

HISTORIC RESIDENCE · OPERATING SHORT-TERM RENTAL

# The John Evans Home.

— 129 N Main St · Waynesville, OH 45068

An 1836 Federal-style brick residence on Main Street, currently operating as a short-term rental. National Register Historic District. Furnishings available separately.

LIST PRICE

**\$600,000**

LIVING AREA

**2,994 SF**

BED / BATH

**5 / 3.5**

YEAR BUILT

**1836**

ANNUAL FESTIVAL VISITORS

**600,000+**

LISTED BY:

John Bissman · 513.800.0675



FRONT FACADE · 1836 FEDERAL BRICK



REAR YARD · ONE PLATTED LOT

THE THESIS

# An operating rental. On Main Street.

A turnkey hospitality asset in Waynesville, the trademarked Antiques Capital of the Midwest, in a village older than the State of Ohio drawing 14.3 million county visitors a year and 600,000+ Main Street festival visitors a year.

LIST PRICE

**\$600K**

LIVING AREA

**2,994 SF**

BED / BATH

**5 / 3.5**

OPERATION

**Active**

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JOHN BISSMAN · 513.800.0675



FOYER · PERIOD DETAIL · THROUGH TO LIVING



KITCHEN · MODERN UPDATES



DINING · ORIGINAL MANTLE



01 · LIVING · LIBRARY FEEL



02 · MASTER · KING SUITE



03 · REAR ELEVATION · BRICK & GARDEN



04 · SUNROOM · REAR ACCESS

THE ASSET

# 129 North Main Street.

Warren County Auditor · Account 8100241 · Parcel 0906207008.

Built 1836 · Federal style · Brick masonry · Stone foundation · Public utilities.

DETAIL	VALUE
Living Area	2,994 SF
Bedrooms	5
Bathrooms	3.5
Year Built	1836
Construction	Brick · Stone Foundation
Heat / Cool	Forced Air · Central AC
Utilities	Public Water · Public Sewer
Status	Operating Short-Term Rental

PARCEL · WARREN COUNTY GIS

## SINGLE PLATTED LOT OF RECORD

view

↑ N

DAYTON <25 mi

CINCINNATI >45 mi

PARCEL 0906207008 · 129 N MAIN ST

PARCEL 0906207008	TAX DISTRICT Waynesville Corp · 81	SCHOOLS Wayne Local SD
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THE POSITIONING

# A village that still lives like a village.

Waynesville is not a destination you build. It is a community that already operates. Independent shopkeepers, multi-generation tenants, a preserved streetscape, and a calendar of festivals that bring the region to Main Street year-round.

That stability is the asset. Visitors come back because the foot traffic is real, the village protects the look and feel that draws shoppers in the first place, and the storefronts stay full.

WHAT YOU ARE BUYING INTO

A village **older than the State of Ohio**, laid out on a walkable English-village grid, preserved by a National Register Historic District, and stewarded by local owners who have been operating these blocks for decades. Visitors return because the place is built to keep them.

LOCAL OPERATORS

100%

Independent · No national chains

HISTORIC SHOPS ON MAIN

~100

Antiques Capital of the Midwest™

225 YEARS OF CONTINUITY. WHY THIS MAIN STREET STILL WORKS.



1797

**Town plotted on an English grid**

Walkable squares. Built for commerce on foot, not highway.



1803

**Ohio achieves statehood**

Waynesville predates the state around it.



1850s

**Main Street built out**

Brick & frame storefronts that still anchor the district today.



1970

**First Sauerkraut Festival**

1,500 visitors. Today: 400,000+. Main Street is the venue.



2002

**National Register Historic District**

36 acres. Preservation Board protects the streetscape.



Today

**Independent Main Street**

Local operators, preserved streetscape, year-round foot traffic.

THE TRAFFIC

# Not one weekend in October.

Waynesville draws crowds every season. Main Street is the venue. This property is always in the foot traffic.

