

70 & 74 West Main

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



70 & 74 West Main

- **Rare Two-Building Assemblage in Downtown Madison:** 70 and 74 West Main Street are adjacent parcels totaling roughly 5,881 SF on a combined 0.14-acre site, giving an investor full control of a contiguous Main Street footprint.
- **Prime Main Street (SR-84) Visibility:** Located directly on Madison Village’s historic downtown business corridor, with direct frontage on State Route 84, putting the businesses in front of local and regional Main Street traffic daily.
- **Opportunity Zone Location:** The property sits within a federally designated Opportunity Zone, which may offer a purchasing owner access to capital gains and improvement-related tax incentives (buyer should confirm current eligibility with a tax advisor).
- **Walkable, Established Downtown Setting:** Surrounded by other long-standing Main Street retail and dining, supporting cross-traffic and reinforcing the location as a destination rather than an isolated site. The site is located in a DORA District, where adults 21 & over may carry and consume alcohol while walking between participating establishment.s
- **Located in the Lake Erie Shoreline / Wine Country Corridor:** Madison sits along Ohio’s North Coast tourism route near Lake Erie’s wineries and vineyards, supporting seasonal and weekend visitor traffic in addition to local demand.
- **Efficient Regional Access:** Convenient to Route 20 and I-90, connecting Madison to the greater Cleveland-Elyria and Ashtabula County markets for supply, staffing, and customer draw.
- **Low Land Basis with Existing Improvements:** Combined lot size and existing structures offer an efficient basis for occupancy compared to new construction, appealing to a cost-conscious investor.
- **Commercial Tenant with a Long Term Lease:** The commercial business located within the space on the first floor recently signed a 15-year lease.

70 West Main

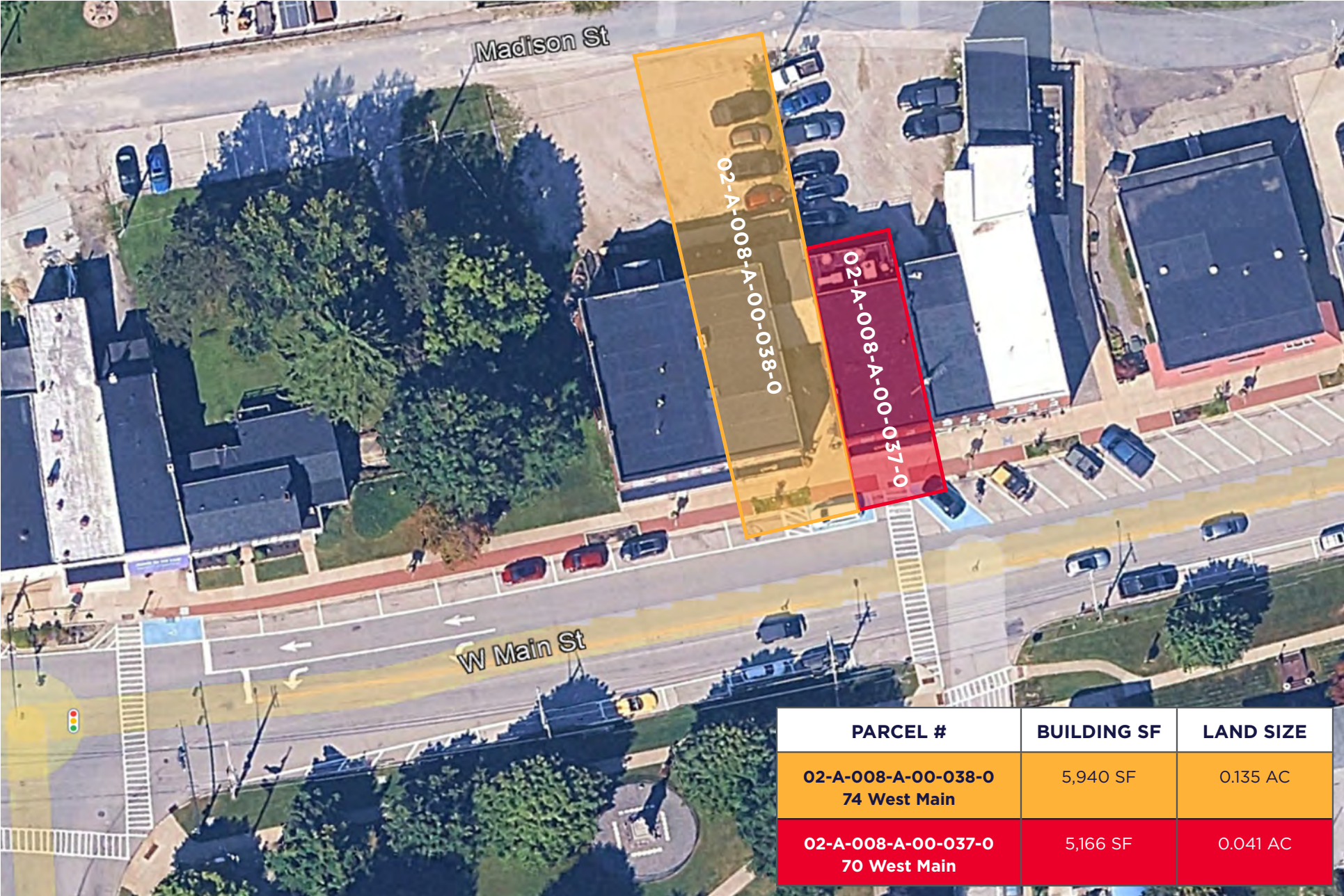
Building SF	5,166 SF
Construction	Concrete Block/Frame
Year Built (Renovated)	1900 (2009)
Land Size	0.041 Acres
Zoning	Commercial 430-C

