

FOR SALE

8464 Winton Road Cincinnati, OH 45231

NAI Bergman



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Office | 5,500 SF

- 5,500 s.f. Office on .7 Acre
- Finneytown/Springfield Twnshp./Wyoming Market
- Located Across from Kroger Anchored Brentwood Plaza
- Near Planet Fitness, Chipotle, CVS, Starbucks. Panera, Banks, Applebees. etc.
- 25+ Car Parking
- Excellent Signage



Map data ©2023 Google

✉ **Evan Jeffrey Williams**
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

📍 **4695 Lake Forest Drive**
Cincinnati, OH 45242
bergmancommercial.com

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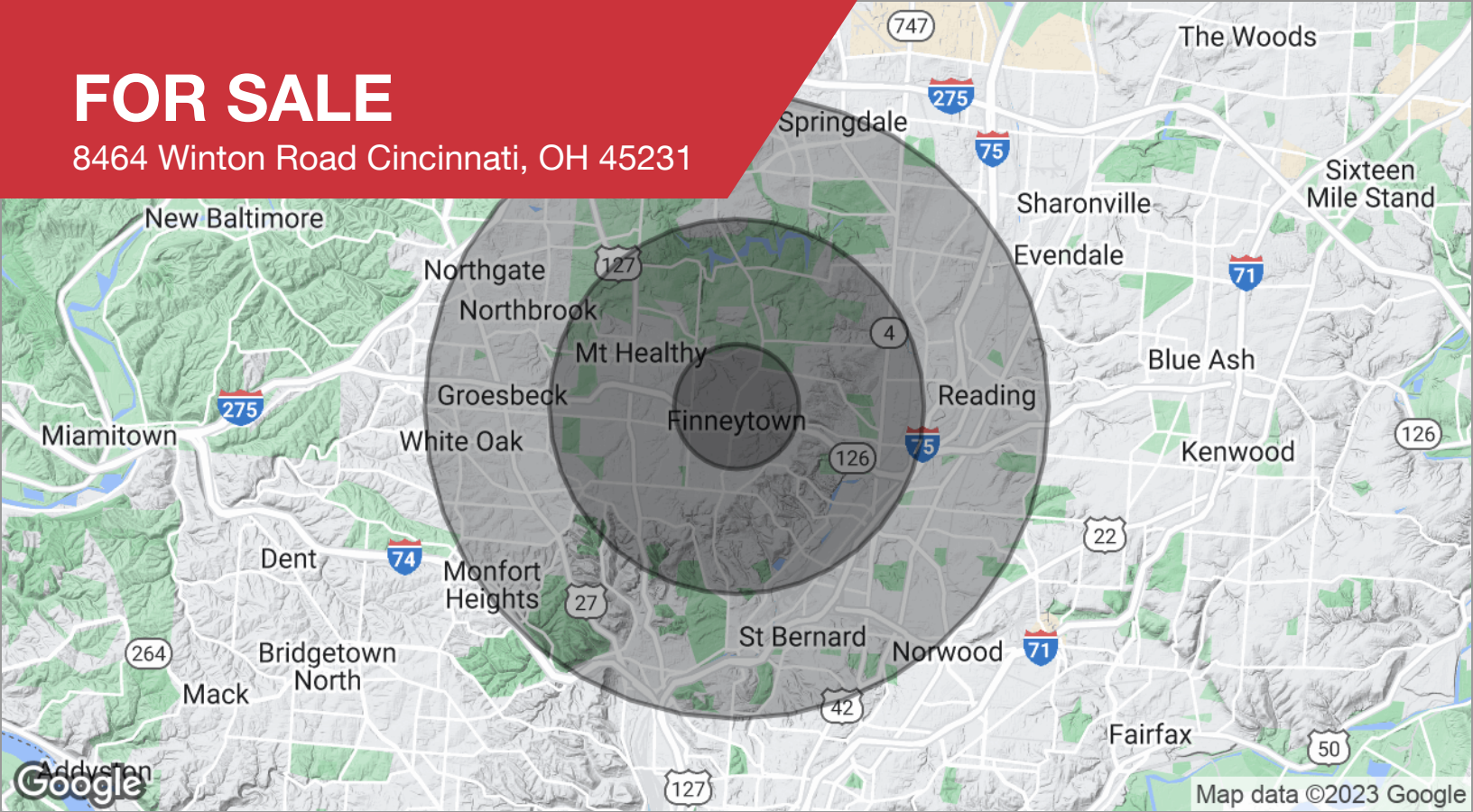
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,809	82,456	233,375
Median age	38.7	37.8	36.8
Median age (male)	37.2	35.6	34.8
Median age (Female)	39.0	39.2	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,684	34,025	95,440
# of persons per HH	2.7	2.4	2.4
Average HH income	\$73,662	\$60,438	\$55,593
Average house value	\$157,096	\$135,737	\$140,270

* Demographic data derived from 2020 ACS - US Census