

LAND AND STRUCTURE FOR SALE

MADISON, OHIO

7774 WARNER RD.
SELLER FINANCING AVAILABLE

**NEW ZONING APPROVED TO ALLOW
COTTAGES AND CABINS
SURROUNDING THE LAKE**



25,000 SQ. FT. STRUCTURE ON 11.5 ACRES OF LAND

FACT SHEET

MADISON, OHIO

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Size and Location

A distinctive investment opportunity in the heart of Ohio Wine Country, now aligned with new zoning that allows cottage and cabin development. Ideal for short term rentals, a boutique lodging concept, or a thoughtfully planned hospitality retreat.

- Size: Two parcels totaling 11.5 picturesque acres
- Location: Prime positioning just 1 mile from Interstate 90 and State Route 528, and a short drive to Geneva-on-the-Lake, Ohio's premier lakefront resort destination offering dining, recreation, and entertainment

Property Highlights

This is more than just a property; it's a one-of-a-kind opportunity to create an exceptional guest experience in the heart of one of Ohio's most charming regions. The combination of acreage, amenities, and proximity to popular attractions makes this property ideal for those seeking to capitalize on the area's booming tourism and wine culture.

Wine Enthusiast's Paradise: Nestled on the renowned Wine Row in Madison, OH, this property is surrounded by celebrated wineries, including:

- Baci Winery, Cask Three Oh Seven, Deer's Leap Winery, Ferrante Winery & Ristorante, Harpersfield Vineyard & Winery, Hundley Cellars, Laurello Vineyards, Laurentia Vineyard & Winery, Rosabella Winery and Stonegait Winery.

Key Features

- Commercial Kitchen
- New zoning allows for cottage and cabin development surrounding the lake
- Natural Resources: On-site well pumping an impressive 5,000 gallons daily, providing ample water supply for operations
- Advanced Sewage Facility: Modern O.S.S.F. sewage system for seamless functionality
- Seller Financing is available

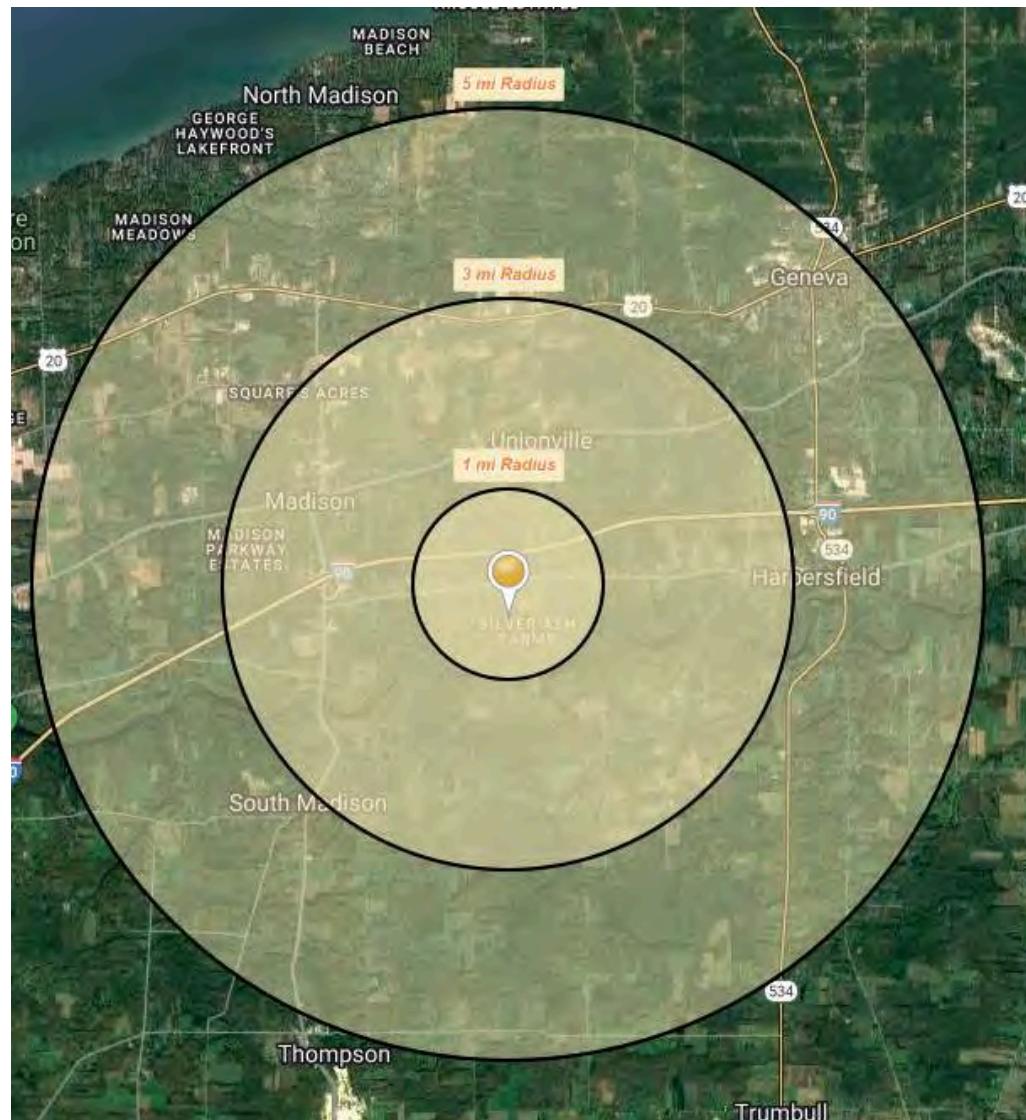
Area Demographics	3 mi.	5 mi.	7 mi.
Total Population	5,297	17,083	38,443
Avg. Household Income	\$104,387	\$94,362	\$96,184
Daytime Employees	1,205	5,887	8,491