74 West Main

Building SF	5,940 SF
Construction	Concrete Block/Frame
Year Built (Renovated)	1900 (2009)
Land Size	0.135 Acres
Zoning	Commercial 430-C

Sale Price: Contact Broker

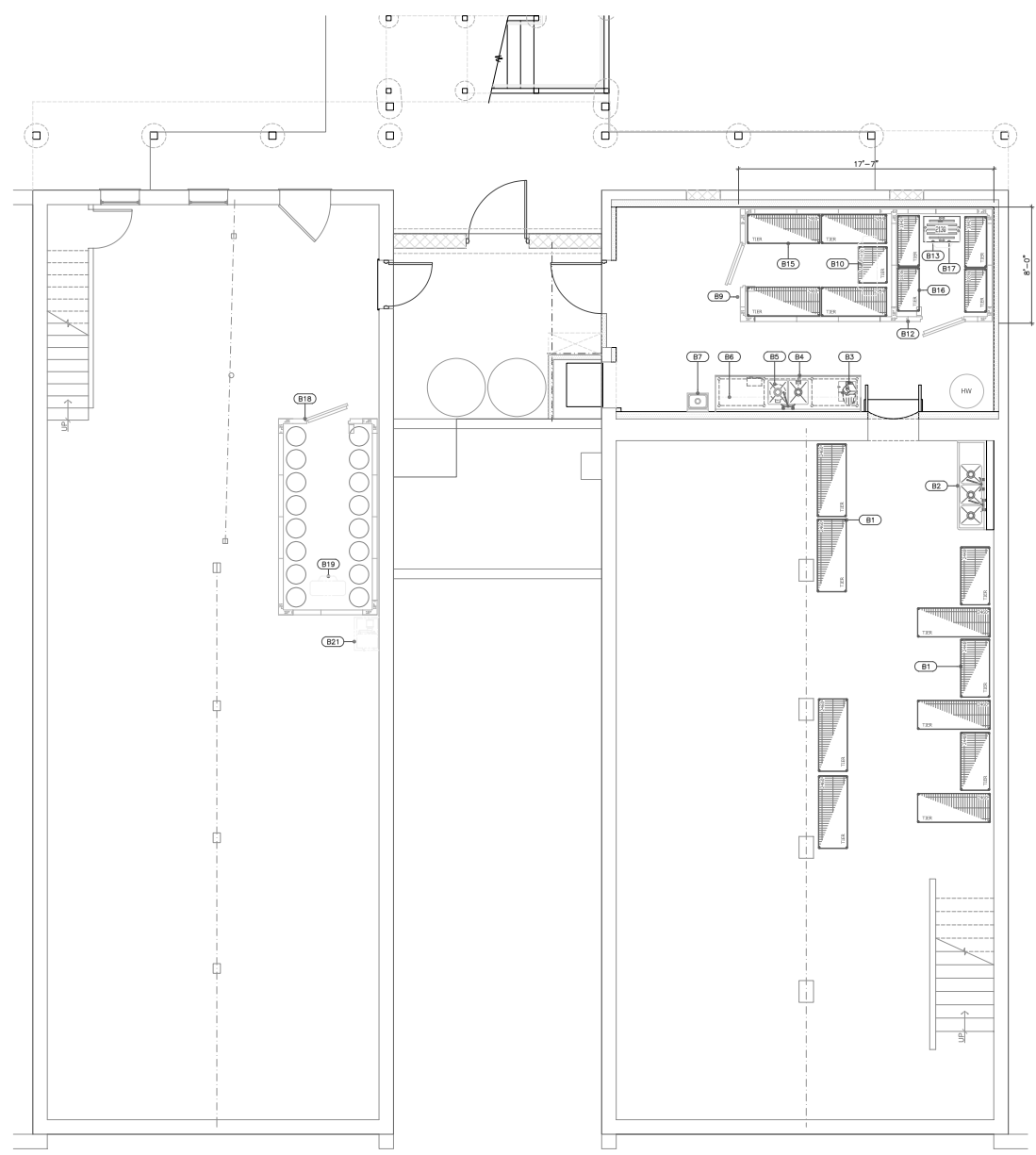
Parcel Map

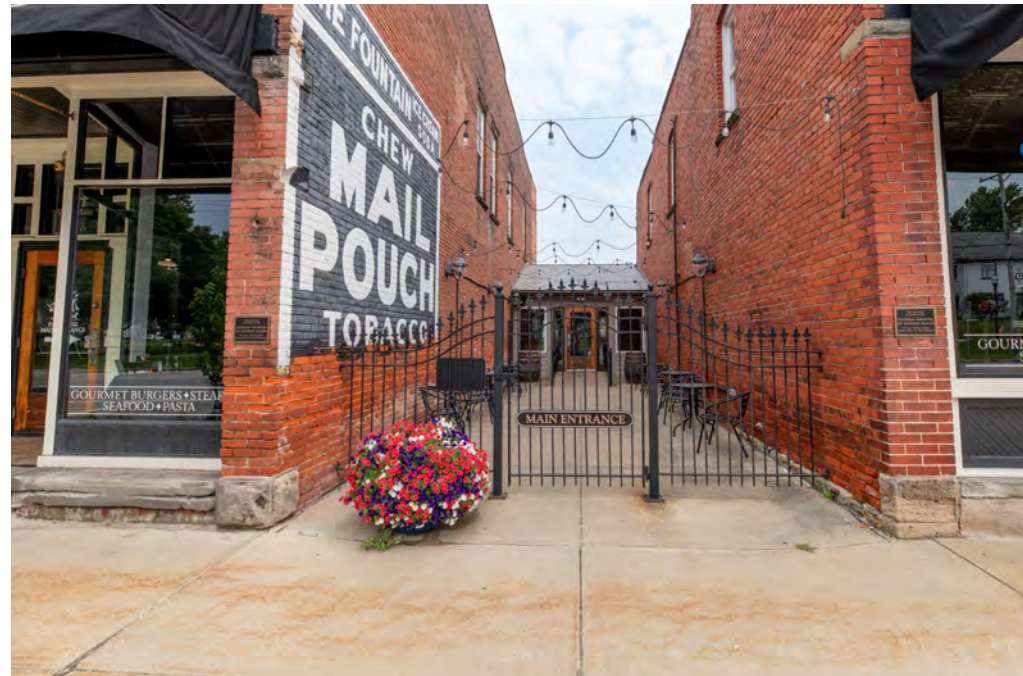


