

**FOR SALE**

DRIVE-THRU C-STORE  
REAL ESTATE & BUSINESS

**155**

Whittlesey Avenue

NORWALK, OHIO



**CBRE**

## PROPERTY HIGHLIGHTS

- **Situated at the signalized intersection of Whittlesey Avenue & W Washington Street with a total frontage of 225.47 ft**
- **Close Proximity** to SR 250, Shopping, Restaurants and Densely Populated Residential Neighborhoods
- **Excellent Location:** Located in Norwalk, Ohio, known as "the best little city."
- **Diverse Services:** Property is established with drive-thru convenience service for retail goods and holds 3 liquor permits
- **Great Condition:** Well-maintained & operated drive-thru convenience store



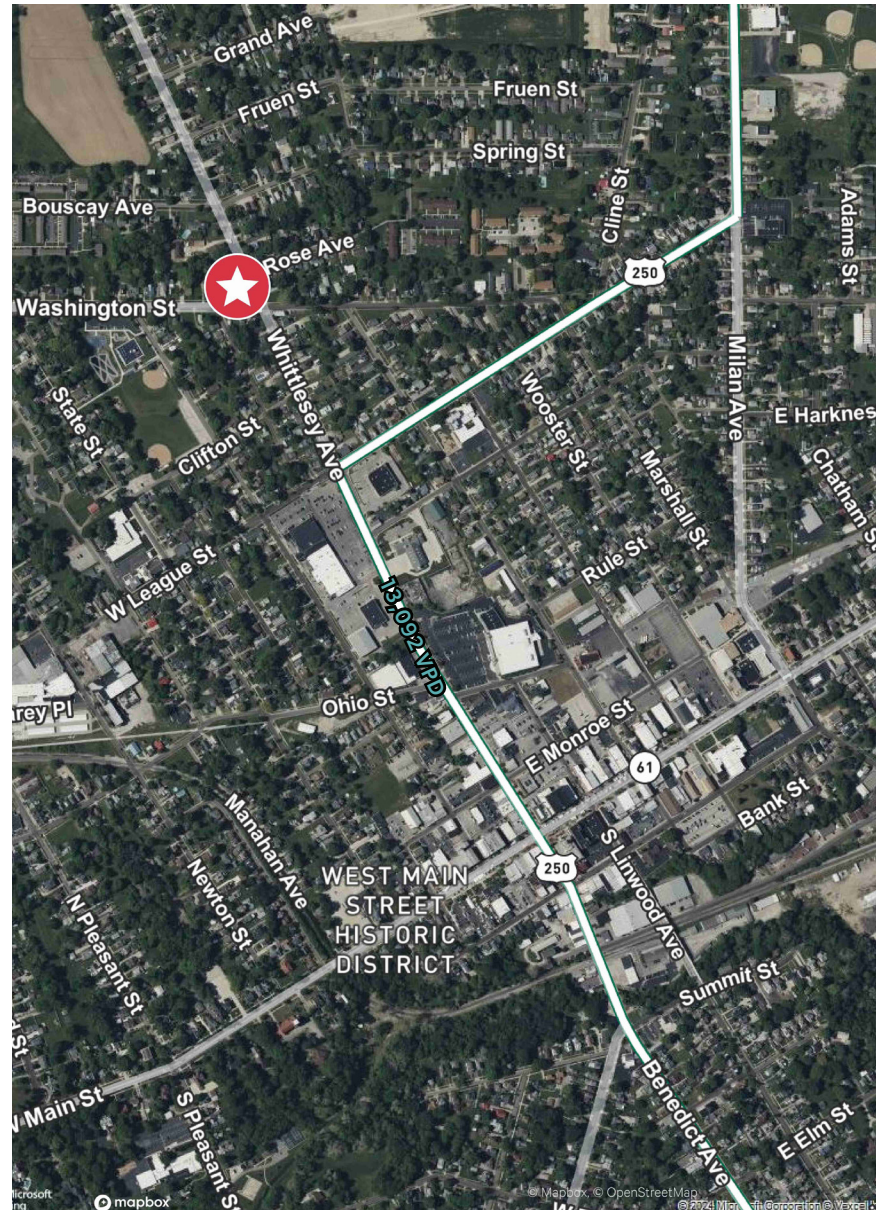
### PROPERTY INFORMATION

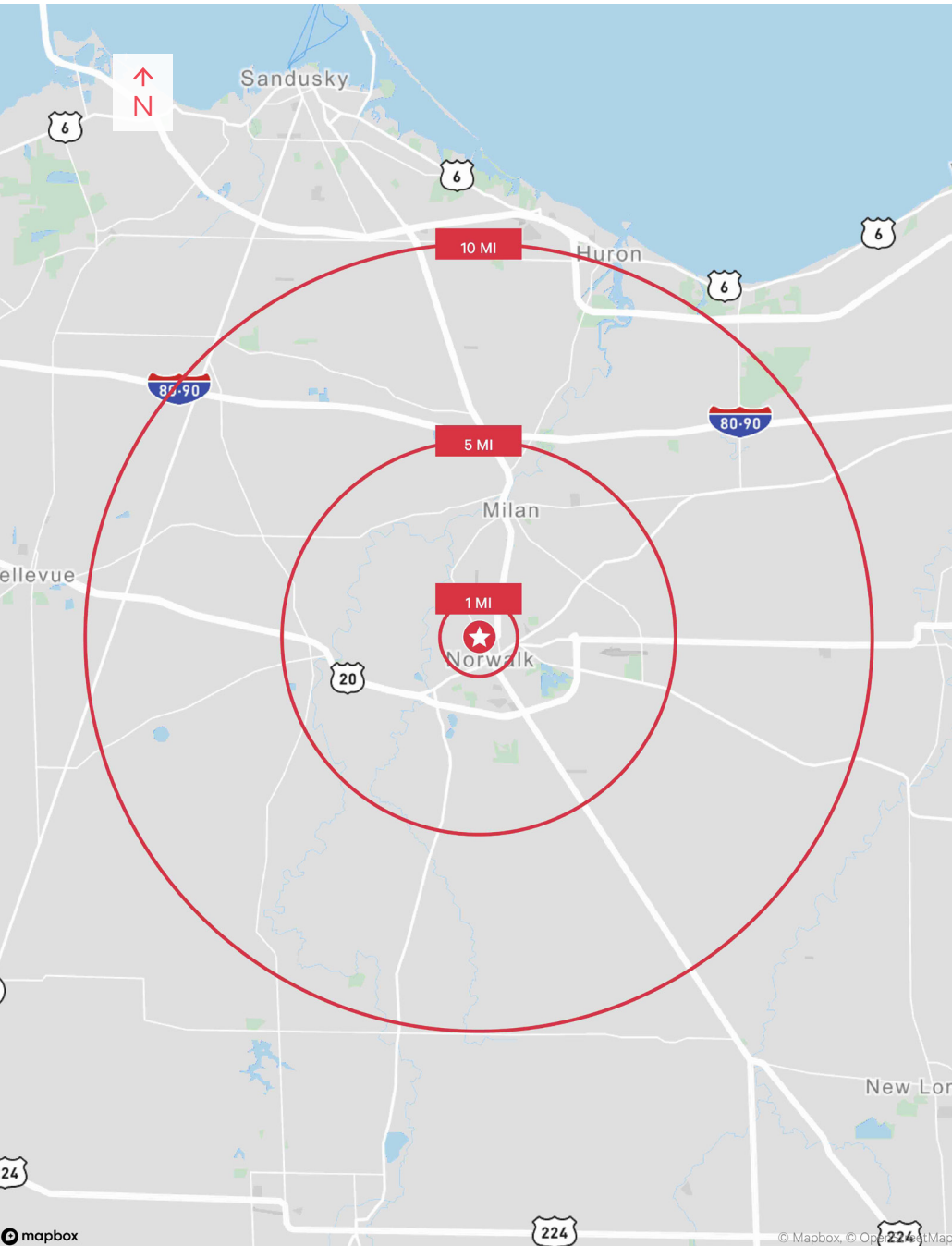
PARCEL NUMBER HURON COUNTY	330300010350000
ACREAGE	0.2 AC
FRONTAGE	120.2' on Whittlesey Avenue 105.27' on W Washington Street
TOTAL BUILDING SF	3,000 SF
LIQUOR PERMITS	C1, C2, & D6

### ASKING PRICE

\$899,000

