



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

FOR SALE & FOR LEASE

2007 MADISON RD
EVANSTON, OH 45208



NAT COMISAR

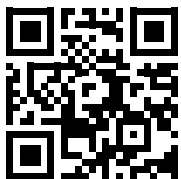
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ncomisar@sibcyccline.com

THE NAT COMISAR GROUP OF SIBCY CLINE REALTORS ARE PROUD TO PRESENT
2007 MADISON RD • EVANSTON, OH

Formerly an Art Gallery and a very noticeable facade.
Open & Inviting Space. 1,280 sf on the 1st floor plus the lower level.
Cobblestone parking in the rear. High visibility retail property!

For Sale or Lease.
MLS# 1845747



WATCH
A REEL
VIDEO



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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.



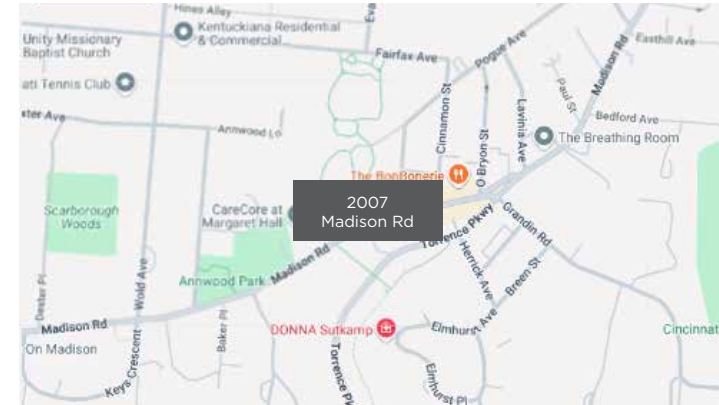
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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	13,762	136,274	306,937
2024 Estimate	13,723	135,949	305,267
2020 Census	13,022	130,461	291,547
Growth 2024 - 2029	0.28%	0.24%	0.55%
Growth 2020 - 2024	5.38%	4.21%	4.71%
Households			
2029 Projection	6,530	60,436	140,109
2024 Estimate	6,521	60,402	139,332
2020 Census	6,238	58,753	133,224
Growth 2024 - 2029	0.14%	0.06%	0.56%
Growth 2020 - 2024	4.54%	2.81%	4.58%
Owner Occupied	3,154-48.37%	25,553-42.30%	55,369-39.74%
Renter Occupied	3,367-51.63%	34,849-57.70%	83,963-60.26%
2024 Households by HH Income			
Income: <\$25,000	1,260-19.33%	14,919-24.70%	36,131-25.93%
Income: \$25,000 - \$50,000	1,374-21.07%	11,310-18.72%	27,073-19.43%
Income: \$50,000 - \$75,000	842-12.91%	7,910-13.10%	19,456-13.96%
Income: \$75,000 - \$100,000	613-9.40%	6,752-11.18%	14,756-10.59%
Income: \$100,000 - \$125,000	439-6.73%	4,427-7.33%	10,778-7.74%
Income: \$125,000 - \$150,000	491-7.53%	3,749-6.21%	8,054-5.78%
Income: \$150,000 - \$200,000	498-7.64%	4,017-6.65%	9,213-6.61%
Income: \$200,000+	1,003-15.38%	7,318-12.12%	13,871-9.96%
2024 Avg Household Income	\$105,806	\$93,760	\$87,400
2024 Med Household Income	\$68,671	\$61,301	\$57,765



Map courtesy of Google



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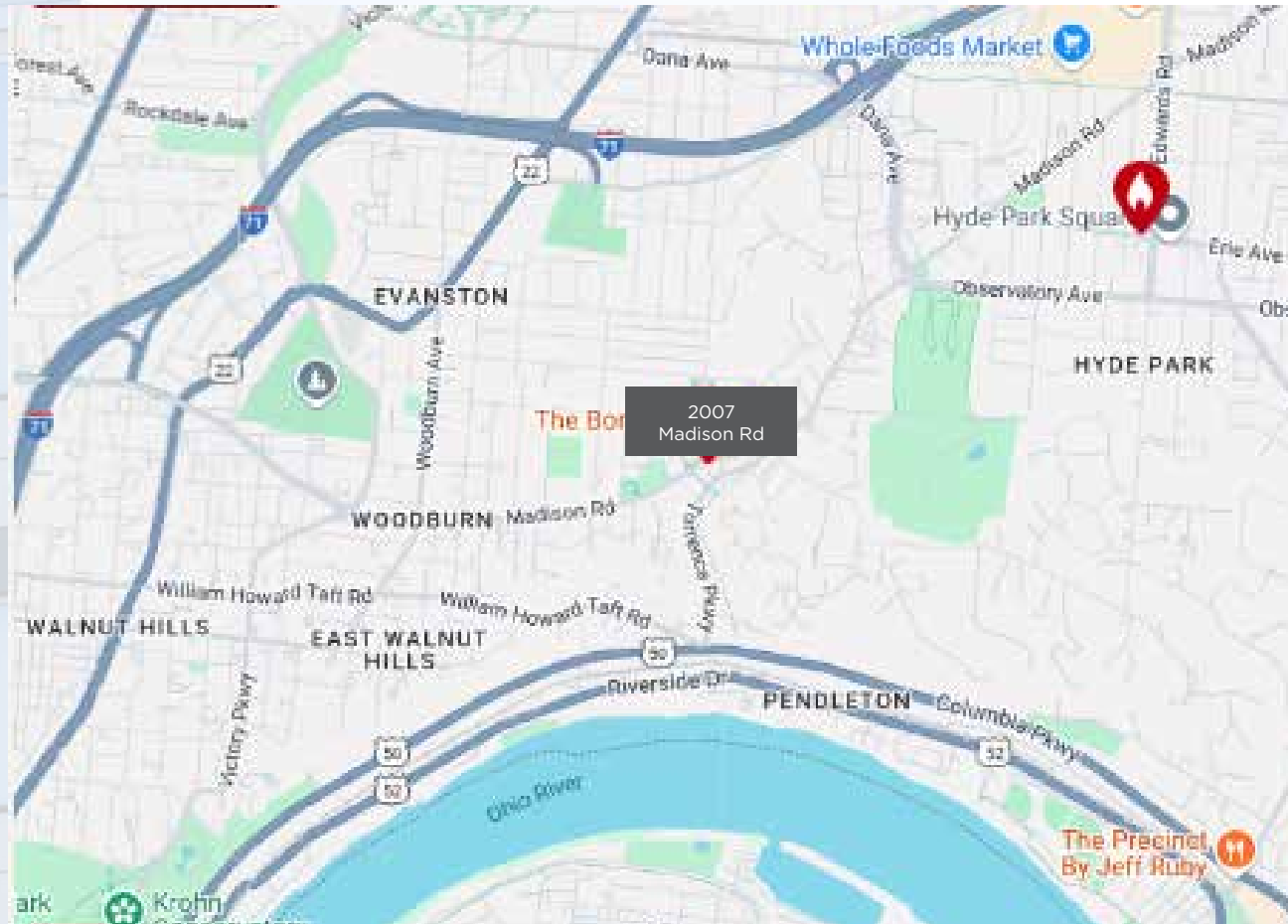
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