Downtown Madison Mixed-Use Investment Property

Investment Sale | 70 - 74 West Main Street, Madison, Ohio 44057



CUSHMAN & WAKEFIELD | CRESCO Real Estate

70 - 74 West Main

Cushman & Wakefield | CRESCO is pleased to offer 70 - 74 West Main Street, a mixed-use investment property located in downtown Madison, Ohio. The offering features a long-term leased restaurant occupying the commercial space and an apartment providing supplemental residential income. The combination of stable restaurant lease revenue, residential rental income, prime Main Street visibility, and Opportunity Zone location creates an attractive investment opportunity for buyers seeking reliable cash flow and long-term appreciation potential.

Investment Highlights

- **Long-Term Restaurant Tenant:** Established restaurant operator secured under a recently executed 15-year lease, providing stable long-term income and reducing near-term leasing risk.
- **Additional Residential Income:** Apartment unit provides a second revenue stream and enhances overall property cash flow.
- **Mixed-Use Investment:** Combination of commercial and residential tenancy offers diversification of income sources within a single asset.
- **Prime Downtown Location:** Prominent Main Street frontage in the heart of Madison's historic business district with excellent visibility and pedestrian activity
- **Opportunity Zone Benefits:** Located within a designated Opportunity Zone, potentially providing tax advantages for qualified investors. Buyers should consult their tax advisor.
- **Tourism and Destination Traffic:** Positioned along Ohio's Lake Erie shoreline and wine country corridor, drawing both local residents and regional visitors.

