



**Nat Comisar Group**  
**Nat Comisar**  
**Executive Sales Vice President**

**FOR SALE**  
**2039 MADISON RD**  
EVANSTON, OH 45208

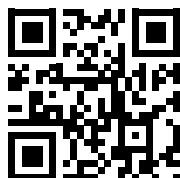


**NAT COMISAR**  
**513-378-5801**

[ncomisar@sibcycline.com](mailto:ncomisar@sibcycline.com)

THE NAT COMISAR GROUP OF SIBCY CLINE REALTORS ARE PROUD TO PRESENT  
2039 MADISON RD • EVANSTON, OH

Spectacular Residential Space with Commercial on the 1st Floor.  
2nd & 3rd Flr: 2 (or 3) bed/1.5 bath.  
Bright, open & updated. Hardwood floors. Laundry in unit.  
1st Flr & LL leased to well established Hair Salon.  
Parking in rear.  
MLS# 1845740



WATCH  
A REEL  
VIDEO

All information is believed to be accurate but not guaranteed. 



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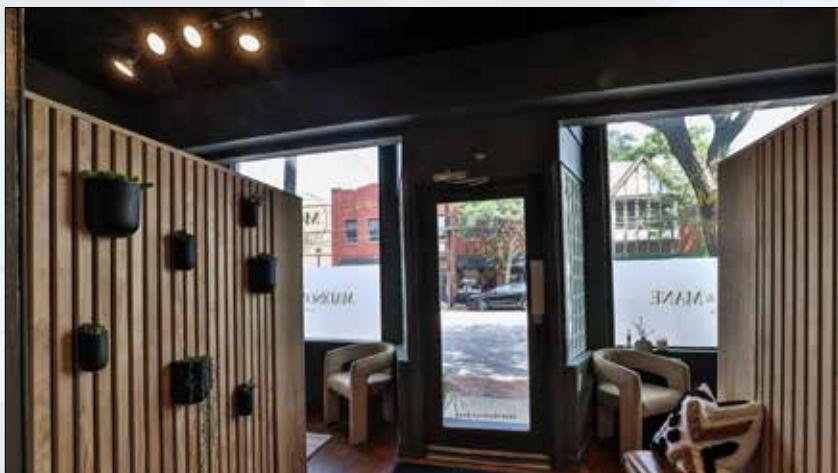
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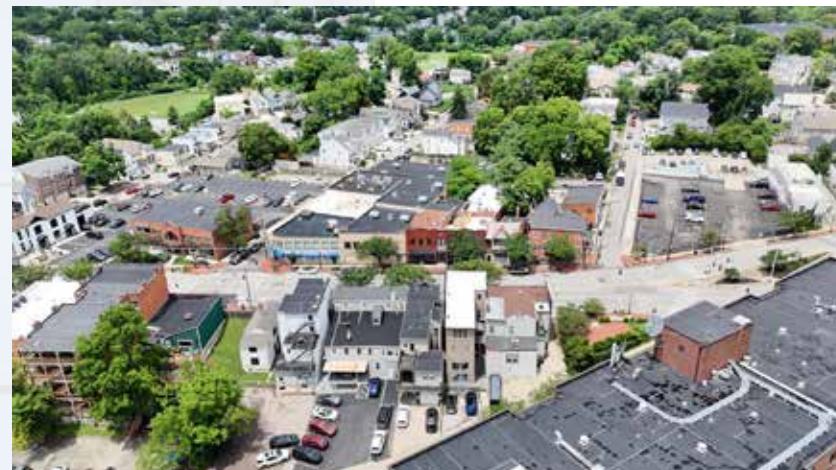


