. Featuring abundant natural light, the property offers usable space on both the main level and lower level, making it ideal for worship, events, dining, or community-focused operations. Zoned Downtown Commercial District, the site sits on 1.12± acres and includes ample parking plus outdoor space suited for gatherings and entertainment. This layout is especially appealing for a church or event venue user seeking a turnkey setting. Tenant-owned equipment shown in photos is not included in the sale. For the right user, a lease option may also be available.

## Property Highlights

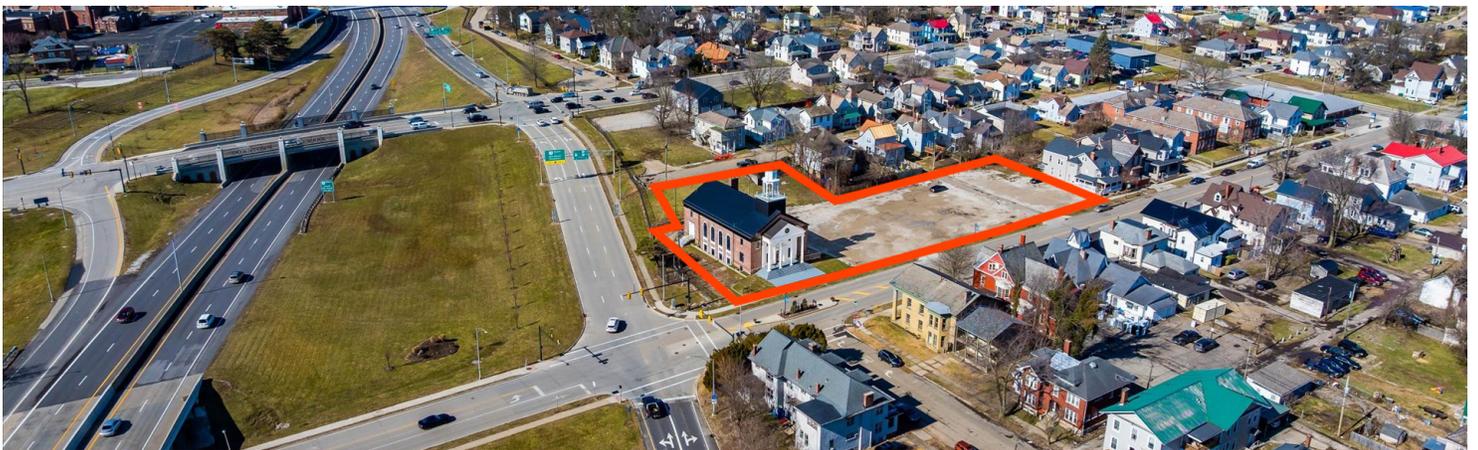
- 8,832 SF fully renovated building (built in 1931)
- Main level + lower level layout for flexible use
- 1.12± acre lot with ample parking
- Great fit for event venue, church, restaurant, or community use





