

45 ACRE LAND SITE AVAILABLE | HUGE DEVELOPMENT OPPORTUNITY

ROUTE 20 & ROUTE 250 (285 BENEDICT AVENUE), NORWALK, OHIO 44857

FOR SALE



- REDUCED PRICE | INCREDIBLE VALUE: \$2,375,000 (\$52,778 PER ACRE)
- AVERAGE HOUSEHOLD INCOME: \$84,737 (15-MIN DRIVE RADIUS)
- THOROUGH DUE DILIGENCE PACKAGE AVAILABLE ON THE 19.46 ACRES
- 7.725 ACRES NOW APPROVED FOR B-4 ZONING (OF THE 19.46 ACRES)

EXCLUSIVE CONTACT:

Joseph W. Khouri
Senior Vice President
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CBRE

THE OPPORTUNITY

Reduced Price | Incredible Value

\$2,375,000 for 45 Acres (approx. \$52,778 Per Acre)

CBRE is exclusively representing the owner of 44.22 acres of land for sale, consisting of 3 parcels as follows: .79 Acres, 19.46 Acres and 24.76 Acres respectively.

A portion of the .79 and the 19.46 Acre property located at Route 20 and Route 250 was recently rezoned to a B-4 zoning designation, an expansive commercial zoning category within the city of Norwalk, the balance of the land is currently zoned R-1.

This property allows for direct signalized access into the parcel from Benedict Ave (Route 250) and access to Old State Road, directly across from Fisher Titus, the major hospital system in Huron County and from Norwalk High School. Norwalk is a business-friendly community with potential for development incentives.

Due Diligence Materials (on the 19.46 Acres):

- Conceptual C-Store and Gas Site Plans
- Alta Survey
- Phase 1 Environmental
- Legal Description
- New Zoning Information
- Title Report
- Marketing Plans
- City of Norwalk District Plans
- Existing Building Asbestos Survey (Clean)