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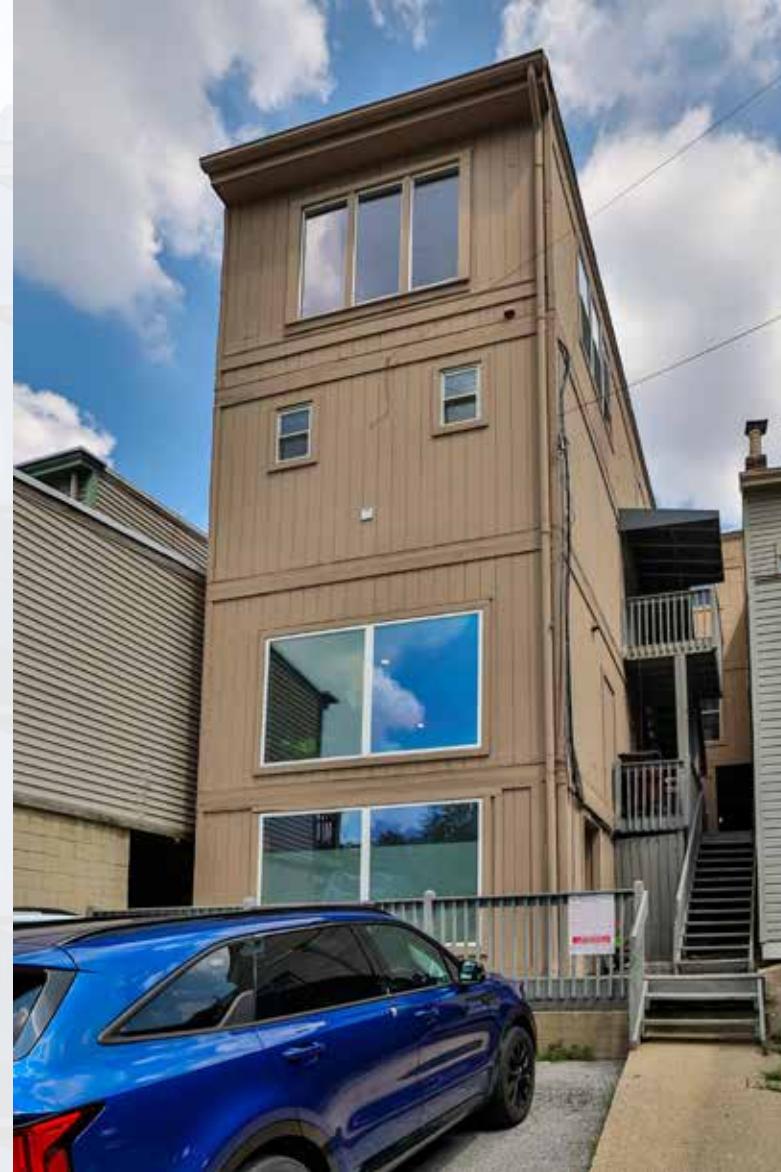


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In 1796, the land was purchased by James Lyon from John Cleves Symmes and was farmland until 1875 when it was platted east of Montgomery Road. With the railroad system, the new subdivisions called Idlewood and Ivanhoe were established west of Montgomery 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.

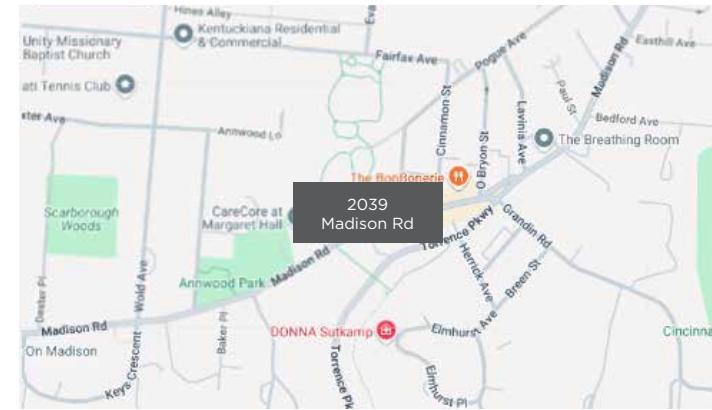


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## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
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%
<b>Households</b>			
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%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	7,806	49,200	95,601
Income: \$25,000 - \$50,000	1,260–19.33%	14,919–24.70%	36,131–25.93%
Income: \$50,000 - \$75,000	1,374–21.07%	11,310–18.72%	27,073–19.43%
Income: \$75,000 - \$100,000	842–12.91%	7,910–13.10%	19,456–13.96%
Income: \$100,000 - \$125,000	613–9.40%	6,752–11.18%	14,756–10.59%
Income: \$125,000 - \$150,000	439–6.73%	4,427–7.33%	10,778–7.74%
Income: \$150,000 - \$200,000	491–7.53%	3,749–6.21%	8,054–5.78%
Income: \$200,000+	498–7.64%	4,017–6.65%	9,213–6.61%
<b>2024 Avg Household Income</b>	<b>\$105,806</b>	<b>\$93,760</b>	<b>\$87,400</b>
<b>2024 Med Household Income</b>	<b>\$68,671</b>	<b>\$61,301</b>	<b>\$57,765</b>



