



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

COMMERCIAL

3235-3245 WOODBURN AVE
EVANSTON, OH 45207



NAT COMISAR

513-378-5801


ncomisar@sibcycline.com

THE NAT COMISAR GROUP OF SIBCY CLINE REALTORS ARE PROUD TO PRESENT
3235-3245 WOODBURN AVE • EVANSTON, OH

Intersection of Gilbert and Hewitt.
High visibility retail directly across from Evanston Rec Center.
5,000sf. Five suites all with full basements
and private bathrooms. New roof in 2017.
MLS# 1850435



SCAN &
LEARN MORE

All information is believed to be accurate but not guaranteed. 



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

COMMERCIAL

3235-3245 WOODBURN AVE
EVANSTON, OH 45207



CONTENTS

DETAILS

PHOTOS

LOCATION INFORMATION

DEMOGRAPHICS

MAPS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

COMMERCIAL

3235-3245 WOODBURN AVE
EVANSTON, OH 45207



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

COMMERCIAL

3235-3245 WOODBURN AVE
EVANSTON, OH 45207



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

COMMERCIAL

3235-3245 WOODBURN AVE
EVANSTON, OH 45207



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

COMMERCIAL

3235-3245 WOODBURN AVE
EVANSTON, OH 45207



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

COMMERCIAL

3235-3245 WOODBURN AVE
EVANSTON, OH 45207



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

COMMERCIAL

3235-3245 WOODBURN AVE
EVANSTON, OH 45207

In 1796, the land was purchased by James Lyon from John Cleves Symmes and was farmland until 1875 when it was platted east of Montgomery Road. With the railroad system, the new subdivisions called Idlewood and Ivanhoe were established west of Montgomery Road. The area was later renamed Evanston after Evanston, Illinois in 1893. This bedroom suburb was a small population with no businesses. In 1903, the neighborhood annexed with Cincinnati. Evanston is the birthplace of actress Doris Day.

The active Evanston Community Council is focused on the revitalization of the neighborhood with a Ten-Year Plan for the improvement of housing, recreation and business district. One finds older homes from the late 1800s and early 1900s in the area along with newly constructed condominiums and homes.

Transportation

Evanston has easy access to Interstate 71 for north and south travel. It is located 10 minutes from downtown Cincinnati. Connections to I-74, I-71, and I-275 make traveling throughout Cincinnati a 15-minute drive. Cincinnati buses service the area.

Hospitals

Cincinnati's area hospitals, including Bethesda North, Christ, Good Samaritan, Children's Hospital Medical Center and University hospitals are all within 10 to 15 minutes by car.

Shopping

The O'Bryonville business district is located within Evanston along Madison Road with many popular local shops, galleries and restaurants. Hyde Park is 5 minutes away and offers many national brand stores. Kenwood Towne Center is a 15-minute drive with over 200 stores including Nordstrom, Macy's and Dillard's.

EVANSTON COMMUNITY INFORMATION

Recreation

Owl's Nest Park (named for the former estate on its location) was developed in 1905 with a shelter building added in 1932. In 2005, the 10.5-acre park was renovated and restored. Bettman Preserve and Evanston Park each have over 6 acres of green space. Evanston Park offers a walking path, basketball, pool, playground as well as baseball and football fields. The community sponsors an annual Memorial Day Parade. The Evanston Recreation Center has community events throughout the year.