QUICK STATS - 20 MINUTE RADIUS



DAYTIME
POPULATION

50,202



2024
POPULATION

57,213



2024
HOUSEHOLDS

23,310



2024
POPULATION
25 & OVER

40,135



2024
AVG. HOUSEHOLD
INCOME

\$85,697

19.4671 ACRES

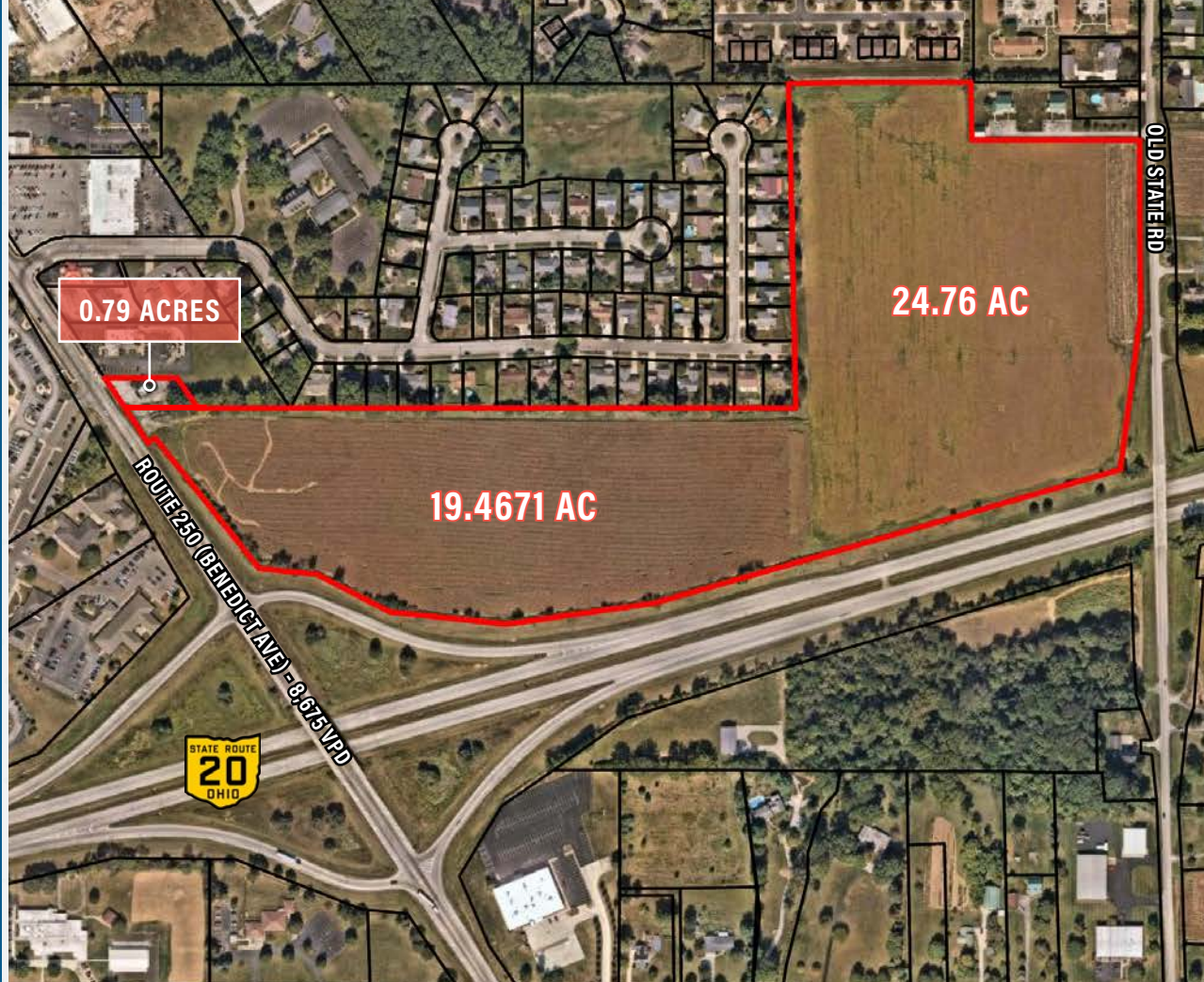
- Parcel ID: 33004N010030000
- Farmed Land
- 592' Frontage (Route 250)
- 1,850' Depth

0.79 ACRES

- Parcel ID: 330370031052000
- Approx. 2,096 SF Building Office/Retail
- 100' Frontage (Route 250)
- 210' Depth

24.76 ACRES

- Parcel ID's:
 - 330040010010200
 - 33004N010010100
 - 33004N010010000
- Farmed Land
- 830' Frontage (Old State Road)
- 500' Depth



Norwalk is located approximately 10 miles south of Lake Erie and 50 miles west of the Cleveland-Akron corridor

- Located adjacent to the US-250/US-20 interchange
- Directly across the street from Fisher-Titus Medical Center
- Direct access to signalized intersection



Window II Leasing Co., L.C.
Parcel No. 330370510480100
Instrument No. 201706300003781

PARCEL I
Zeland, Inc.
Parcel No. 330370510480100
Volume 511, Page 340
0.4709 acres (survey)
(20,512 sq.ft.)

Woodward Meadows
Volume 10, Page 12 and 13

Manchester Meadows FKA
Woodward Meadows Phase 2
Volume 14, Page 20

PARCEL II
Zeland, Inc.
Parcel No. 330044010030000
Volume 410, Page 127
19.4871 acres (survey)
(847,987 sq.ft.)