RADIUS MAP

MADISON, OHIO

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	3 mi radius	5 mi radius	7 mi radius
7774 Warner Rd			
Madison, OH 44057			
Population			
2024 Estimated Population	5,297	17,083	38,443
2029 Projected Population	5,265	16,900	38,159
2020 Census Population	5,198	17,407	38,668
2010 Census Population	5,135	17,818	40,020
Projected Annual Growth 2024 to 2029	-0.1%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	0.2%	-0.3%	-0.3%
2024 Median Age	44.5	44.7	44.1
Households			
2024 Estimated Households	2,052	6,981	15,811
2029 Projected Households	2,031	6,835	15,580
2020 Census Households	1,995	7,055	15,605
2010 Census Households	1,927	6,877	15,410
Projected Annual Growth 2024 to 2029	-0.2%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	0.5%	0.1%	0.2%
Race and Ethnicity			
2024 Estimated White	92.9%	92.4%	92.9%
2024 Estimated Black or African American	1.8%	1.6%	1.4%
2024 Estimated Asian or Pacific Islander	0.7%	0.7%	0.7%
2024 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.1%
2024 Estimated Other Races	4.5%	5.2%	4.9%
2024 Estimated Hispanic	3.5%	4.5%	4.3%
Income			
2024 Estimated Average Household Income	\$104,387	\$94,362	\$96,184
2024 Estimated Median Household Income	\$83,046	\$72,540	\$75,960
2024 Estimated Per Capita Income	\$40,791	\$38,853	\$39,733
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.4%	2.8%	2.4%
2024 Estimated Some High School (Grade Level 9 to 11)	5.3%	5.4%	6.4%
2024 Estimated High School Graduate	37.0%	36.3%	36.0%
2024 Estimated Some College	21.1%	22.5%	22.9%
2024 Estimated Associates Degree Only	11.1%	9.6%	9.4%
2024 Estimated Bachelors Degree Only	15.0%	16.5%	15.3%
2024 Estimated Graduate Degree	7.2%	6.9%	7.5%
Business			
2024 Estimated Total Businesses	155	661	1,009
2024 Estimated Total Employees	1,205	5,887	8,491
2024 Estimated Employee Population per Business	7.8	8.9	8.4
2024 Estimated Residential Population per Business	34.1	25.8	38.1



