

# SALE

## 501 N WITTENBERG AVE

501 N Wittenberg Ave Springfield, OH 45504



### PROPERTY DESCRIPTION

Rarely does a property this distinctive come to market. Located at 501 N. Wittenberg Avenue in Springfield, Ohio, this 8,430 square foot former sorority house is a genuine one-of-a-kind asset — architecturally significant, institutionally built, and brimming with adaptive reuse potential that few properties can match.

From the moment you step through the mid-century modern entry, the scale and character of this building make an immediate impression. The formal living and social room anchors the main floor, providing the kind of grand communal space that today's developers, operators, and creative users actively seek and rarely find. With 14 bedrooms spread across the building's footprint, the floor plan lends itself naturally to residential conversion, boutique lodging, group living, or community programming — all within a solid, well-proportioned structure built to institutional standards.

The commercial kitchen adds a layer of functionality and value that most residential conversions require years and significant capital to achieve. For an operator entering the hospitality, event, or food service space, this asset arrives ready to work.

Springfield's growing development momentum — anchored by significant public and private investment in the downtown and near-campus corridors — makes the timing of this offering particularly compelling.

### OFFERING SUMMARY

Sale Price:	\$575,000
Number of Units:	14
Lot Size:	15,484 SF
Building Size:	8,430 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	24,285	34,140	47,806
Total Population	59,213	82,820	116,183
Average HH Income	\$62,334	\$69,358	\$78,065

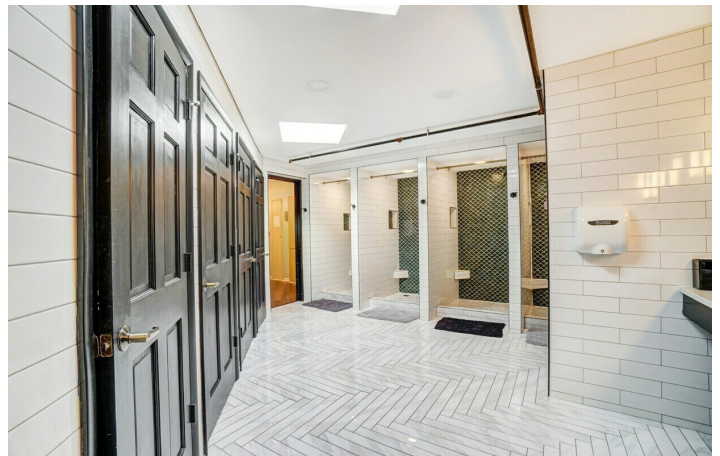
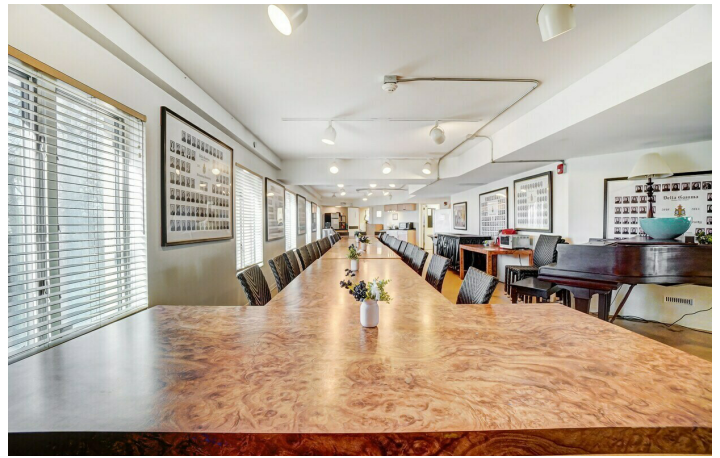
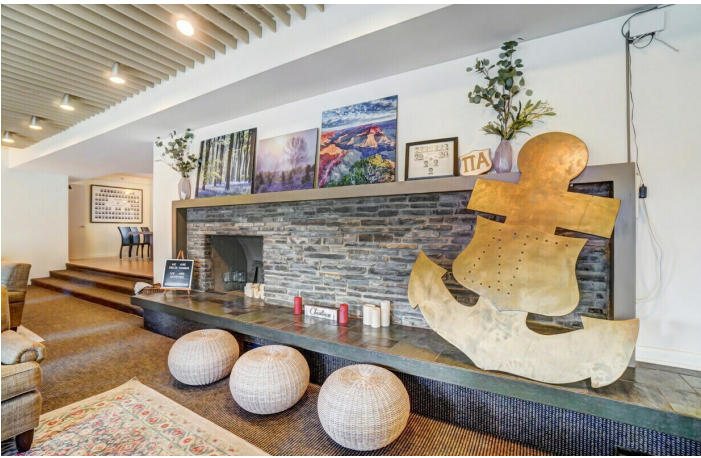
**Patrick Williams**  
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HERITAGE