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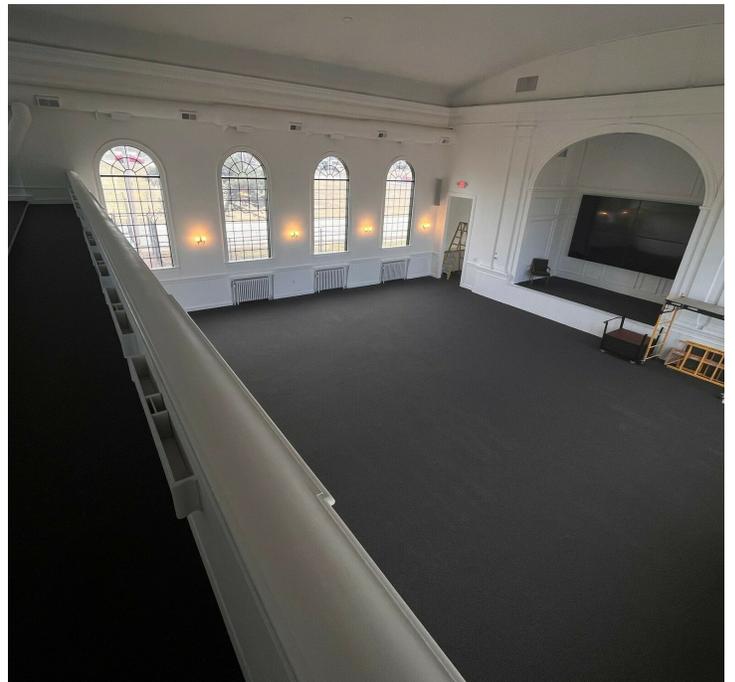
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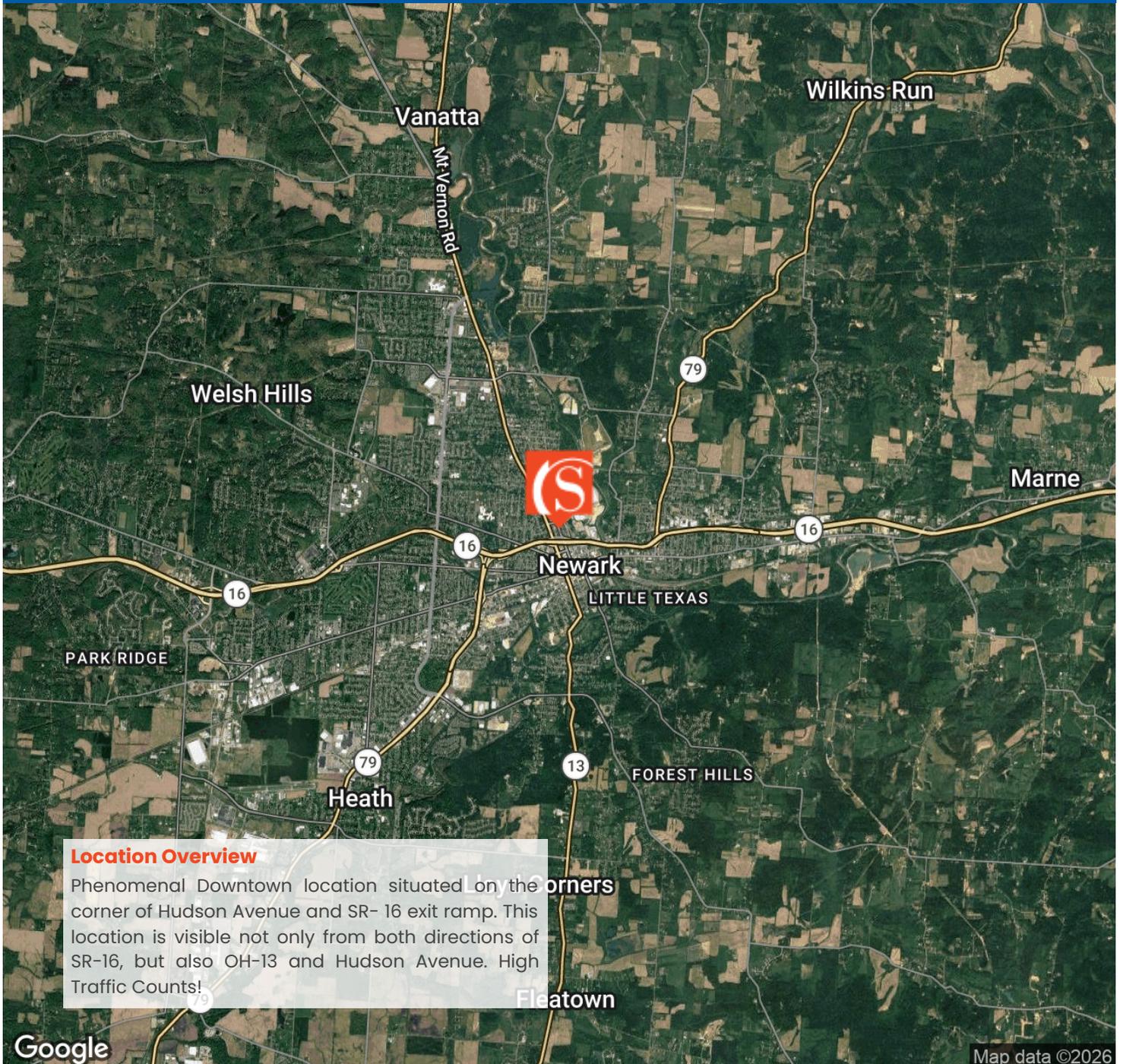
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### Location Overview

Phenomenal Downtown location situated on the corner of Hudson Avenue and SR-16 exit ramp. This location is visible not only from both directions of SR-16, but also OH-13 and Hudson Avenue. High Traffic Counts!

