

For Sale

768 Fleming Road / Cincinnati, OH 45231



**REDEVELOPMENT
OPPORTUNITY**

Property Highlights

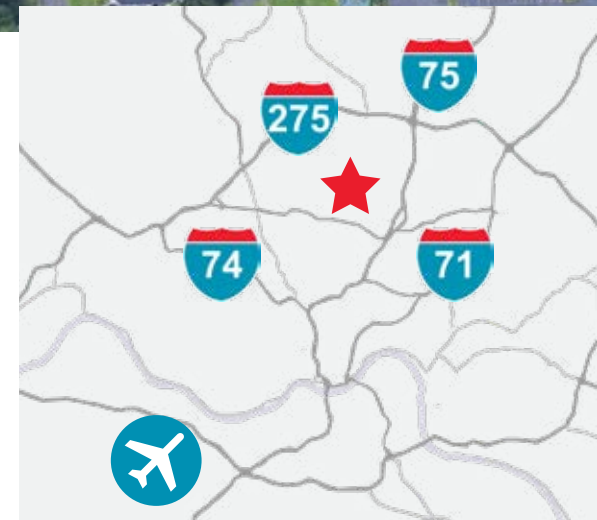
- Plot totaling 1.475 acres zoned for C-PUD Commercial Planned Unit Development
- Two-story 3,511 sf house (vacant) on 768 Fleming with patio and attached two-car garage
- Located on the corner of Winton and Fleming roads
- Off of Ronald Reagan Cross County Highway (State Route 126) near I-75

• Sale Price \$360,000

MAJOR PRICE REDUCTION

Area Amenities

- Winton Woods (golf courses, education farm, horseback riding center, archery, campground, boating and more)
- Powel Crosley, Jr. YMCA
- Medical, dental and veterinary offices
- Brentwood Bowl
- Churches and event centers
- Retail and dining



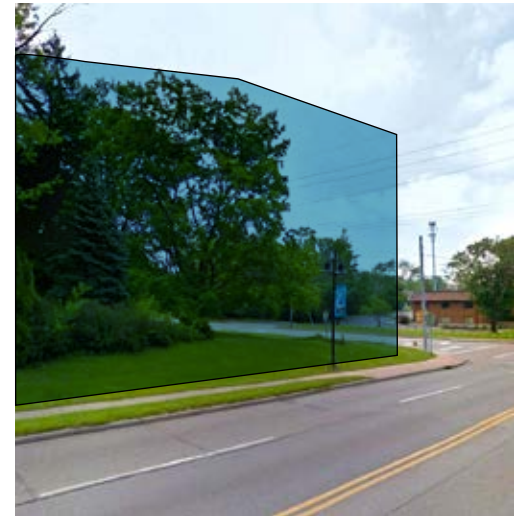
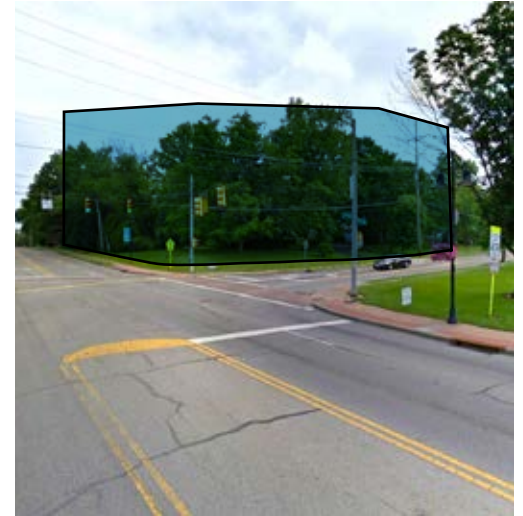
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Location