COUNTYWIDE TOURISM

## \$1.7B

Warren County tourism impact (2023, Tourism Economics + TourismOhio)

OCT • 2nd Full Weekend

### OHIO SAUERKRAUT FESTIVAL

400,000+ visitors. 460 vendors from 25 states. Main Street is the venue. 55+ year tradition.

JUN • Annual

### CELTIC FEST OHIO

50+ vendors. Traditional music, bagpipes, sheepherding demos. Renaissance Park.

DEC • 1st Weekend

### CHRISTMAS IN THE VILLAGE

1,300 luminaries line Main St. Carolers, Santa, holiday shopping. Annual tradition.

AUG to OCT • 8 Weekends

### OHIO RENAISSANCE FESTIVAL

200,000+ visitors per Warren County CVB. 30-acre permanent site at Renaissance Park near Harveysburg. 10 minutes from the property.

JUN • JUL • AUG

### WAYNESVILLE STREET FAIRES

Monthly summer series on Main St. Antiques, crafts, live music. Drives repeat weekend traffic.

SEP / OCT

### WAYNESVILLE FALL FEST

Harvest-themed event on Main St. Bridges the gap between summer faires and Sauerkraut.

ANNUAL FOOT-TRAFFIC CALENDAR





CONTEXT

# The corridor, not the strip mall.

Waynesville sits between Dayton and Cincinnati on the I-75 corridor. 10 minutes from Kings Island. 10 minutes from Caesar Creek State Park. Every major retail anchor in the region is inside a 15-minute drive.

