

198 S MAIN ST

Two-Building Compound | Waynesville, Ohio

Historic Main Street · The Antiques Capital of the Midwest

\$370,000

List Price

2 Buildings

100% Occupied

Est. 1797

Historic Main Street

600,000+

Annual Festival Visitors

Listed by John Bissman, Listing Agent



CONFIDENTIAL

Property Photos



198 S Main St, Waynesville OH 45068

CONFIDENTIAL · John Bissman, Listing Agent

Waynesville & Main Street

600,000+

Combined Festival
Visitors (Annual)

\$1.7B

Warren County
Tourism Impact

+22%

County Population
Growth Since 2010

200+

Historic Buildings
in the Village

THE TOWN

- Known as the Antiques Capital of the Midwest
- Older than the State of Ohio — Quaker-founded, 1797
- Year-round festival calendar drives foot traffic every season
- Warren County: fastest-growing county in Ohio
- Caesar Creek State Park, Kings Island 15 min

THE CORRIDOR

- S Main St is the commercial spine of the village
- Antique shops, galleries, cafes, boutiques — all active
- Historic Preservation Board oversees building standards
- 14 million annual visitors countywide, \$1.7B economic impact
- Property sits on the highest-traffic block of Main St

Festivals & Year-Round Tourism

Waynesville draws foot traffic every season — not just one weekend in October

OHIO SAUERKRAUT FESTIVAL

October · 2nd Full Weekend | 400,000+ visitors

460 vendors from 25 states. Free admission. Main Street is the venue. 55+ year tradition.

OHIO RENAISSANCE FESTIVAL

August – October · 8 Weekends | 165,000+ visitors

30-acre permanent site on SR-73. Knights, artisans, food. 10 min from property.

CELTIC FEST OHIO

June | 50+ vendors

Traditional music, Celtic rock, bagpipe bands, sheepherding demos. Renaissance Park.

WAYNESVILLE STREET FAIRES

June · July · August | Monthly events

Summer series on Main St. Antiques, crafts, food, live music. Drives repeat weekend traffic.

CHRISTMAS IN THE VILLAGE

December · 1st Weekend | 1,300 luminaries

Main St lined with luminaries. Strolling carolers, Santa, holiday shopping. Annual tradition.

WAYNESVILLE FALL FEST

September/October | Seasonal draw

Harvest-themed event on Main St. Bridges gap between summer faires and Sauerkraut Festival.

Combined estimated visitors: 600,000+ annually | Warren County tourism: \$1.7B impact | 14 million countywide visitors

Location Facts & Demographics

Demographics are determined by a 10 minute drive from Waynesville, OH 45068

CITY, STATE

Waynesville, OH

POPULATION

11,924

AVG. HHSIZE

2.74

MEDIAN HH INCOME

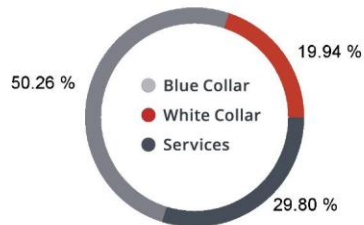
\$96,167

HOME OWNERSHIP

Renters: **681**

Owners: **3,742**

EMPLOYMENT



52.54 %
Employed

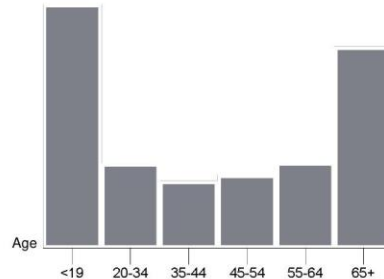
1.11 %
Unemployed

EDUCATION

High School Grad: **32.97 %**
Some College: **20.71 %**
Associates: **7.39 %**
Bachelors: **30.07 %**

GENDER & AGE

49.59 %   **50.41 %**

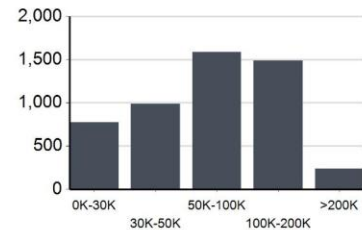


RACE & ETHNICITY

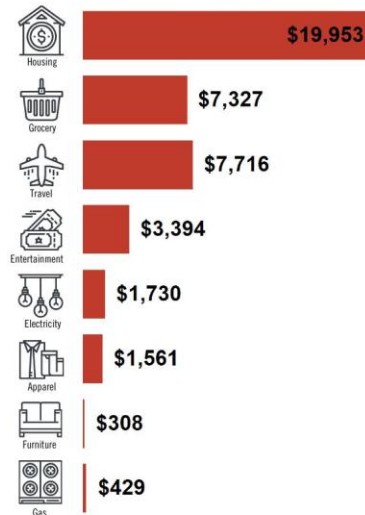
White: **98.66 %**
Asian: **0.07 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **0.00 %**
Hispanic: **0.44 %**
Two or More Races: **0.83 %**