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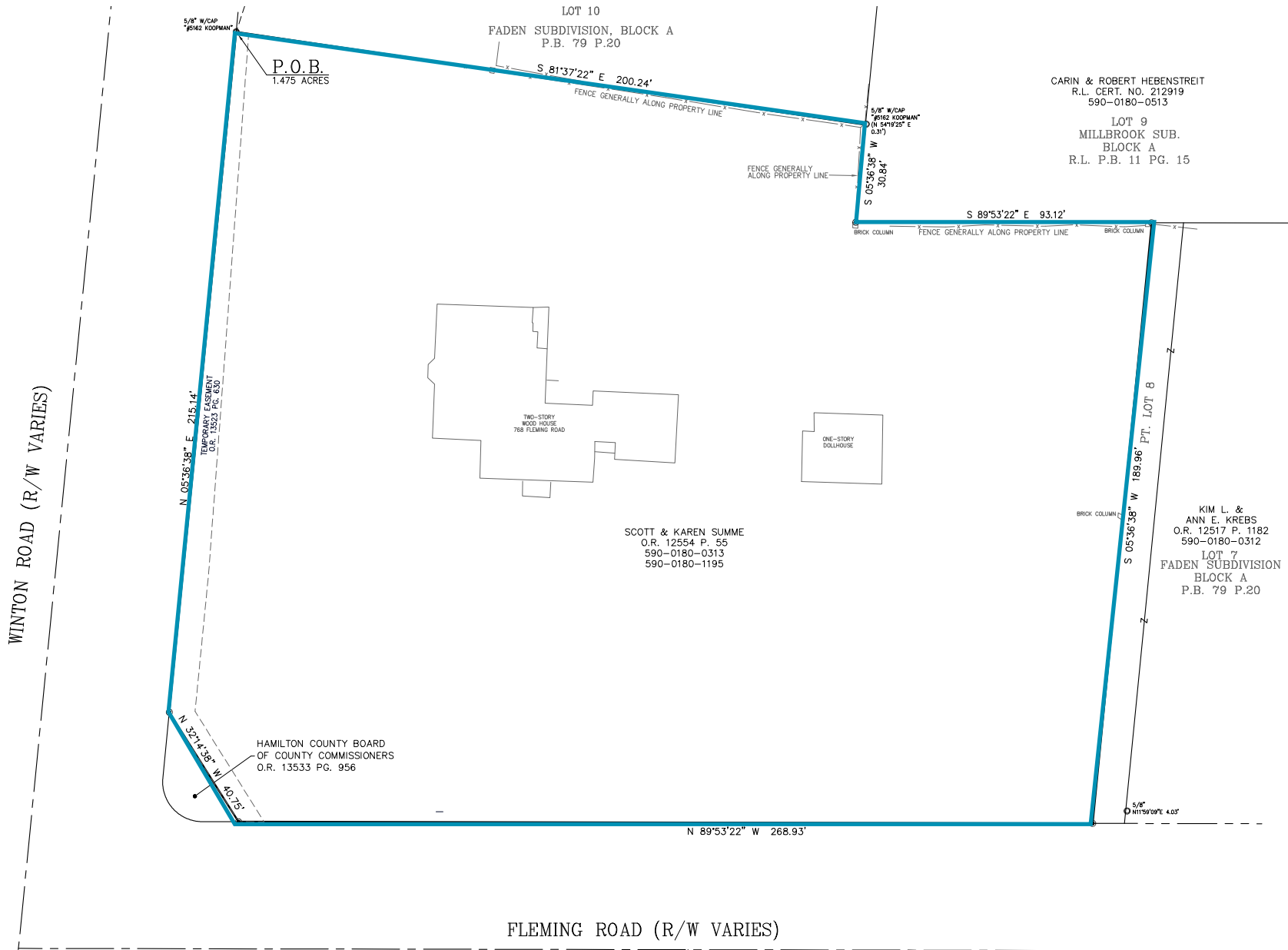
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Site Plan



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Property Highlights

Address	768 Fleming Road Cincinnati, OH 45231
Year House Built	1941
Finished SF	3,511 (2,176 1st Floor, 1,335 2nd Floor)
Stories	2
Total Rooms	10
No. Beds/Offices	6
No. Bathrooms	2 full + 2 half
No. Fireplaces	1
Basement	Partial, Unfinished
Special Feature	Dollhouse (vacant)
Construction	Conventional Frame/Siding
HVAC	Base Heating/Central Air Conditioning
Land Area	1.475 acres
Zoning	C-PUD Commercial Planned Unit Development



