

FORMER GAS STATION & C-STORE IN NORWALK, OHIO



153 Benedict Ave.
Norwalk, OH 45487

Retail or other Business Use
*Convenience Store Permissible,
No Gas Per Deed Restriction*

Property Details

- Building Size: 1,443 SF
- Acreage: 0.85 acres
- Frontage: 136' with one curb cut
- Property Type: Retail
- Zoning: Commercial
- Year Built: 1961
- Parking: 23 spaces
- Pole Sign
- Parcels: 330060050600000, 330060050610000
- NFA to be provided
- C-Store Permissible, Operating Gas Station Prohibited
- Taxes: \$216.55 & \$796.66/half
- **Sale Price: \$130,000 firm**



For more information:

Margaret Slesnick

330 575 7584

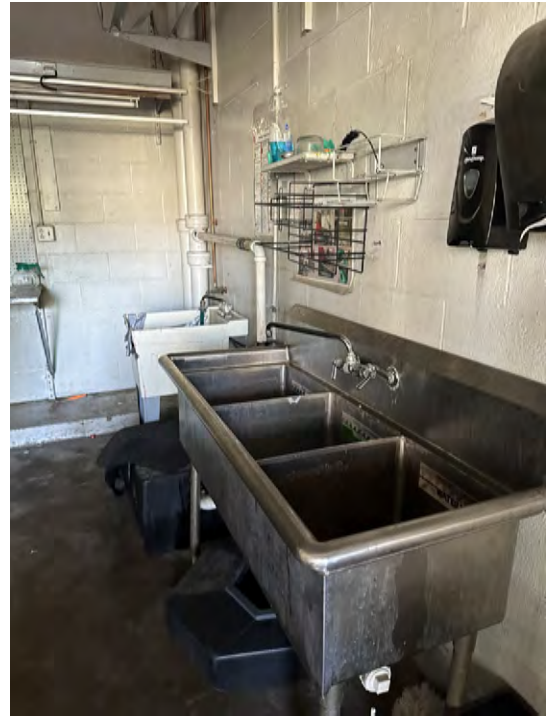
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NAIPleasant Valley

153 Benedict Ave.

Norwalk, OH 45487

FOR SALE
Former Gas Station
and C-Store



For more information:

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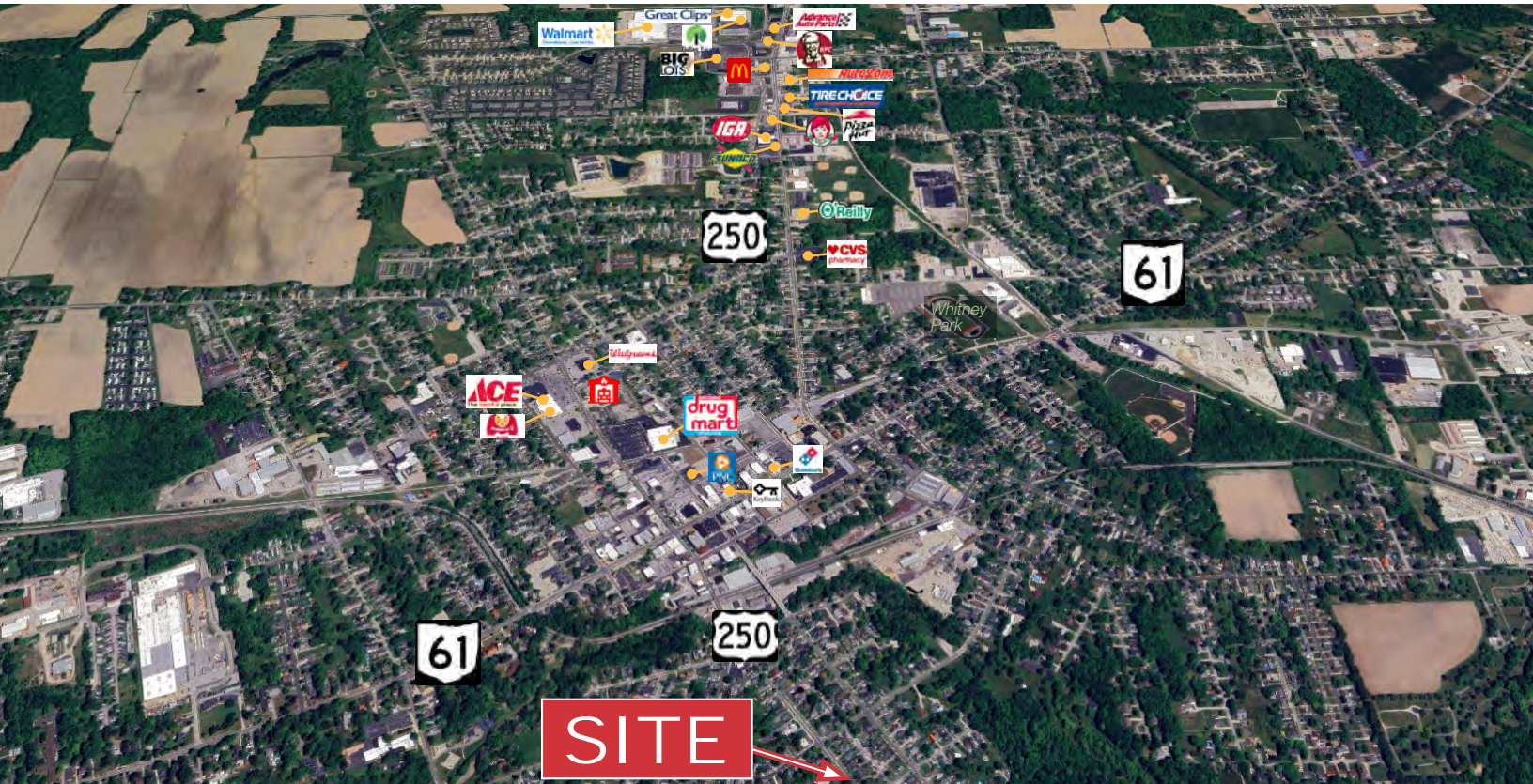
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Demographics	1 Mile	3 Miles	5 Miles
Population:	7,206	19,310	26,608
Households:	3,025	8,269	10,741
Median Age:	40	41	41.6
Average HH Income:	\$90,036	\$90,795	\$93,584
Traffic Count:	10,600 VPD: Benedict Ave. @ Olive St.		