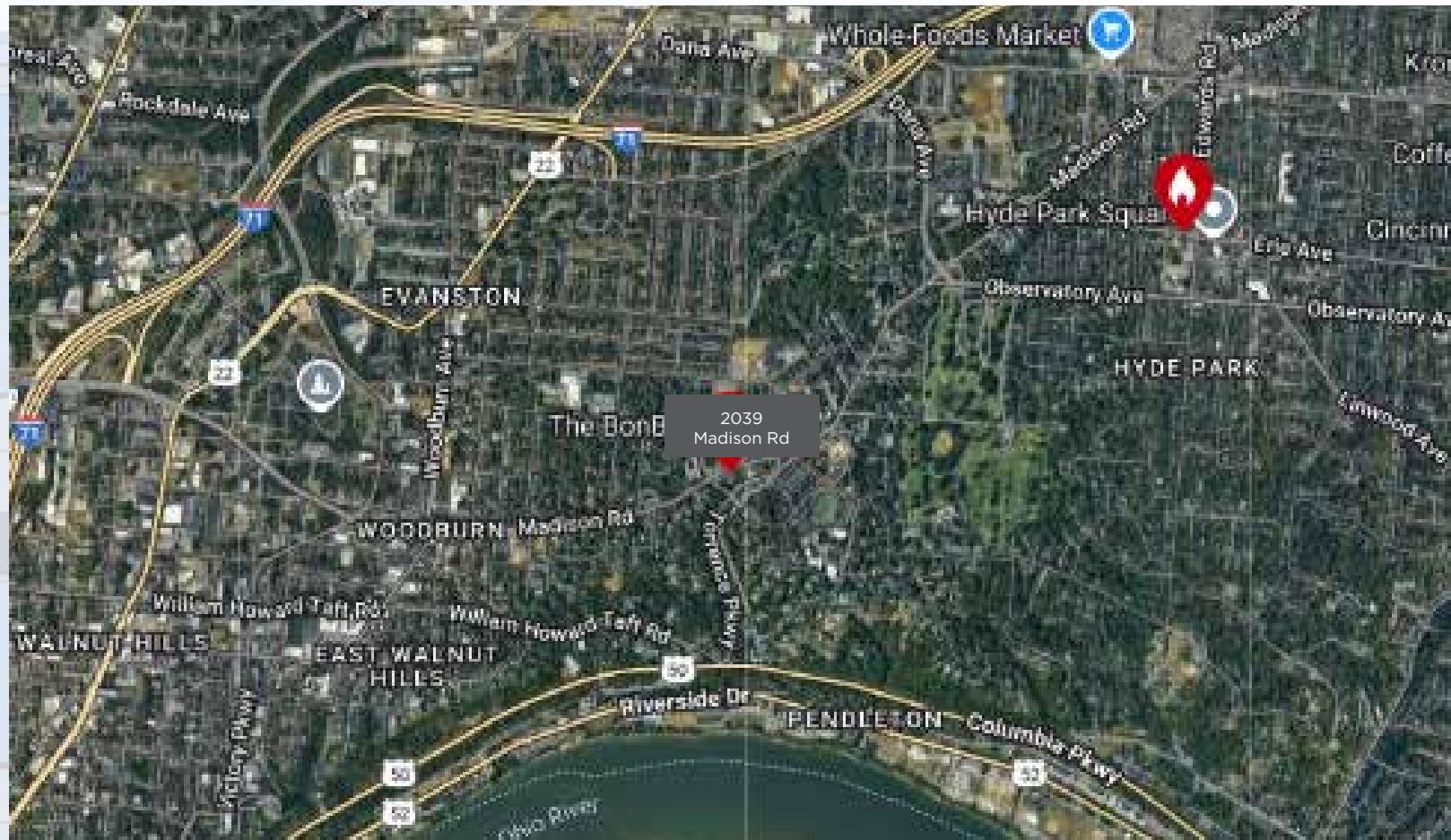
Map courtesy of Google



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