PARCEL #	BUILDING SF	LAND SIZE
02-A-008-A-00-038-0 74 West Main	5,940 SF	0.135 AC
02-A-008-A-00-037-0 70 West Main	5,166 SF	0.041 AC

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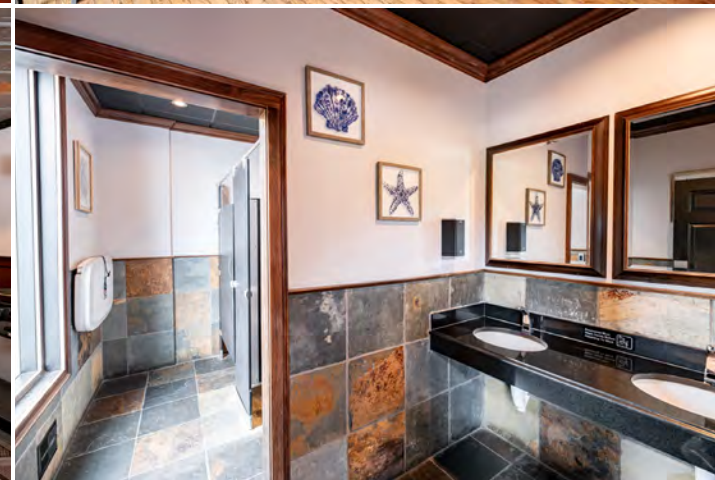
Equipment Schedule