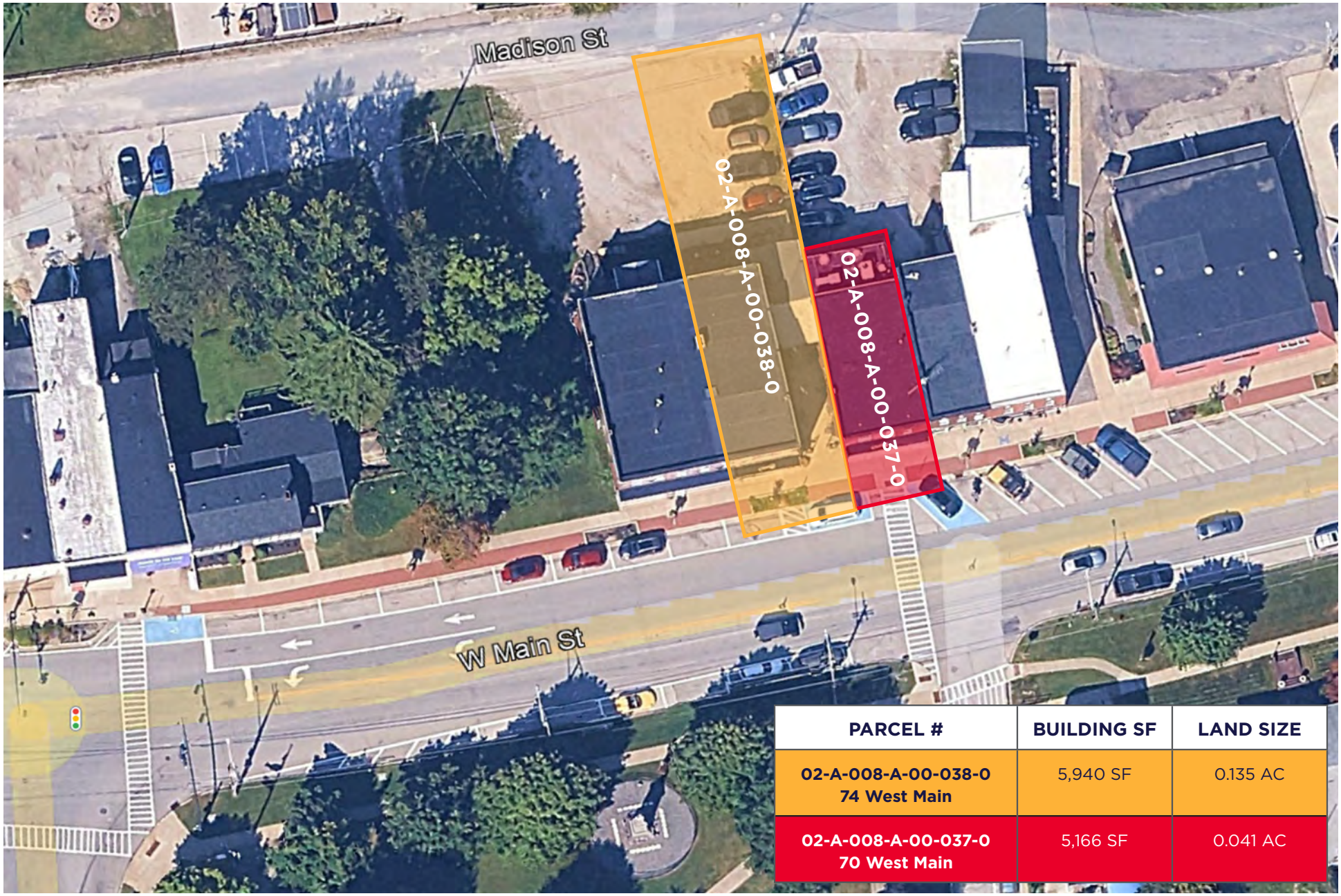
Sale Price: Contact Broker

Quick Stats

Building SF	**11,106 SF**
Construction	Concrete Block/Frame
Year Built (Renovated)	1900 (2009)
Land Size	0.176 Acres
Zoning	Commercial 430-C