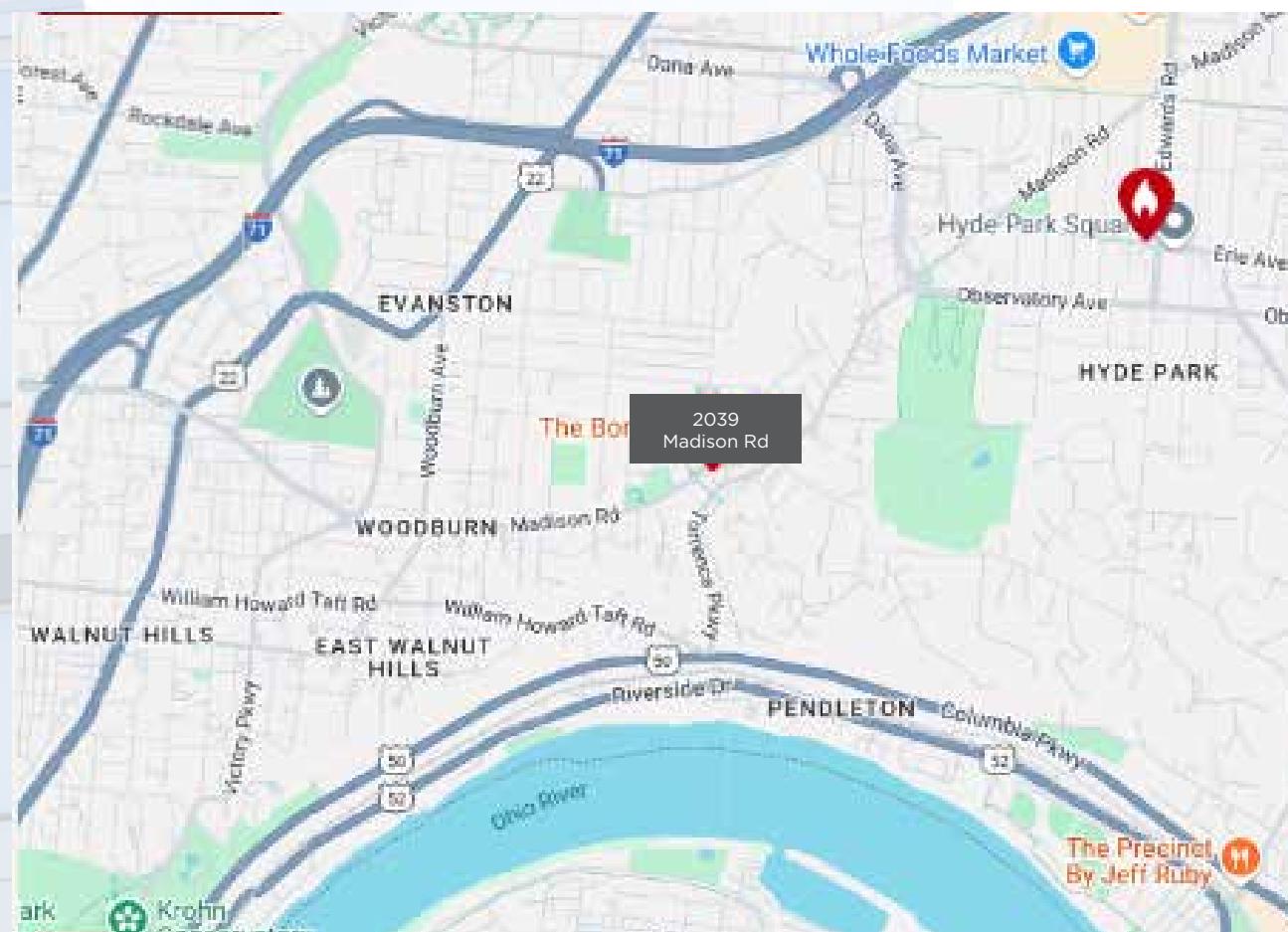




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Map courtesy of Google