REMAINDER PARCEL
12.21 ACRES

PROPOSED PARCEL
7.72 ACRES

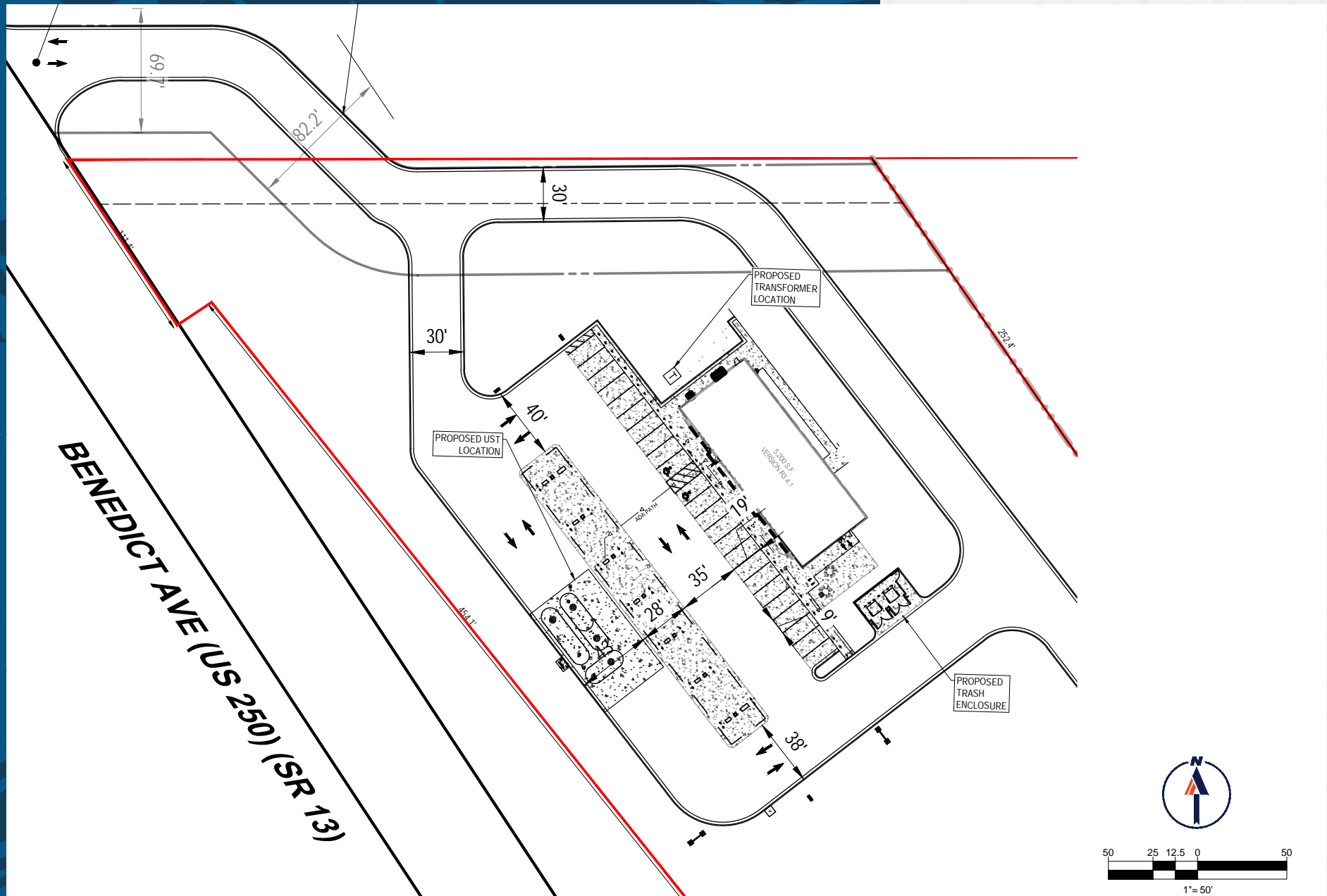
US Route 20 W

US Route 20 (limited access) (width varies)