AERIAL VIEW

MADISON, OHIO

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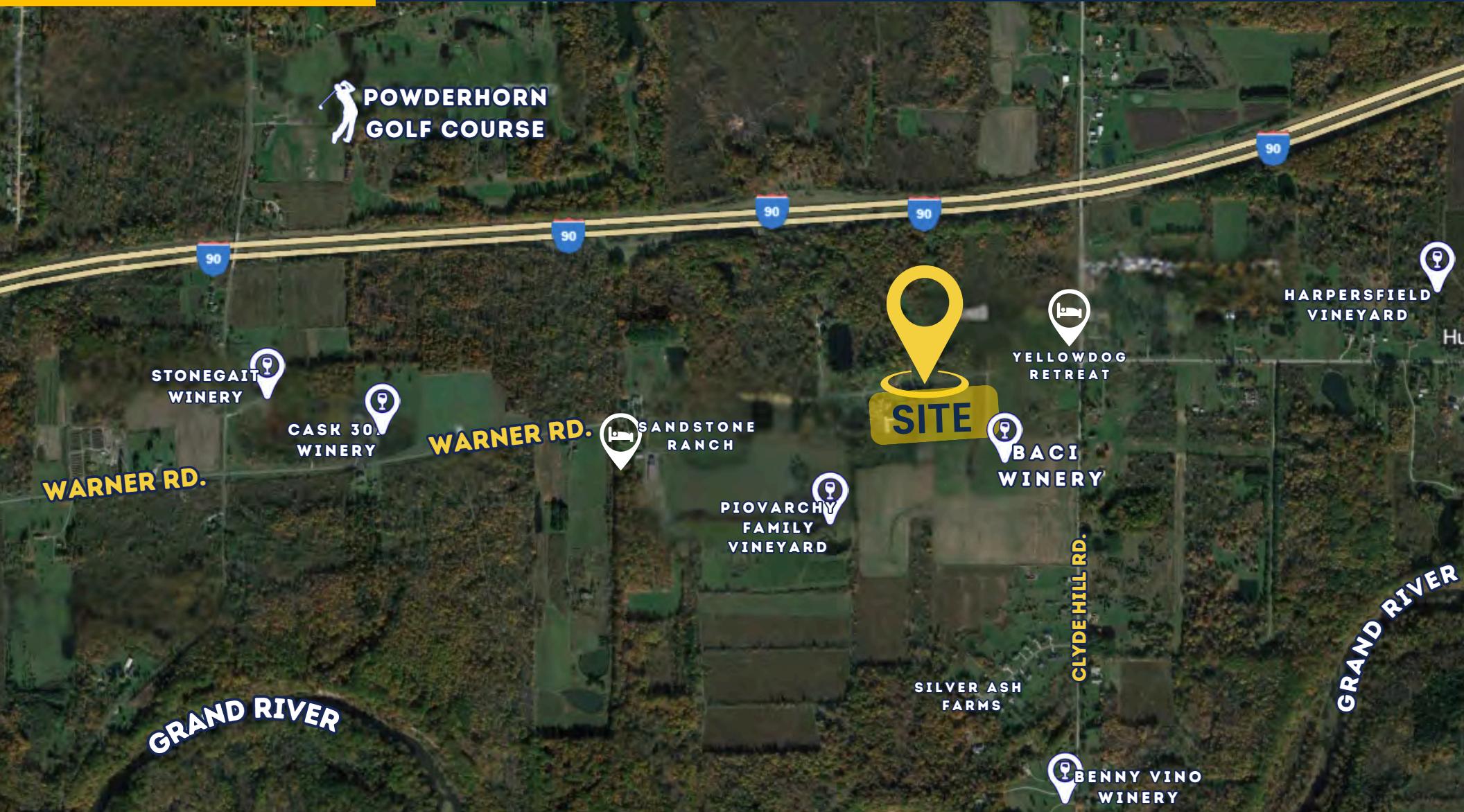
WARNER RD.

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LOCATION

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