To Dayton  
~30 min · 25 mi

To Cincinnati  
~45 min · 45 mi

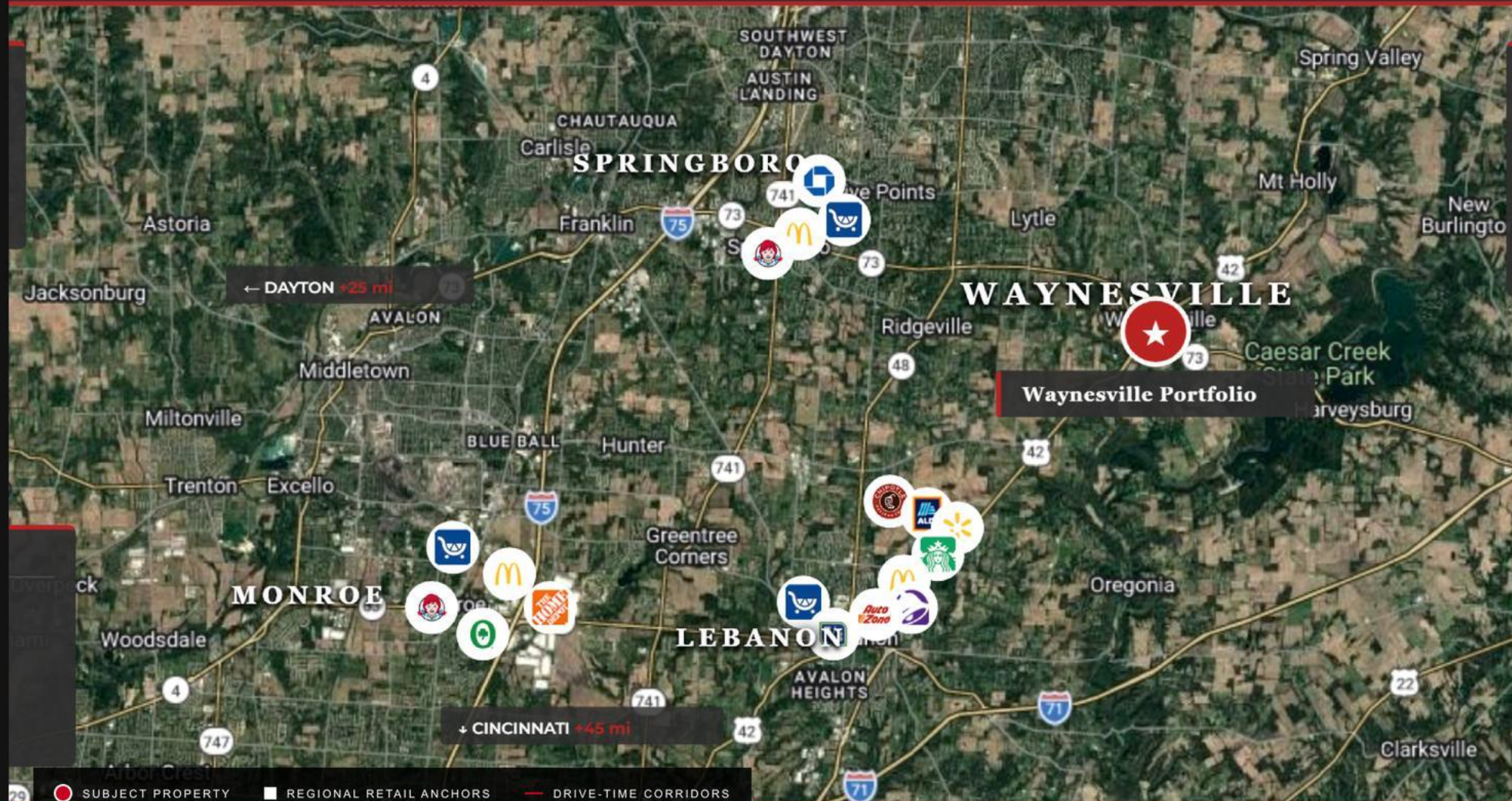
To Kings Island  
~10 min

To Caesar Creek SP  
~10 min

Little Miami Trailhead  
0.5 mi · 39 S Maple

Warren County  
Among Ohio's fastest-growing counties · +13.9% since 2010 (US Census, +29,644 residents) · 14.3M visitors countywide in 2024 (Warren County CVB).

## Area Overview



**WAYNESVILLE**  
Antiques Center  
~100 Historic Homes  
Stone House  
Village Farm  
Ohio Sauer  
350K+ Fest

- LEBANON**
- Walmart
  - Kroger
  - Chipotle
  - Starbucks
  - Aldi
  - AutoZone
  - Fifth Third
  - McDonald's
  - Taco Bell

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TRADE AREA · 10-MIN DRIVE

# The spending power within a 10-minute drive.

Trade-area demographics, not village population, drive Main Street commerce. Inside a 10-minute drive of the property: above-average incomes, high homeownership, and the discretionary spending that supports independent retail, dining, services, and overnight stay.

