

PROPERTY FOR LEASE

MADISON, OHIO

8 WEST MAIN ST



FOR LEASE

FACT SHEET

MADISON, OHIO

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Size and Location

Unit 9 – Approximately 500 SF of bright, versatile space ideal for boutique retail or a professional studio.

Unit 8 – Approximately 1,250 SF featuring a full basement. Perfect for a café, salon, or specialty shop seeking extra storage or workspace.

Position your business in the heart of Madison's revitalized downtown. This highly visible property on West Main Street is surrounded by popular shops and restaurants—perfect for retail, salon, office, or service-based businesses serving both locals and seasonal visitors.

Property Highlights

- Located in the center of Madison Village's downtown business corridor
- Excellent signage and storefront visibility on a high-traffic street
- Flexible layout suitable for retail, restaurant, or office use
- Steps from popular dining and shopping destinations
- Convenient on-street and public lot parking nearby
- Strong local demographics with consistent foot and vehicle traffic



Area Demographics	3 mi.	5 mi.	7 mi.
Total Population	7,844	24,940	38,312
Avg. Household Income	\$98,132	\$100,820	\$98,900
Daytime Employees	2,774	5,624	9,465

DEMOGRAPHICS

MADISON, OHIO

8 WEST MAIN ST

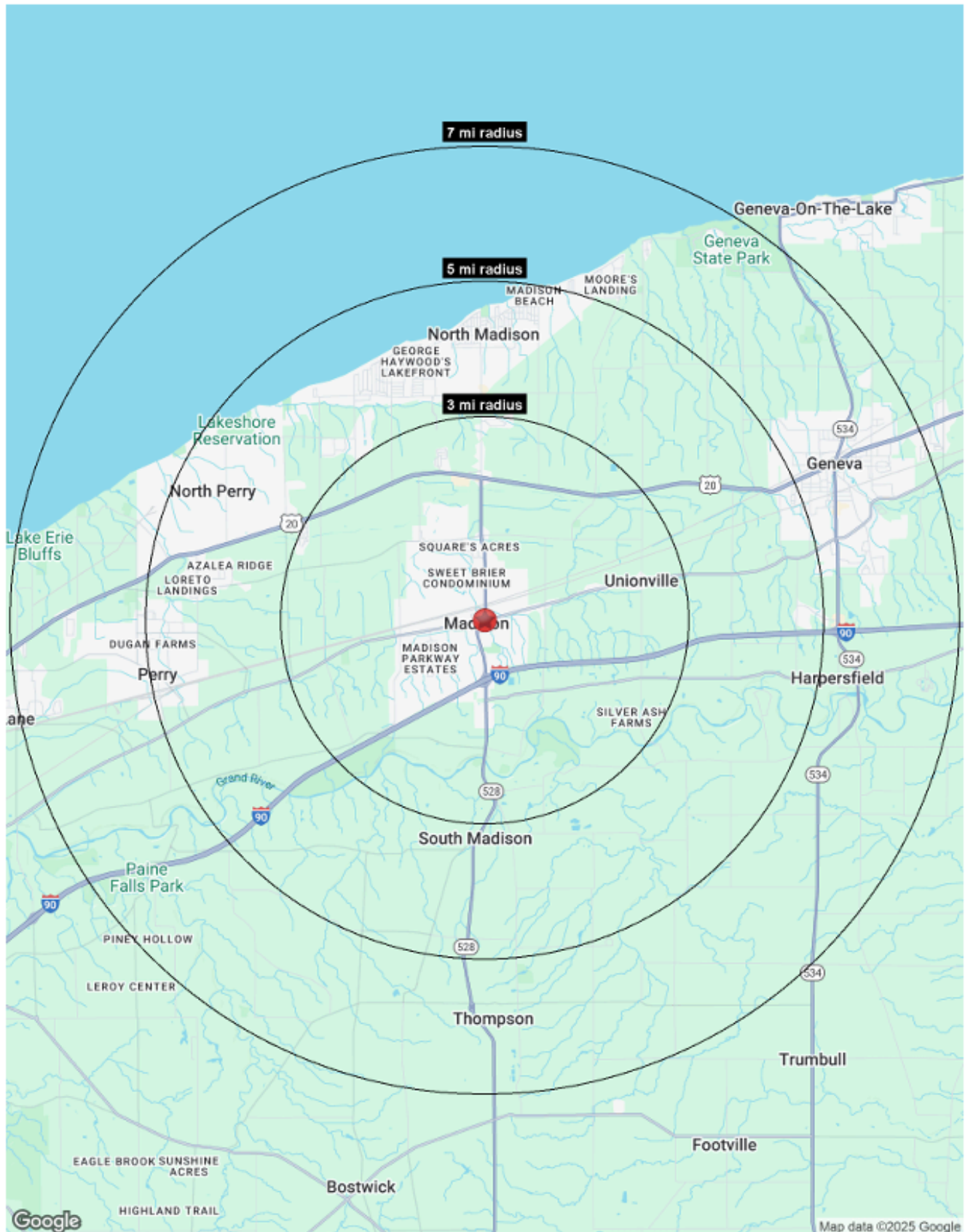
8 W Main St Madison, OH 44057	3 mi radius	5 mi radius	7 mi radius
Population			
2025 Estimated Population	7,844	24,940	38,312
2030 Projected Population	7,744	24,722	37,926
2020 Census Population	7,789	24,867	38,195
2010 Census Population	7,784	25,393	39,412
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	-	-0.1%	-0.2%
2025 Median Age	44.7	44.3	43.9
Households			
2025 Estimated Households	3,188	10,114	15,549
2030 Projected Households	3,177	10,127	15,525
2020 Census Households	3,127	9,932	15,335
2010 Census Households	3,012	9,667	15,080
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	0.4%	0.3%	0.2%
Race and Ethnicity			
2025 Estimated White	91.8%	92.9%	92.2%
2025 Estimated Black or African American	1.8%	1.5%	1.5%
2025 Estimated Asian or Pacific Islander	0.7%	0.7%	0.8%
2025 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%
2025 Estimated Other Races	5.5%	4.8%	5.4%
2025 Estimated Hispanic	4.9%	4.2%	5.0%
Income			
2025 Estimated Average Household Income	\$98,132	\$100,820	\$98,900
2025 Estimated Median Household Income	\$82,975	\$80,456	\$76,677
2025 Estimated Per Capita Income	\$40,079	\$41,030	\$40,303
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.6%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	7.3%	6.6%	6.2%
2025 Estimated High School Graduate	36.5%	37.9%	38.5%
2025 Estimated Some College	24.0%	22.5%	22.9%
2025 Estimated Associates Degree Only	11.8%	11.1%	10.2%
2025 Estimated Bachelors Degree Only	12.1%	12.8%	13.4%
2025 Estimated Graduate Degree	6.2%	7.5%	7.2%
Business			
2025 Estimated Total Businesses	336	665	1,104
2025 Estimated Total Employees	2,774	5,624	9,465
2025 Estimated Employee Population per Business	8.3	8.5	8.6
2025 Estimated Residential Population per Business	23.4	37.5	34.7

