



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

BUILDING FOR SALE

2041 MADISON ROAD
EVANSTON, OH



NAT COMISAR

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THE NAT COMISAR GROUP AND SIBCY CLINE REALTORS® IS PROUD TO PRESENT
2041 Madison Road • Evanston, OH 45208

MLS# 1878560

Incredible Find!


Spectacular Retail Space on the 1st Floor with a full basement for storage.

Parking in the rear.

Stunning 2 bedroom apartment upstairs with a loft that could easily be a 3rd bedroom.



Scan the QR
code to view
the full listing!

All information is believed to be accurate but not guaranteed. 



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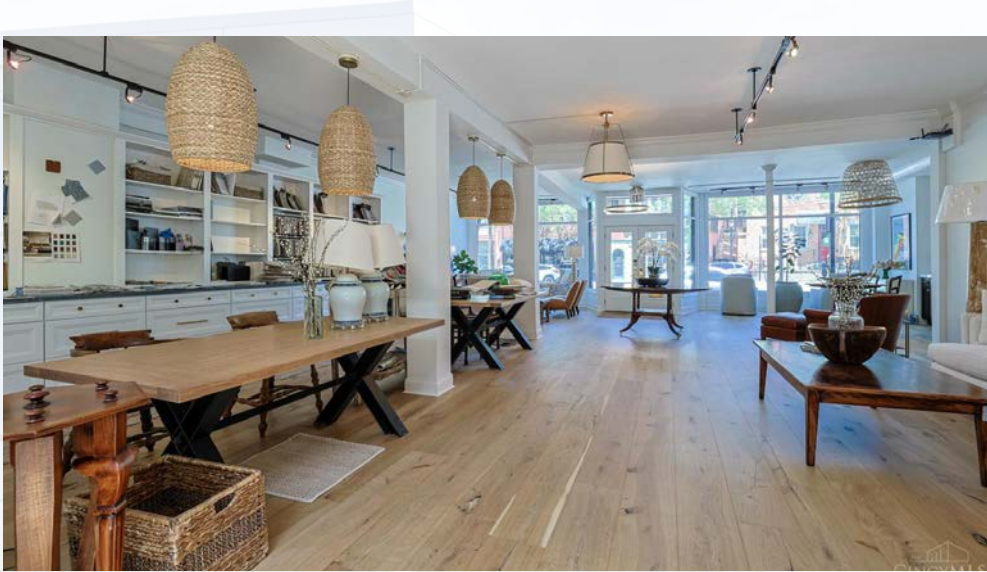
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APARTMENT PHOTOS



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EVANSTON COMMUNITY INFORMATION

EVANSTON

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.

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.

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.

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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Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	14,723	137,316	313,162
2025 Estimate	14,363	134,973	306,940
2020 Census	13,283	128,461	290,935
Growth 2025 - 2030	2.51%	1.74%	2.03%
Growth 2020 - 2025	8.13%	5.07%	5.50%
Households			
2030 Projection	6,959	61,313	143,151
2025 Estimate	6,791	60,251	140,123
2020 Census	6,320	57,982	133,019
Growth 2025 - 2030	2.47%	1.76%	2.16%
Growth 2020 - 2025	7.45%	3.91%	5.34%
Owner Occupied	3,298 (48.56%)	25,747 (42.73%)	56,269 (40.16%)
Renter Occupied	3,493 (51.44%)	34,504 (57.27%)	83,854 (59.84%)
2025 Households by HH Income			
Income: <\$25,000	1,174 (17.29%)	12,083 (20.05%)	29,051 (20.73%)
Income: \$25,000 - \$50,000	1,228 (18.09%)	10,937 (18.15%)	26,987 (19.26%)
Income: \$50,000 - \$75,000	916 (13.49%)	10,252 (17.02%)	23,668 (16.89%)
Income: \$75,000 - \$100,000	768 (11.31%)	6,343 (10.53%)	15,499 (11.06%)
Income: \$100,000 - \$125,000	477 (7.03%)	4,298 (7.13%)	11,500 (8.21%)
Income: \$125,000 - \$150,000	329 (4.85%)	3,173 (5.27%)	7,373 (5.26%)
Income: \$150,000 - \$200,000	702 (10.34%)	5,140 (8.53%)	10,454 (7.46%)
Income: \$200,000+	1,195 (17.60%)	8,024 (13.32%)	15,592 (11.13%)
2025 Avg Household Income	\$115,064	\$100,640	\$94,072
2025 Med Household Income	\$77,490	\$66,993	\$64,001