MOODY'S

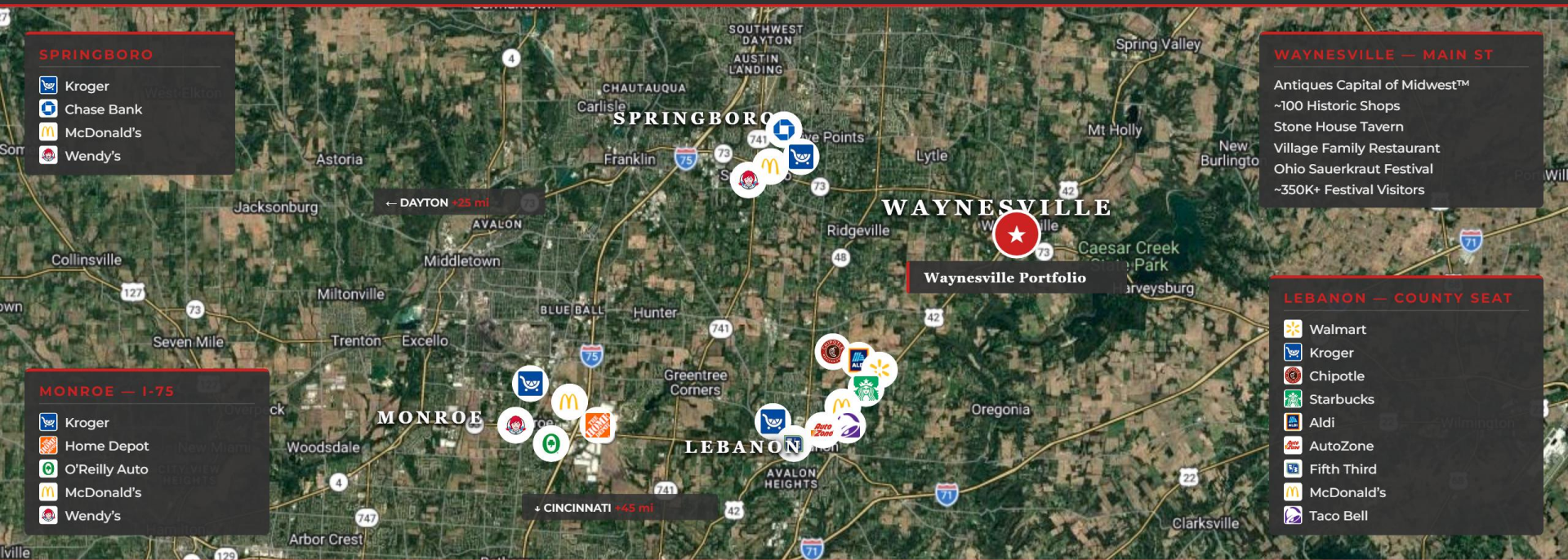
INCOME BY HOUSEHOLD



HH SPENDING



Waynesville Area Overview



Waynesville & Main Street



Why This Property

IMMEDIATE INCOME

Two tenants — Gateway Mortgage and Waynesville Music — producing gross income from day one. No vacancy, no lease-up period. Two independent leases on two separate schedules.

100% OCCUPIED

Both buildings leased to established tenants. Mixed use: retail and professional services. Two separate structures — no shared walls, no common-area headaches.

NATIONAL REGISTER DISTRICT

36-acre historic district, listed 2002. 98 contributing buildings. Preservation Board oversees standards. The location sells itself.

SUBDIVISION OPTION

Two buildings, two tenants, two use types already — a clean operational case for splitting the parcel into two deeds. Optionality for the buyer who wants to hold one and sell the other.

YEAR-ROUND TOURISM

600,000+ combined festival visitors annually. Sauerkraut Festival, Renaissance Festival, Celtic Fest, Street Faires, Christmas in the Village. Foot traffic is the business model.

ONE DEED, TWO BUILDINGS

Single parcel, single transaction. Two independent leases diversify the income. One tenant leaves, the other keeps paying.

Two-Building Compound

198 S Main St — One Parcel, Two Buildings, Two Tenants

Address	Unit	SF (Auditor)	Status	Use
198 S Main St	Unit A	1,320	Occupied	Commercial (1994)
198 S Main St	Unit B	1,570	Occupied	Residential (1860)
TOTAL	2 Units	2,890 SF	100% Occupied	

SF per Warren County Auditor (Account 8107556, Parcel 0906254007). Two buildings on one parcel — one deed, two independent leases, two industries, zero correlation.

Income & Upside

AS-IS INCOME

- ~ **\$27,360/yr gross rent**
- 100% occupied — zero vacancy, zero lease-up
- Unit A: Gateway Mortgage
- Unit B: Waynesville Music
- Two independent lease schedules

UPSIDE

- **Subdivision into two deeds — hold one, sell one**
- City of Waynesville has indicated support for split
- 20% federal historic rehab credit may apply to qualified work on Unit B (1860, NRHP district)

Historic Main Street



1797

Quaker-founded village. Older than the State of Ohio.

36 ACRES • 98 BUILDINGS

Waynesville Main Street Historic District. Listed on the National Register 2002.

ANTIQUES CAPITAL OF THE MIDWEST

Trademarked village brand. ~100 shops and eateries draw collectors from across Ohio, Indiana, and Kentucky.

This is not a strip mall on a highway. It is two buildings on Main Street in a Quaker village that has drawn visitors since 1797 — inside a National Register historic district with federal rehabilitation credit upside.

Terms & Contact

FEE SIMPLE SALE

\$370,000. One parcel, 2 buildings, 2 tenants. Income from day one.

PORTFOLIO PACKAGE

Available as part of the larger 15-property Alexander Portfolio on Historic Main St, Waynesville.

SELLER TERMS

May consider creative structure for qualified buyer. Contact listing agent for details.

**BUY
SELL
BUILD
INVEST**



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