



Nat Comisar Group  
Nat Comisar  
Executive Sales Vice President

# RETAIL

2034 MADISON RD.  
EVANSTON, OH 45208



NAT COMISAR

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All information is believed to be accURATE BUT NOT guaranteed.

Prime location.

- Retail store, Apartment, & Rental Food Production facility.
- Former Hemptations location in the Heart of O'Bryonville.
  - Huge upstairs apartment.
- The space in the rear is leased mtm to Bonbonnerie for \$1,300 per month Full Gross.
  - Retail space and Apartment need renovation.

MLS 1813752





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## COMMUNITY INFORMATION

### ABOUT EVANSTON

#### **Introduction**

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.

#### **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.

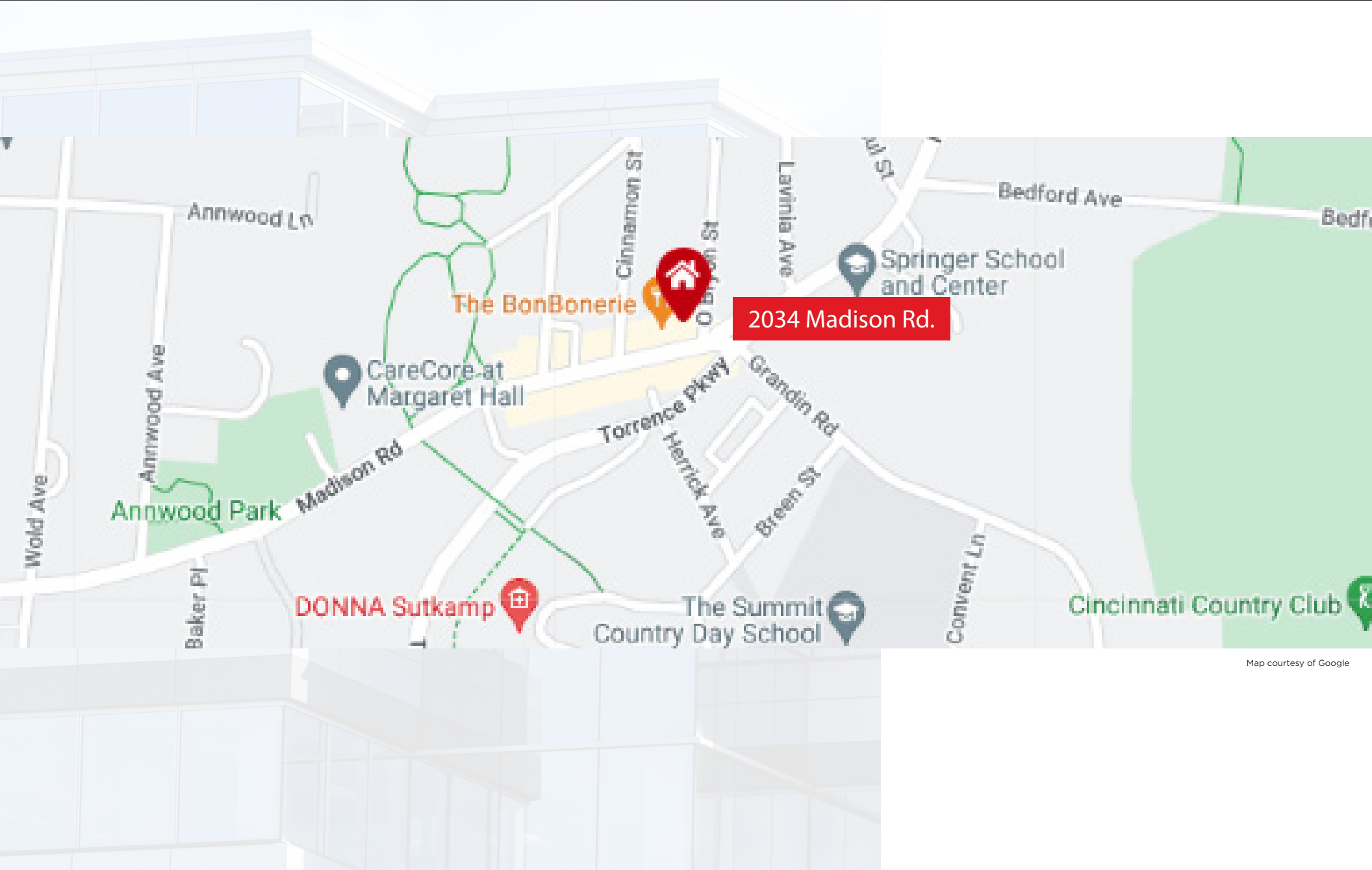




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2034 Madison Rd.

Map courtesy of Google





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Map courtesy of Google Maps





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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	13,365	127,672	295,540
2023 Estimate	13,273	126,834	292,739
2010 Census	13,108	123,457	280,871
Growth 2023 - 2028	0.69%	0.66%	0.96%
Growth 2010 - 2023	1.26%	2.74%	4.23%
<b>Households</b>			
2028 Projection	6,114	57,071	132,233
2023 Estimate	6,082	56,748	130,849
2010 Census	6,080	56,174	125,958
Growth 2023 - 2028	0.53%	0.57%	1.06%
Growth 2010 - 2023	0.03%	1.02%	3.88%
Owner Occupied	2,972-48.87%	24,961-43.99%	54,068-41.32%
Renter Occupied	3,110-51.13%	31,787-56.01%	76,781-58.68%
<b>2023 Households by HH Income</b>			
<b>2023 Households by HH Income</b>	<b>10,393</b>	<b>63,389</b>	<b>143,329</b>
Income: <\$25,000	1,131-18.60%	14,255-25.12%	35,276-26.96%
Income: \$25,000 - \$50,000	1,220-20.06%	10,898-19.20%	26,117-19.96%
Income: \$50,000 - \$75,000	902-14.83%	8,492-14.96%	20,393-15.59%
Income: \$75,000 - \$100,000	544-8.94%	5,172-9.11%	11,957-9.14%
Income: \$100,000 - \$125,000	442-7.27%	4,564-8.04%	10,395-7.94%
Income: \$125,000 - \$150,000	479-7.88%	3,216-5.67%	6,784-5.18%
Income: \$150,000 - \$200,000	500-8.22%	4,010-7.07%	8,574-6.55%
Income: \$200,000+	864-14.21%	6,142-10.82%	11,354-8.68%
<b>2023 Avg Household Income</b>	<b>\$104,208</b>	<b>\$90,067</b>	<b>\$82,771</b>
<b>2023 Med Household Income</b>	<b>\$66,587</b>	<b>\$57,045</b>	<b>\$53,744</b>

## DEMOGRAPHICS