DEMOGRAPHICS



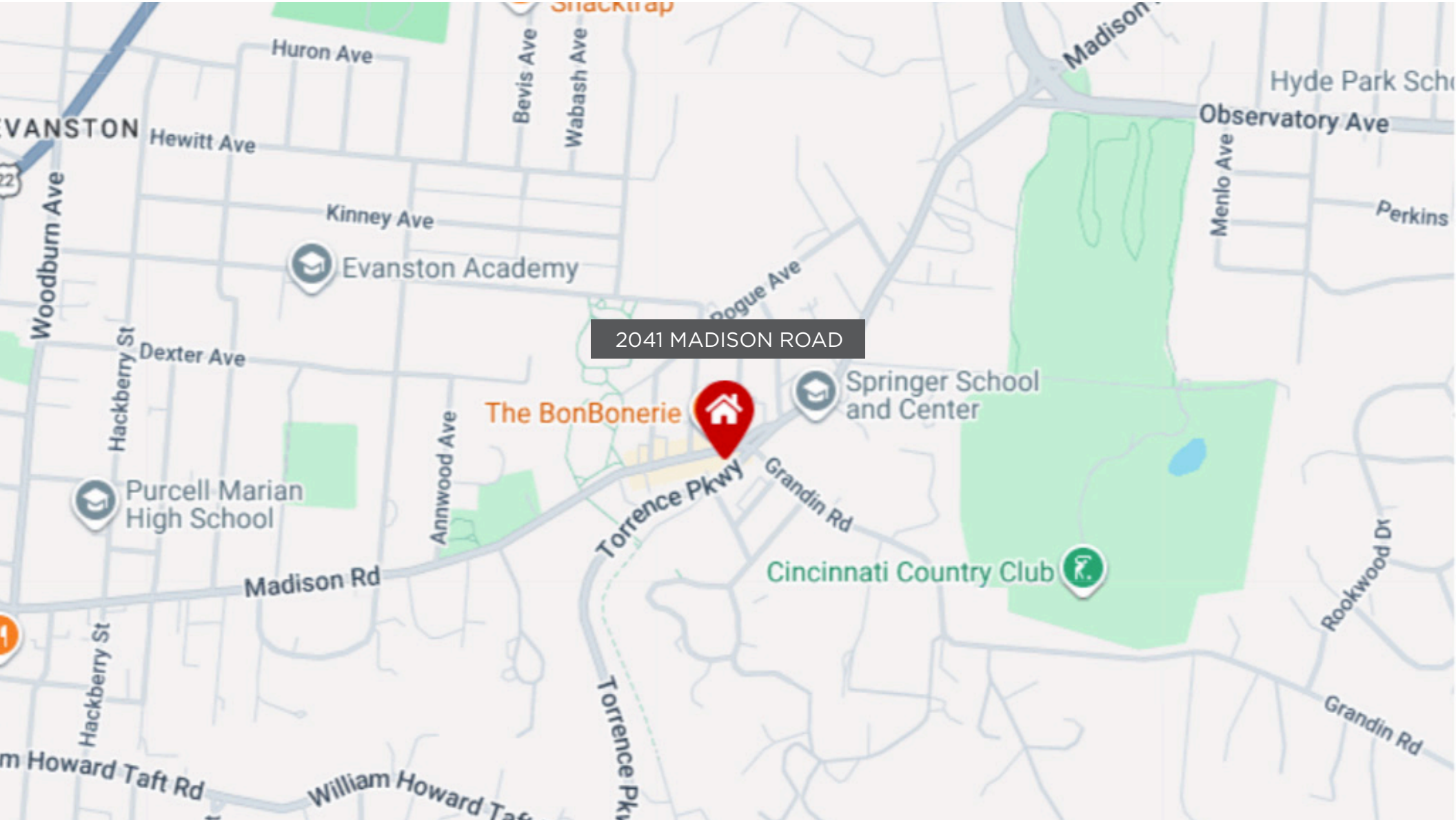
Map courtesy of Google



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