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RADIUS MAP

MADISON, OHIO

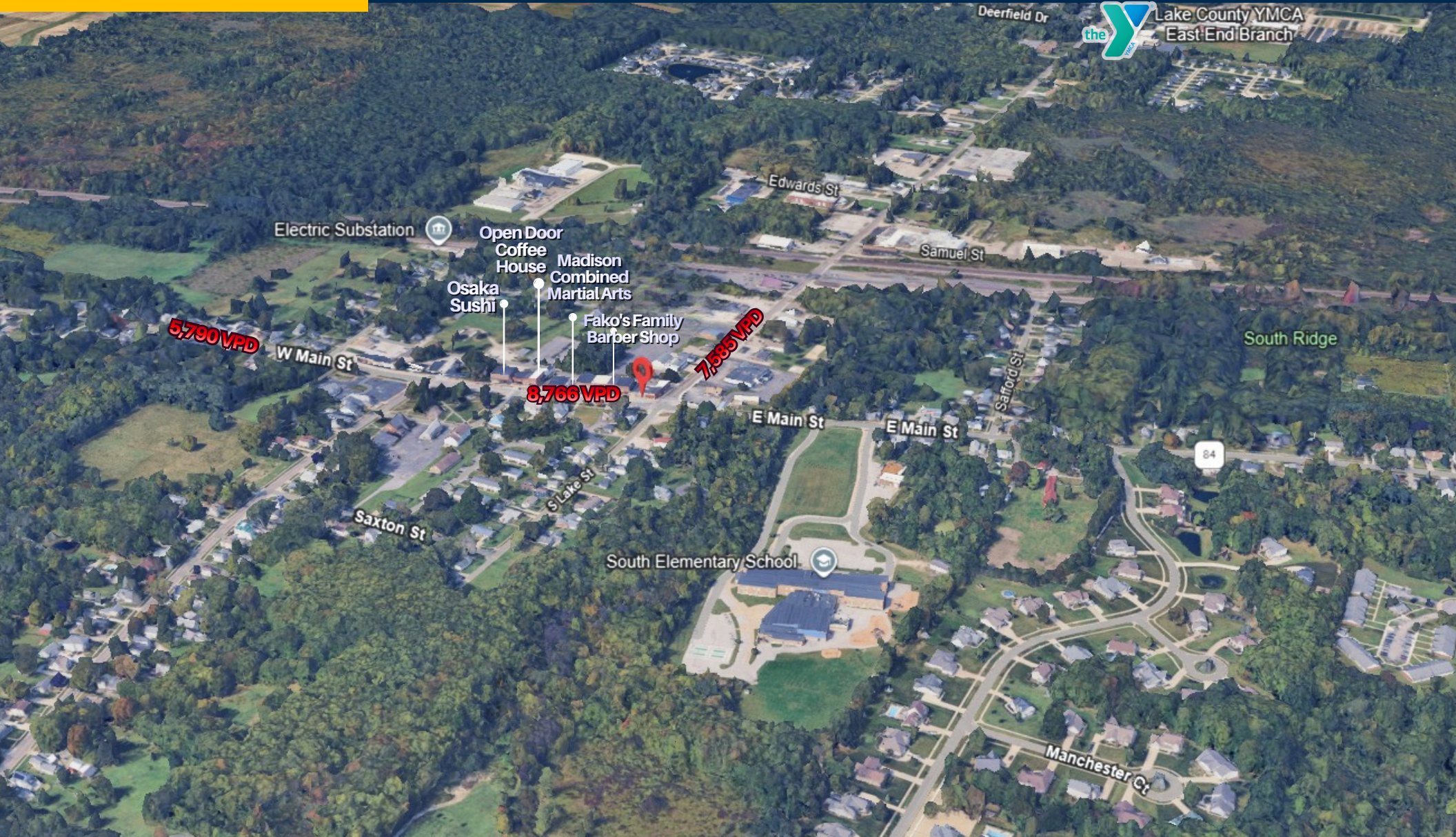
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AERIAL VIEW

MADISON, OHIO

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CONTACT INFORMATION

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