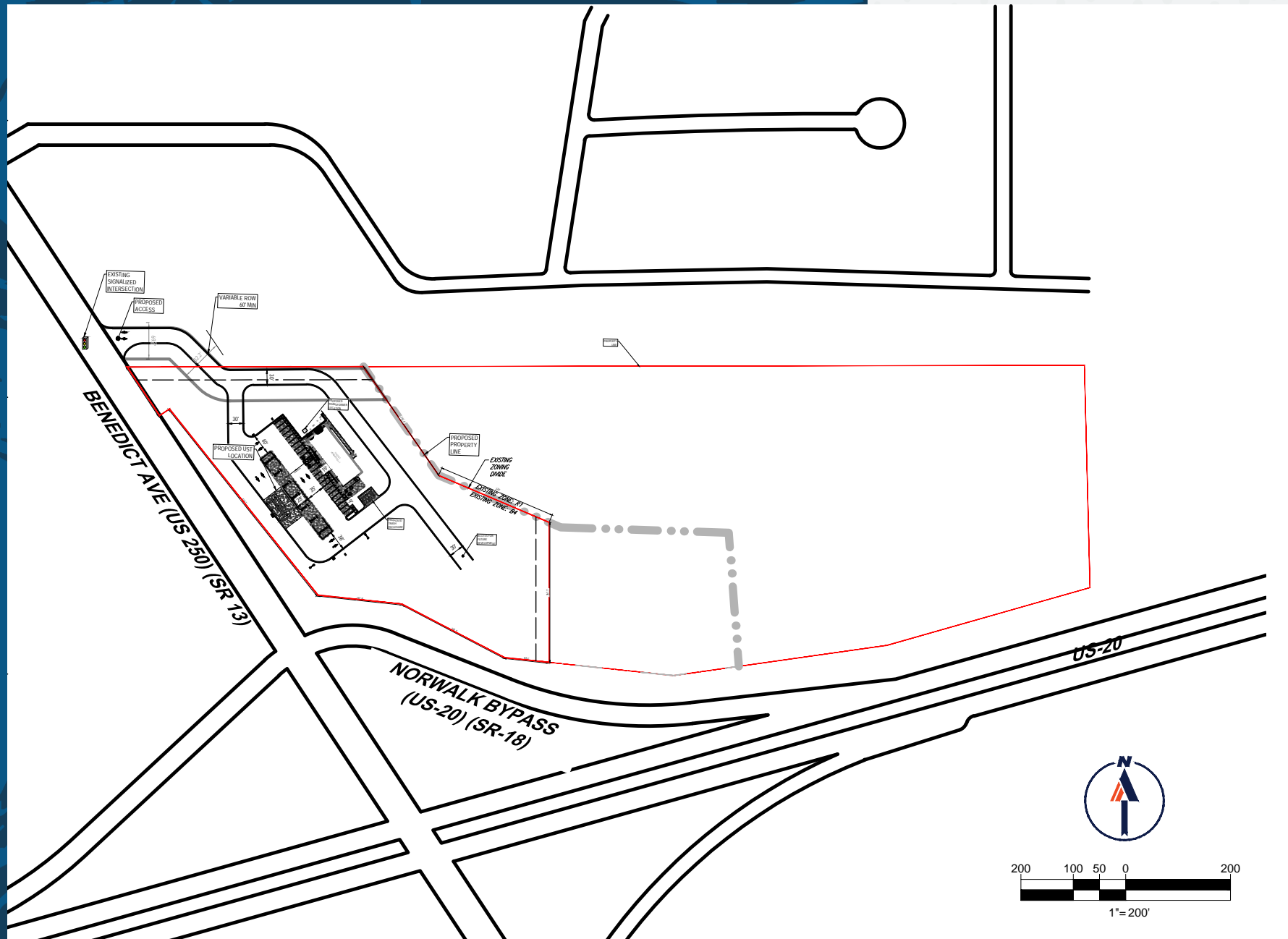
NORTH

SCALE: 1" = 60'

CONCEPTUAL SITE PLAN



CONCEPTUAL SITE PLAN



DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes	20 Minutes
2024 Population - Current Year Estimate	9,050	24,220	35,451	57,213
2024 Daytime Population	10,667	24,244	32,650	50,202
2024 Households - Current Year Estimate	3,847	10,214	14,545	23,310
2024 Average Household Income	\$82,024	\$82,101	\$84,737	\$85,697
2029 Average Household Income Projection	\$93,253	\$93,805	\$96,635	\$97,726
2024 Median Household Income	\$60,174	\$63,355	\$67,796	\$68,428
2024 Per Capita Income	\$34,913	\$34,467	\$34,849	\$34,972
2024 Population 25 and Over	6,280	16,830	24,821	40,135

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