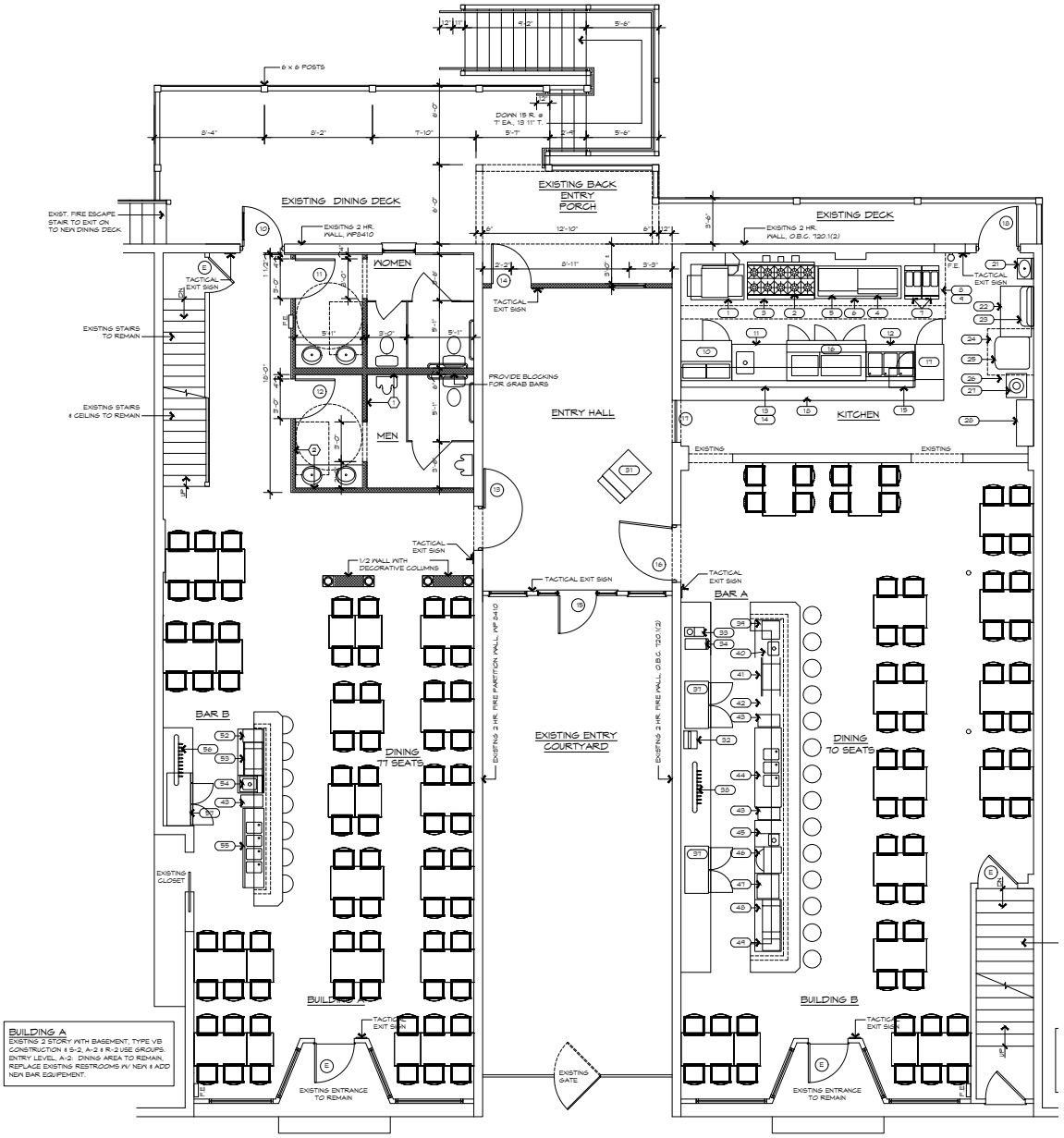


Parcel Map

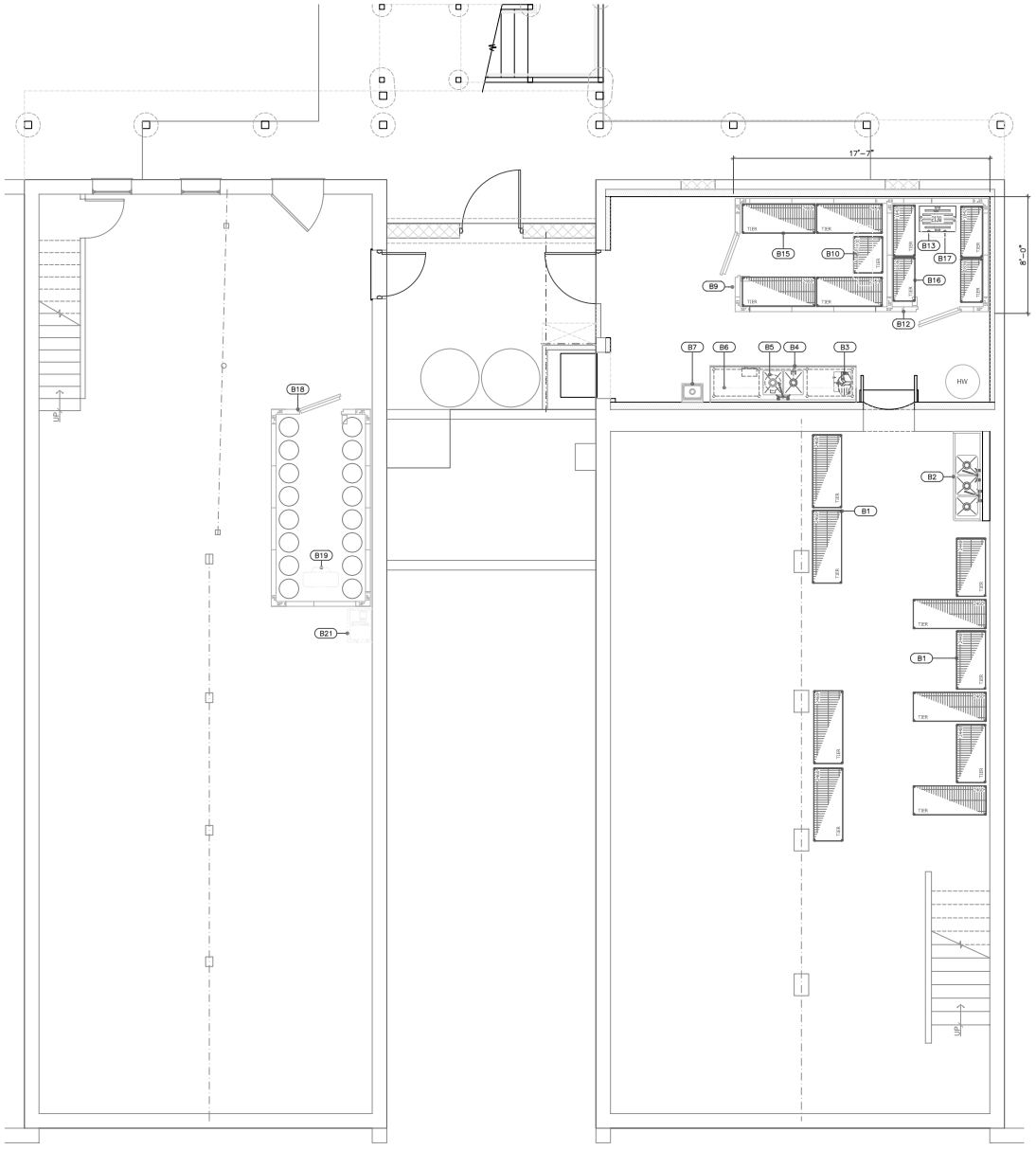


PARCEL #	BUILDING SF	LAND SIZE
02-A-008-A-00-038-0 74 West Main	5,940 SF	0.135 AC
02-A-008-A-00-037-0 70 West Main	5,166 SF	0.041 AC