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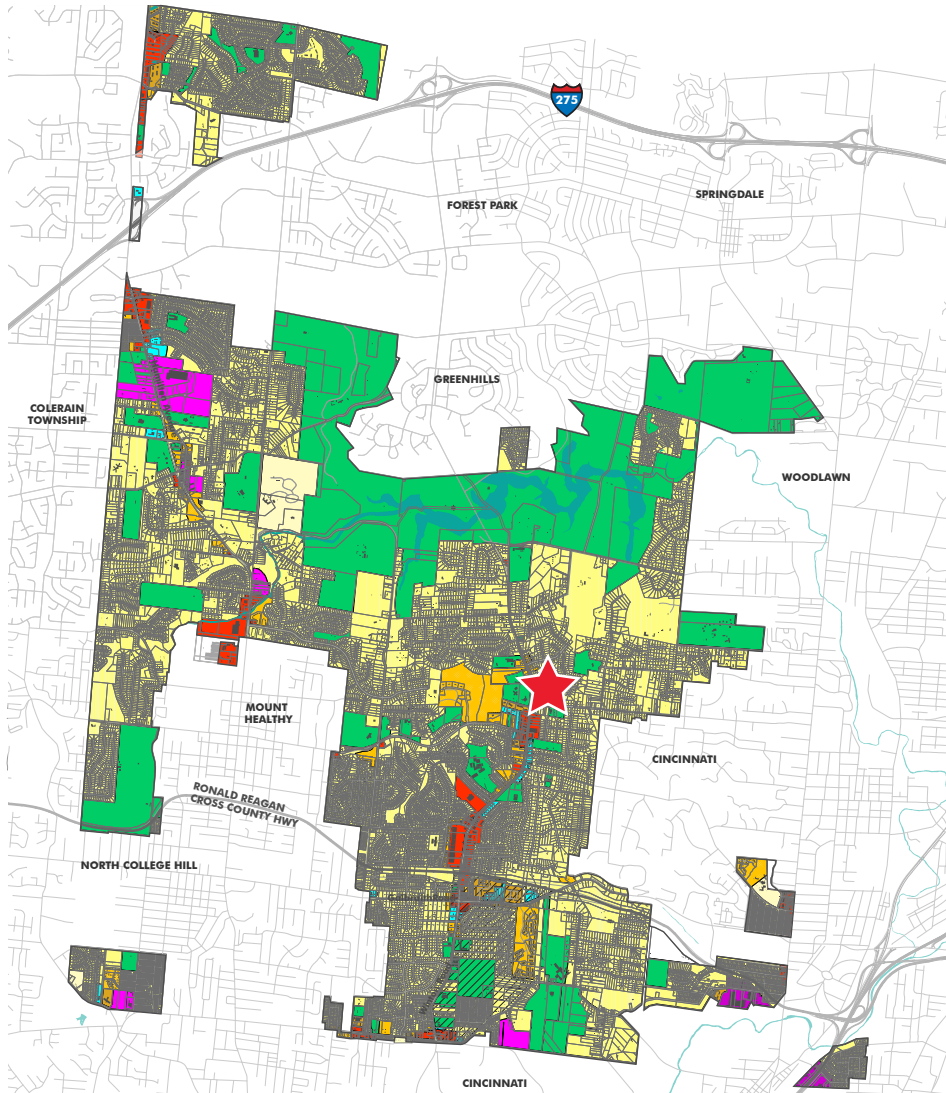
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Area Amenities

- 1 Mt. Healthy Hatcheries, W H Shroyer Nursery
- 2 McKelvey Road Baptist Church
- 3 Powel Crosley, Jr. YMCA
- 4 Abundant Life Apostolic Church
- 5 St. Bartholomew Church, John Paul II Catholic School
- 6 Seven Hills Women's Health Center
- 7 Freddy's Frozen Custard & Steakburgers, Grady Veterinary Hospital, Holistic Health Center, Pediatric Care, The Honerlaw Firm, Papa John's Pizza, Richard J. Chanin, DMD, Sunoco Gas
- 8 McDonald's, Sibcy Cline, Taco Bell, AJ's Bar & Restaurant, Brentwood Bowl, U.S. Bank, Domino's Pizza, Great Clips
- 9 United Dairy Farmers, Woody's Express Carwash, Skyline Chili
- 10 Springfield Township Fire Department & Administration, The Grove Event Center
- 11 Northminster Church, Journey to Hope
- 12 Lowitz & Meier Dentists, Studio89 Salon, WesBanco
- 13 Dunkin', Arby's Lucky Turtle, Brentwood Spirits
- 14 Uncle Bill's Garden Center, Brentwood Printing, Sister's with Style, Talking Heads Aveda Concept, Taj Mahal Indian Cuisine, Jenny Craig, Sundy's Pub, CVS
- 15 Petco, Planet Fitness, Hibbett Sports, GameStop Prestige, Burger King, KFC, Jersey Mike's, Key Bank, PNC Bank, Kroger + Fuel Center, Chipotle Mexican Grill
- 16 Tire Discounters, Fantastic Wok, Donatos Pizza, Conover Family Dental, Bernstein Allergy Group
- 17 Panera Bread, Tires Plus, Speedway
- 18 Faith Lutheran Church, Wendy's, Mobil Gas
- 19 Bob Evan's, The Hill Hear Better Clinic, Big D House, Walgreens
- 20 Pizza Hut, Brentwood Auto Care, Shell Gas
- 21 Subway, J Gumbos, LaRosa's, Wingstop, Dollar Tree, Graeter's Ice Cream

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Springfield Township

Legend

- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional
- Core Area Overlay Zone



Demographic Estimates & Traffic Counts

	1 Mile	3 Mile	5 Mile
Estimated Population (2019)	7,127	72,529	210,373
Projected Population (2024)	7,109	72,867	211,957
Estimated Households (2019)	2,911	31,347	90,824
Projected Households (2024)	2,872	31,109	90,423
Est. Avg. Household Income (2019)	\$116,543	\$78,841	\$68,119
Projected Avg. Household Income (2024)	\$179,683	\$100,072	\$83,942
Est. Median Household Income (2019)	\$90,237	\$63,099	\$55,953
Projected Median Household Income (2024)	\$104,402	\$73,570	\$65,086
Median Age	44.2 Years	39.2 Years	37.9 Years
2018 Average Annual Daily Traffic:			32,912

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