MEDIAN HH INCOME

**\$96,167**

Trade area

HOMEOWNERSHIP

**84.6%**

3,742 owners · 681 renters

AVG. HH SPENDING

**\$42,418**

Housing, retail, dining, travel

TRADE-AREA POPULATION

**11,924**

10-min drive · not village count

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from Waynesville, OH 45068

CITY, STATE

**Waynesville, OH**

POPULATION

**11,924**

AVG. HHSIZE

**2.74**

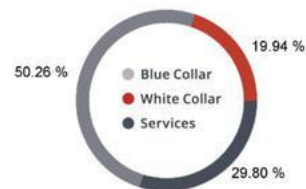
MEDIAN HH INCOME

**\$96,167**

HOME OWNERSHIP



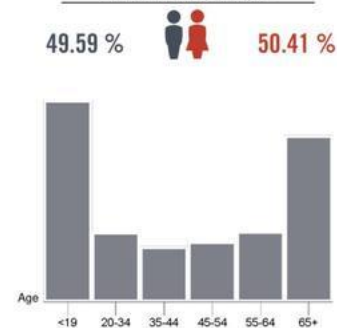
EMPLOYMENT



EDUCATION



GENDER & AGE

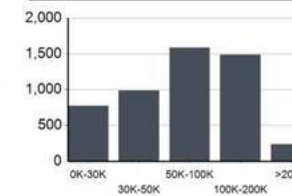


RACE & ETHNICITY



## MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING



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## SIX REASONS

# Waynesville does the work. The asset is set up to capture it.

## 01 / OPERATING ASSET

**ACTIVE SHORT-TERM RENTAL IN PLACE.**

Tenants run the property as the John Evans House Historical Landmark on Airbnb today. The buyer continues the tenant arrangement at close, takes over operations directly when the lease rolls, or repositions to private use. Day-one cash flow.

## 02 / 600,000+ FESTIVAL VISITORS

**RIGHT OUT THE FRONT DOOR.**

Sauerkraut Festival 400,000+, Renaissance Festival 200,000+ at Renaissance Park near Harveysburg, Christmas in the Village 1,300 luminaries on Main St, Celtic Fest, Street Faires, Fall Fest. Main Street is the venue and 129 N Main is on it.

## 03 / LITTLE MIAMI TRAIL

**1.79 MILLION ANNUAL USES.**

The trailhead sits at 39 S Maple Street, half a mile south of the property. Tri-State Trails recorded 1.79M uses on the corridor in 2024, the largest paved trail in the Miami Valley network. Year-round overnight demand independent of the festival calendar.

## 04 / 14.3M COUNTY VISITORS

**\$1.7B WARREN COUNTY TOURISM.**

14.3M visitors countywide in 2024, a record (Warren County CVB). \$1.7B in tourism economic impact (2023, Tourism Economics + TourismOhio). Waynesville is a primary stop on the regional visitor circuit, not a side trip.

## 05 / FURNISHED · TURNKEY

**FURNISHINGS AVAILABLE SEPARATELY.**

Period-appropriate inventory transfers under separate agreement. The transition from current operation to new ownership runs without a furniture-replacement capex line. Active Airbnb listing and review history sit with the in-place tenant operation.

## 06 / SINGLE PARCEL · UPSIDE OPEN

**REAR-YARD EXPANSION IS A CONVERSATION.**

One platted lot of record. Rear-yard addition, accessory structure, or future split is conversation territory with the Village of Waynesville and the Historic Preservation Board. Not underwritten into the price; available to a buyer who wants to pursue it.



THE CORRIDOR

## Five walkable blocks of Main Street.

Antique shops, galleries, cafes, and boutiques. The Historic Preservation Board oversees standards. That is why the corridor still looks like this.

### DESIGNATION

## The location is the thesis.

### FOUNDED

#### 1797 · Quaker village

Older than the State of Ohio. Laid out on an English-village grid.

### HISTORIC DISTRICT

#### 36 acres · 98 buildings

National Register of Historic Places, listed 2002.

### THE BLOCK

#### N Main · Inside the District

129 N Main is a contributing 1836 building inside the 36-acre NR District. The corridor's Federal-era brick is what visitors come to see.

### THE BRAND

#### Trademarked destination

"Antiques Capital of the Midwest." ~100 shops & eateries draw collectors nationally.

**This is not a bedroom community on a highway.** It is a Quaker village that has drawn visitors since 1797 and still does, and 129 N Main is a contributing building on its Main Street.

## THE OFFERING

# \$600,000. Fee simple. Furnished or not.

## FEE SIMPLE SALE

One deed · one parcel · one transaction. Tenant in place at close.

## FURNISHINGS

Available separately. Period-appropriate inventory transfers under separate agreement. Active Airbnb listing and reviews held by the in-place tenant operation.

## OPERATING DETAIL

Lease abstract and current rent schedule available on request. Buyer to verify operating costs in due diligence.

## PORTFOLIO PACKAGE

Available as part of the broader Waynesville Historic Main Street portfolio. 15 properties total.



LISTING AGENT

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CO-LISTING AGENT

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