Entry Level Plan



Equipment Schedule




HOSKIN
FLAGSHIP
CRAFT COCKTAILS & EATERY
FLAGSHIP
CRAFT COCKTAILS & EATERY


CHEW
MAIL
POUCH
TOBACCO
GOURMET BURGERS • STEAK
SEAFOOD • PASTA
MAIN ENTRANCE


THE FOUNTAIN
CHEW
MAIL
POUCH
TOBACCO
FLAGSHIP
CRAFT COCKTAILS & EATERY
VIDEO GAME
NIRVANA
DUFFY'S TAVERN
KENO



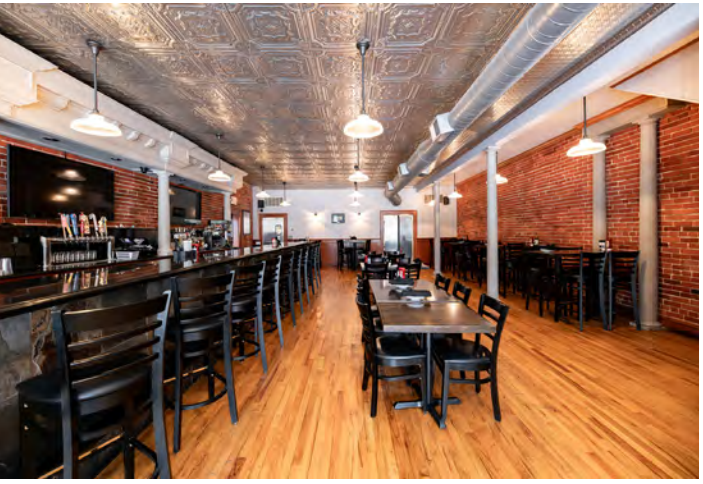






















Flagship

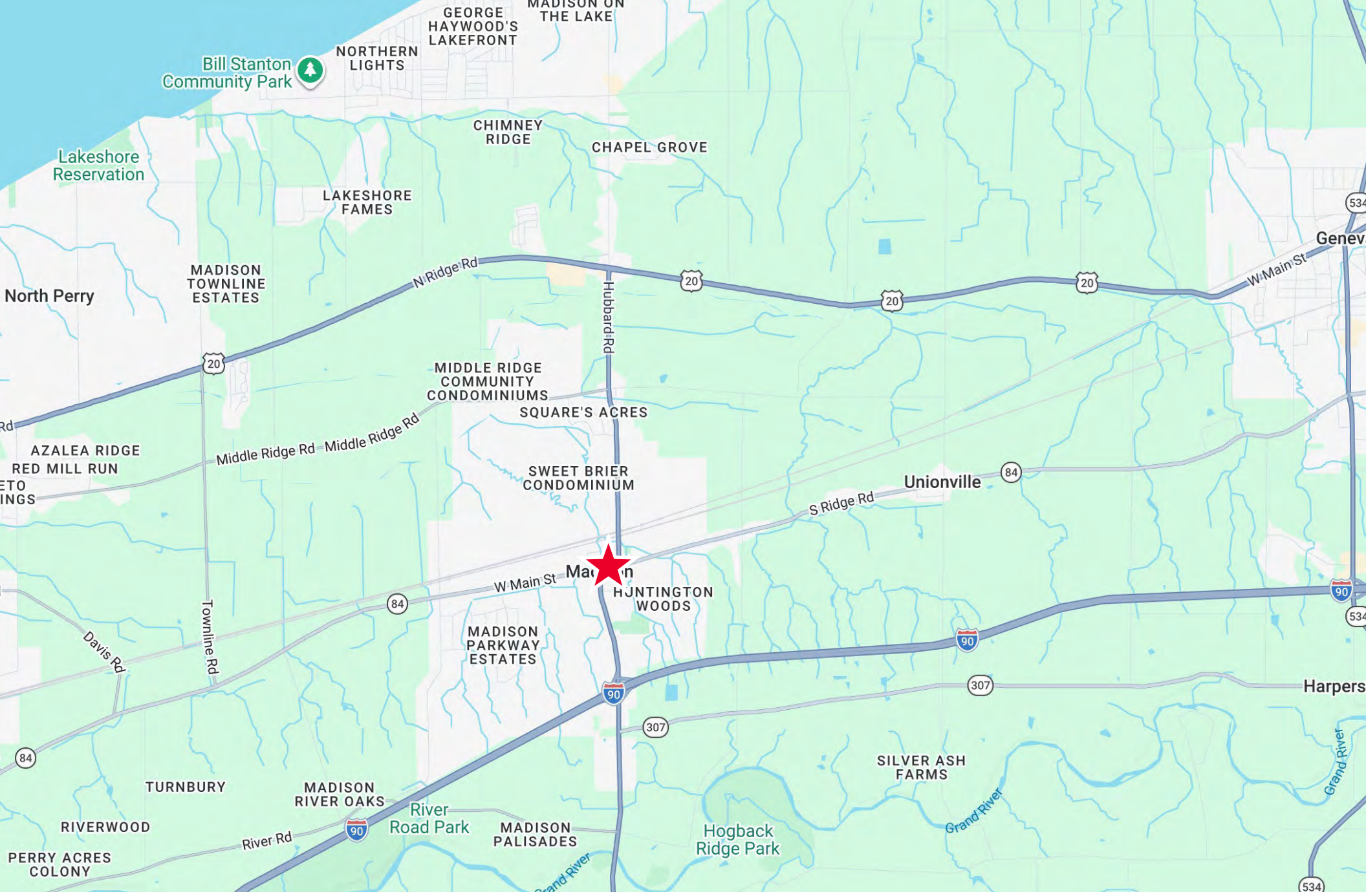












25,025	44.4	10,301	$104,520	666	5,747
Population (2025 | 5 Miles)	Median Age (2025 | 5 Miles)	Households (2025 | 5 Miles)	Household Income (2025 | 5 Miles)	Businesses (2025 | 5 Miles)	Employees (2025 | 5 Miles)

SPIRE Academy

SPIRE Academy is one of the most unique and comprehensive Athletic, Academic, Personal and Career Development organizations in the world. Constructed on 0ver 750 acres with 850,000 sq. ft. under roof, it is among the largest indoor multi-sport, training, education and competition complexes in North America. SPIRE features a national/international college preparatory boarding school for high school student athletes; and a popular postgraduate academy as well.

SPIRE's expert world-renowned coaches deliver academy, camp, club, clinic and league programs in multiple sports. SPIRE boasts a unique global events calendar, including those organized by the NCAA, the Big East, Big Ten and Atlantic 10 conferences, as well as USA Wrestling, USA Track & Field national championships, Olympic trials and world championship qualifiers. SPIRE offers a cadre of regional sports and education programs for boys and girls, men and women, of all ages and ability levels. SPIRE'S 9-12th grade Academy (an accredited, cross curricular, project-based program) is designed with the progressive learner/thinker in mind. By coupling passion based training with a commitment to maximizing each student's personal development and preparation for multiple career options, SPIRE Academy is the best place to excel in school, athletics and life!





70 - 74 WEST MAIN STREET
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