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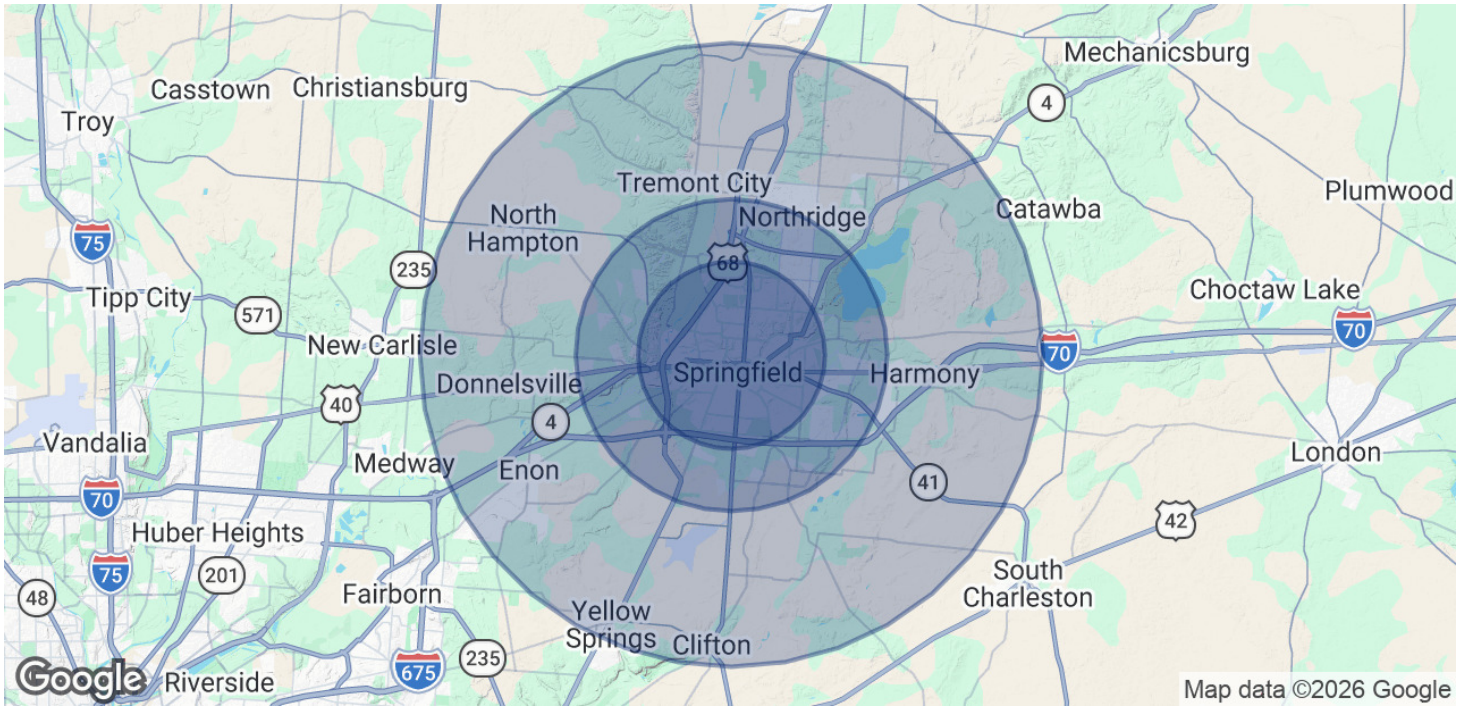


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## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	59,213	82,820	116,183
Average Age	37.5	39.7	41.7
Average Age (Male)	37.9	39	40.1
Average Age (Female)	38.1	41.4	43.9

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	24,285	34,140	47,806
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$62,334	\$69,358	\$78,065
Average House Value	\$120,118	\$151,040	\$176,828

2023 American Community Survey (ACS)

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