Google

Map data ©2026



Shai-Hess Commercial | 1471 Granville Road | Newark, OH 43055 | 740.587.7441 | shai-hess.com

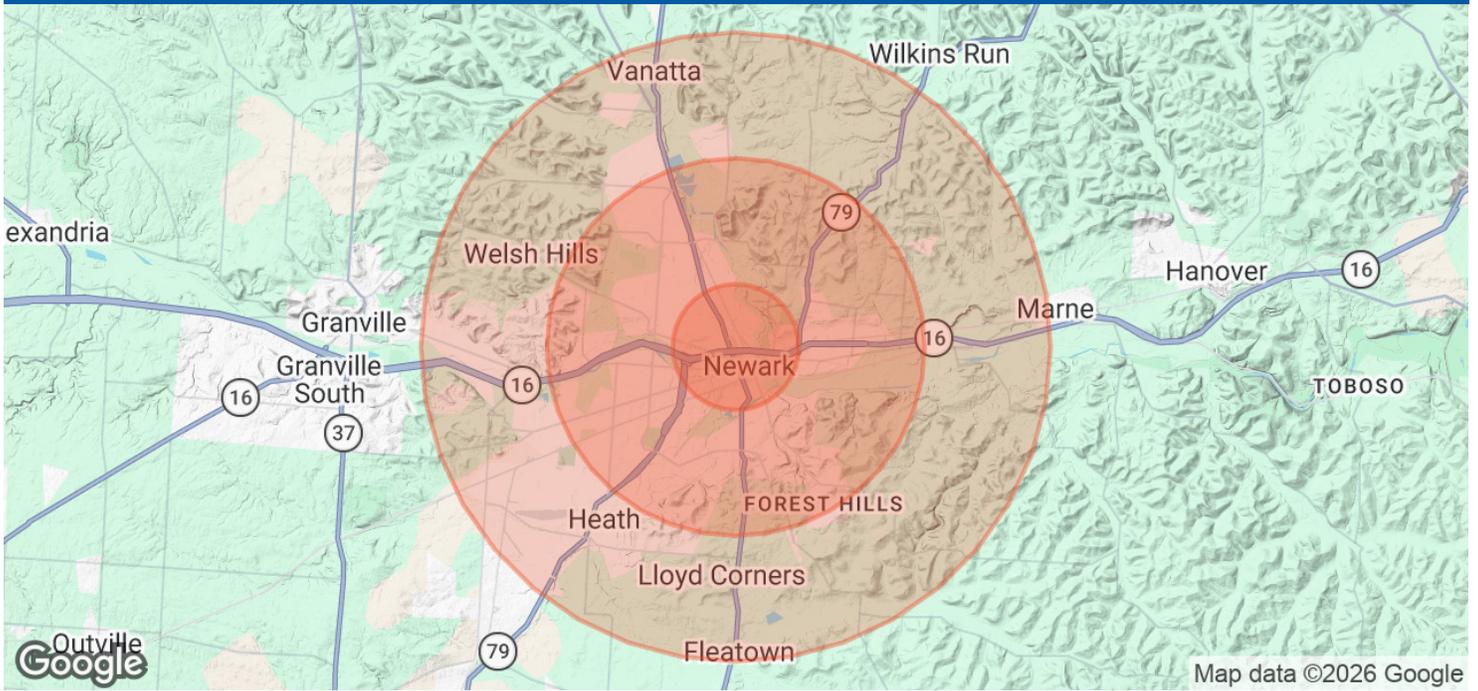
Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.





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Map data ©2026 Google

**Population**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	11,577	51,047	71,635
Average Age	38	41	41
Average Age (Male)	37	39	40
Average Age (Female)	39	42	42

**Households & Income**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	4,676	21,445	29,488
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$56,348	\$74,692	\$86,277
Average House Value	\$134,153	\$187,443	\$215,998

Demographics data derived from AlphaMap