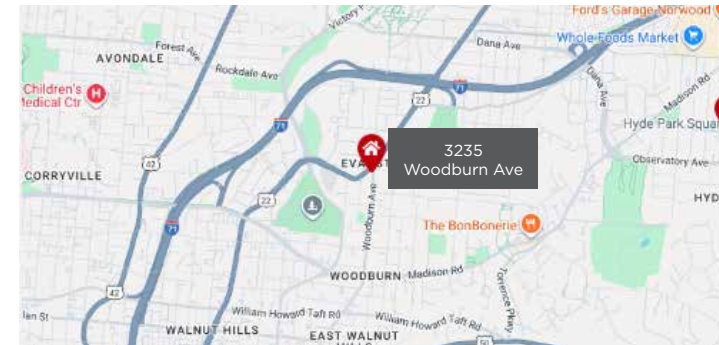


Nat Comisar Group
Nat Comisar
Executive Sales Vice President

COMMERCIAL

3235-3245 WOODBURN AVE
EVANSTON, OH 45207

DEMOGRAPHICS



Map courtesy of Google

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	21,623	160,193	314,074
2024 Estimate	21,239	159,317	311,933
2020 Census	18,329	149,771	295,577
Growth 2024 - 2029	1.81%	0.55%	0.69%
Growth 2020 - 2024	15.88%	6.37%	5.53%
Households			
2029 Projection	9,222	71,939	143,189
2024 Estimate	9,073	71,598	142,219
2020 Census	7,972	67,813	135,039
Growth 2024 - 2029	1.64%	0.48%	0.68%
Growth 2020 - 2024	13.81%	5.58%	5.32%
Owner Occupied	2,904-32.01%	26,152-36.53%	53,689-37.75%
Renter Occupied	6,169-67.99%	45,446-63.47%	88,530-62.25%
2024 Households by HH Income	7,806	49,200	95,601
Income: <\$25,000	3,336-36.76%	19,311-26.97%	40,059-28.17%
Income: \$25,000 - \$50,000	1,896-20.89%	14,003-19.56%	27,975-19.67%
Income: \$50,000 - \$75,000	1,010-11.13%	9,721-13.58%	19,531-13.73%
Income: \$75,000 - \$100,000	899-9.91%	7,792-10.88%	14,579-10.25%
Income: \$100,000 - \$125,000	397-4.38%	4,911-6.86%	10,649-7.49%
Income: \$125,000 - \$150,000	477-5.26%	3,885-5.43%	7,661-5.39%
Income: \$150,000 - \$200,000	455-5.01%	4,219-5.89%	8,948-6.29%
Income: \$200,000+	604-6.66%	7,756-10.83%	12,816-9.01%
2024 Avg Household Income	\$\$69,486	\$87,600	\$82,969
2024 Med Household Income	\$41,535	\$55,863	\$53,616



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

COMMERCIAL

3235-3245 WOODBURN AVE
EVANSTON, OH 45207



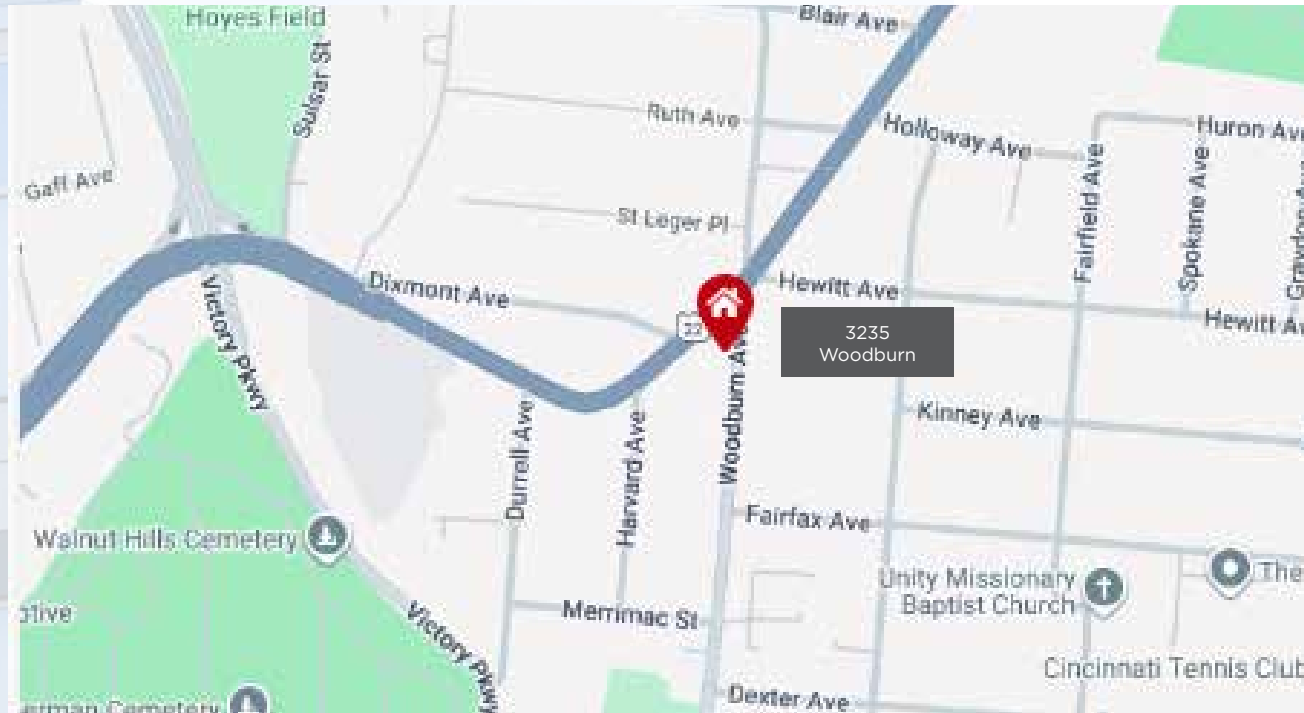
Map courtesy of Google



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

COMMERCIAL

3235-3245 WOODBURN AVE
EVANSTON, OH 45207



Map courtesy of Google