# PROPERTY LOCATION





## AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	5 MILES	10 MILES
<b>2024 POPULATION</b>	<b>7,756</b>	<b>26,288</b>	<b>39,525</b>
2029 Population - Projection	7,649	26,087	39,086
Daytime Population	7,770	26,827	37,608
<b>2024 HOUSEHOLDS</b>	<b>3,352</b>	<b>10,994</b>	<b>16,374</b>
Average Household Income	\$68,128	\$82,500	\$86,323
Median Household Income	\$54,284	\$64,687	\$70,090
Average Housing Value	\$160,234	\$211,187	\$229,190
Median Housing Value	\$151,455	\$181,975	\$197,213
<b>WORK</b>			
2024 Businessnes	416	1,116	1,511
2024 Employees	4,019	12,814	18,400
<b>TRAVEL</b>			
<b>Work Away From Home</b>	<b>3,561</b>	<b>11,866</b>	<b>17,371</b>
Less than 10 minutes	23.1%	22.4%	21.4%
10 to 30 minutes	49.2%	51.9%	52.7%
30 minutes to 1 hour	17.5%	17.9%	18.6%
Over 1 hour	10.3%	7.8%	7.3%

# 155

## Whittlesey Avenue

### EMAIL ANY QUESTIONS TO:

#### MIKE PETRIGAN, SIOR

First Vice President  
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#### CBRE, INC

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