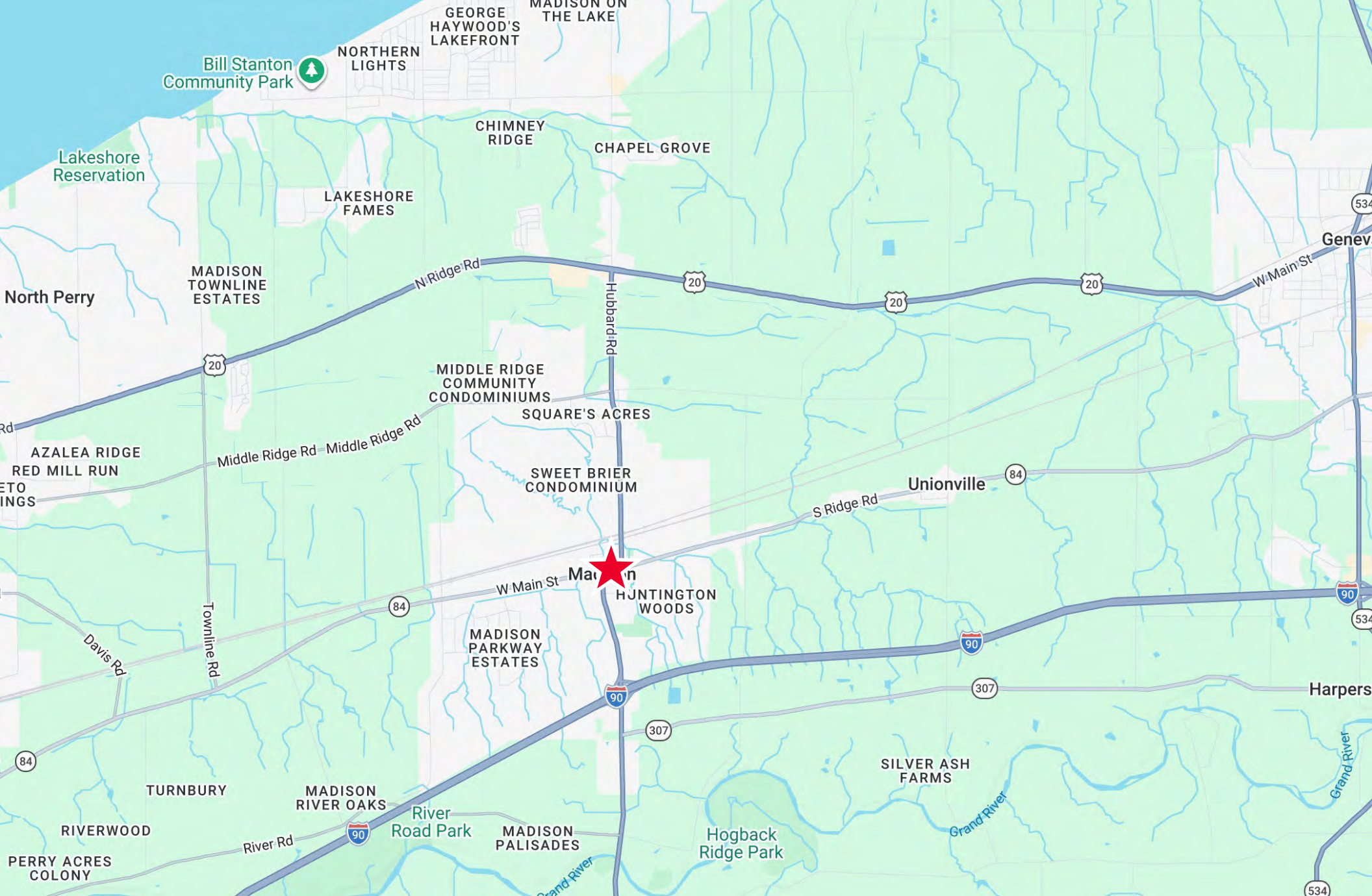












25,025

Population
(2025 | 5 Miles)

44.4

Median Age
(2025 | 5 Miles)

10,301

Households
(2025 | 5 Miles)

\$104,520

Household Income
(2025 | 5 Miles)

666

Businesses
(2025 | 5 Miles)

5,747

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 Over 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!

CAMPUS & FACILITIES

A World-Class Youth Athletic Campus



 800+ Acres	 850,000+ Sq. Ft. Of Indoor Training	 Olympic Pool
 Indoor & Outdoor Tracks	 Stadium	 Sports Medicine
 On-Campus Starbucks	 Marriott Hotel	 Wyndham Hotel
 SPIRE Village On-Campus Student Residences	 Modern Dining Hall With Performance-Driven Nutrition	



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MADISON, OHIO 44057**

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