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1 mile

3 miles

5 miles

KEY FACTS

7,206

Population



2.3

Average Household Size

40.0

Median Age

\$57,363

Median Household Income

EDUCATION

6.5%

No High School Diploma



43.2%

High School Graduate



27.2%

Some College/ Associate's Degree



23.1%

Bachelor's/Grad/ Prof Degree

BUSINESS



432

Total Businesses



5,488

Total Employees

EMPLOYMENT



50.0%

White Collar



36.7%

Blue Collar



13.2%

Services



1.8%

Unemployment Rate

INCOME



\$57,363

Median Household Income



\$33,898

Per Capita Income



\$116,890

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.3%)

The smallest group: \$200,000+ (4.5%)

Indicator ▲	Value	Diff	
<\$15,000	9.2%	+0.3%	
\$15,000 - \$24,999	7.0%	-0.3%	
\$25,000 - \$34,999	11.0%	+2.4%	
\$35,000 - \$49,999	16.2%	+3.7%	
\$50,000 - \$74,999	17.3%	-2.2%	
\$75,000 - \$99,999	15.4%	-0.4%	
\$100,000 - \$149,999	14.3%	-3.1%	
\$150,000 - \$199,999	5.1%	-1.2%	
\$200,000+	4.5%	+0.9%	

Bars show deviation from Huron County

KEY FACTS

19,310

Population



2.3

Average Household Size

41.0

Median Age

\$61,272

Median Household Income

EDUCATION

7.2%

No High School Diploma



45.4%

High School Graduate



27.3%

Some College/ Associate's Degree



20.1%

Bachelor's/Grad/ Prof Degree

BUSINESS



886

Total Businesses



10,891

Total Employees

EMPLOYMENT



49.3%

White Collar



36.7%

Blue Collar



14.0%

Services



2.1%

Unemployment Rate

INCOME



\$61,272

Median Household Income



\$33,781

Per Capita Income



\$148,012

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.2%)

The smallest group: \$200,000+ (3.7%)

Indicator ▲	Value	Diff	
<\$15,000	10.4%	+1.5%	
\$15,000 - \$24,999	7.1%	-0.2%	
\$25,000 - \$34,999	9.0%	+0.4%	
\$35,000 - \$49,999	13.6%	+1.1%	
\$50,000 - \$74,999	18.2%	-1.3%	
\$75,000 - \$99,999	16.0%	+0.2%	
\$100,000 - \$149,999	15.5%	-1.9%	
\$150,000 - \$199,999	6.6%	+0.3%	
\$200,000+	3.7%	+0.1%	

Bars show deviation from Huron County

KEY FACTS

25,608

Population



2.4

Average Household Size

41.6

Median Age

\$64,149

Median Household Income

EDUCATION

6.9%

No High School Diploma



45.5%

High School Graduate



27.7%

Some College/ Associate's Degree



19.9%

Bachelor's/Grad/ Prof Degree

BUSINESS



1,103

Total Businesses



13,568

Total Employees

EMPLOYMENT



50.5%

White Collar



35.8%

Blue Collar



13.7%

Services



2.2%

Unemployment Rate

INCOME



\$64,149

Median Household Income



\$34,365

Per Capita Income



\$169,386

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.7%)

The smallest group: \$200,000+ (3.8%)

Indicator ▲	Value	Diff	
<\$15,000	9.2%	+0.3%	
\$15,000 - \$24,999	6.9%	-0.4%	
\$25,000 - \$34,999	8.5%	-0.1%	
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\$50,000 - \$74,999	18.7%	-0.8%	
\$75,000 - \$99,999	16.5%	+0.7%	
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\$150,000 - \$199,999	7.0%	+0.7%	
\$200,000+	3.8%	+0.2%	

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Property Details

BUILDING SIZE:	1,443 SF
PROPERTY TYPE:	Retail; Former Gas Station & C-Store
ACREAGE:	0.85 acres
FRONTAGE:	136' with one curb cut
FLOORS:	1
ZONING:	Commercial
YEAR BUILT:	1961
PARKING:	23 spaces
PPNs:	330060050600000, 330060050610000
FEATURES:	Pole Sign

Purchase Details

SALE PRICE:	\$130,000 firm
TAXES:	\$216.55 & \$796.66/half

Location Details

COUNTY:	Huron
LOCATED:	At the corner of Benedict Avenue and E. Chestnut Street

Notes

NFA to be provided **Retail or other Business Use – Convenience Store Permissible, No Gas Per Deed Restriction**

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