



RATH EQUITY, LTD.

**1,077 - 3,171 SF  
OF FLEXIBLE  
OFFICE SPACE  
FOR LEASE**

PRIME LOCATION & ACCESSIBILITY

VERSATILE OFFICE SPACE

HIGH VISIBILITY

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415 GLENSPRINGS,  
GLENDALE, CINCINNATI, OHIO



## PROPERTY OVERVIEW

**Professional Office Spaces:** Ideal for small businesses, startups, or independent professionals needing private offices or collaborative workspaces.

**Medical:** Suitable for small medical practices, physical therapy clinics, chiropractic offices, or wellness services.

**Service-Based Businesses:** Perfect for financial services, legal firms, consulting agencies, real estate offices, or insurance agencies.

**Creative & Tech:** Can accommodate graphic designers, marketing firms, software developers.

### LEASE RATE

\$13.95 P/SF

### SQ FT

1,077 - 3,171 SF

### LOT SIZE

2.65 acres

### USE

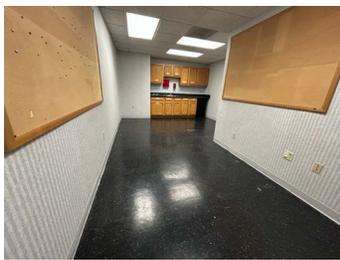
Office

## AVAILABLE SUITES

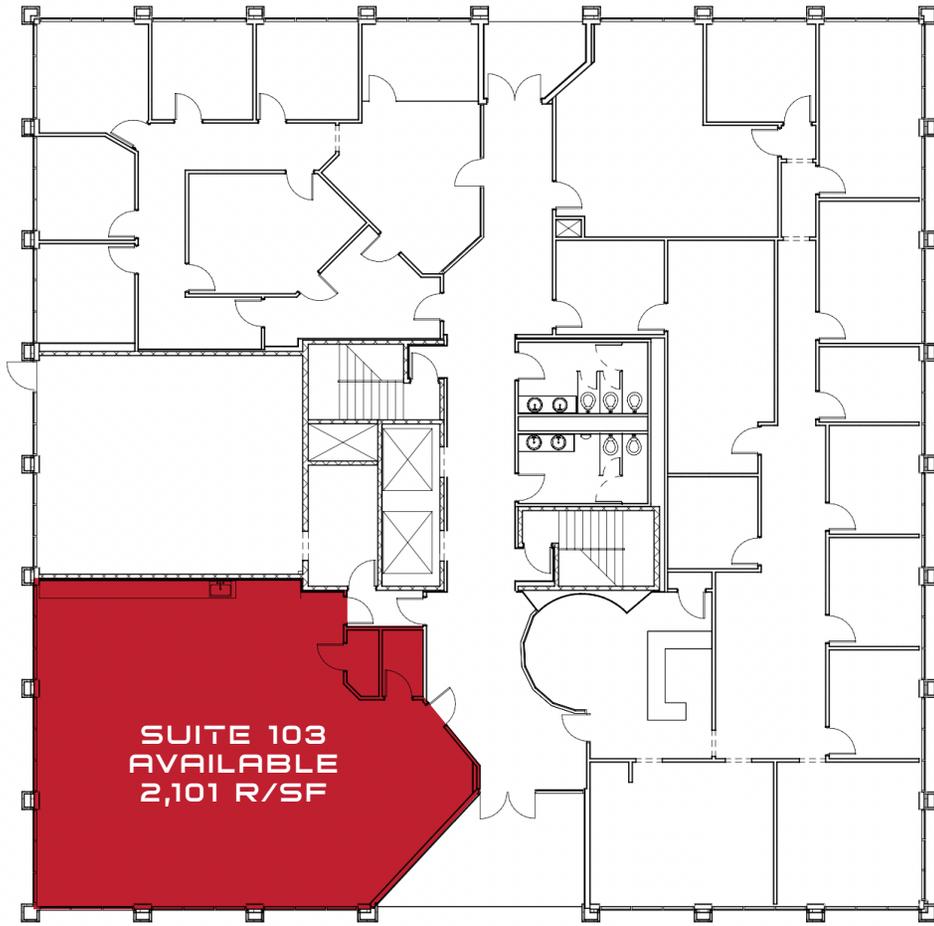
- >> **Suite 103:** 2,101 SF
- >> **Suite 202:** 3,171 SF
- >> **Suite 304:** 594 SF
- >> **Suite 306:** 1,077 SF
- >> **Suite 307:** 1,575 SF

## PROPERTY HIGHLIGHTS

- >> Prime Location & Visibility
- >> High Visibility Business Hub
- >> Move in Ready & Customizable

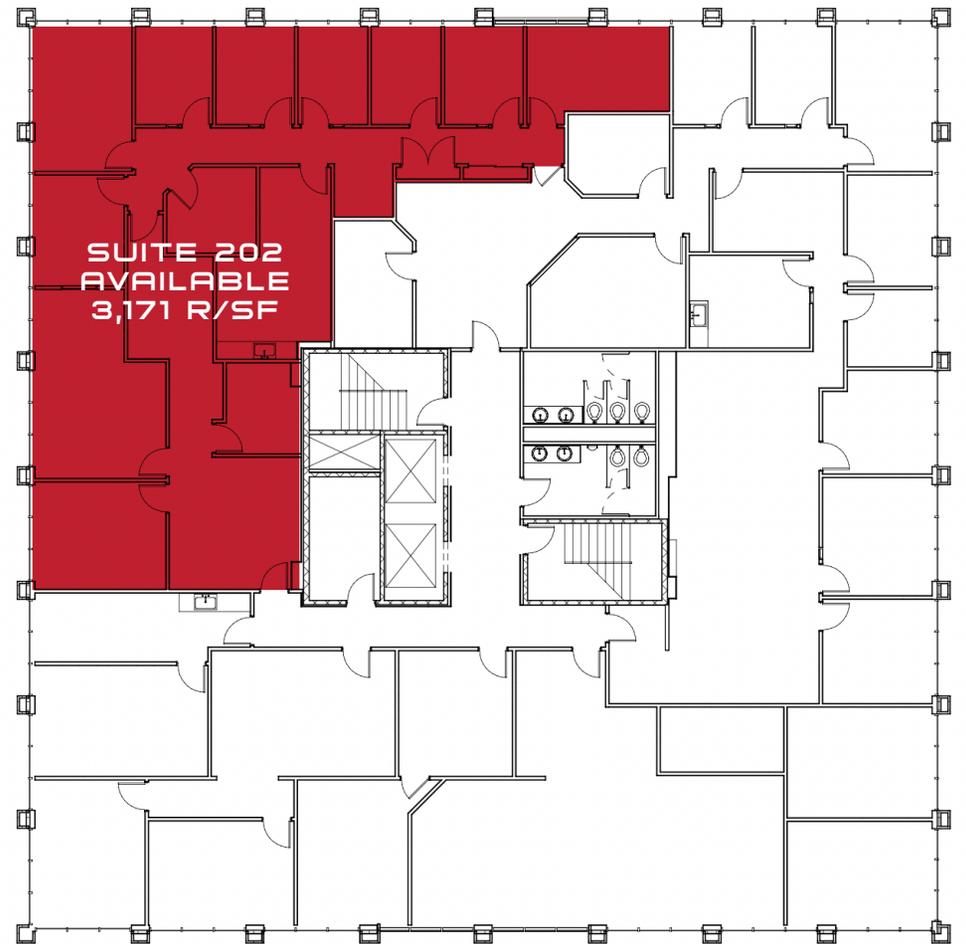


# FLOOR PLANS

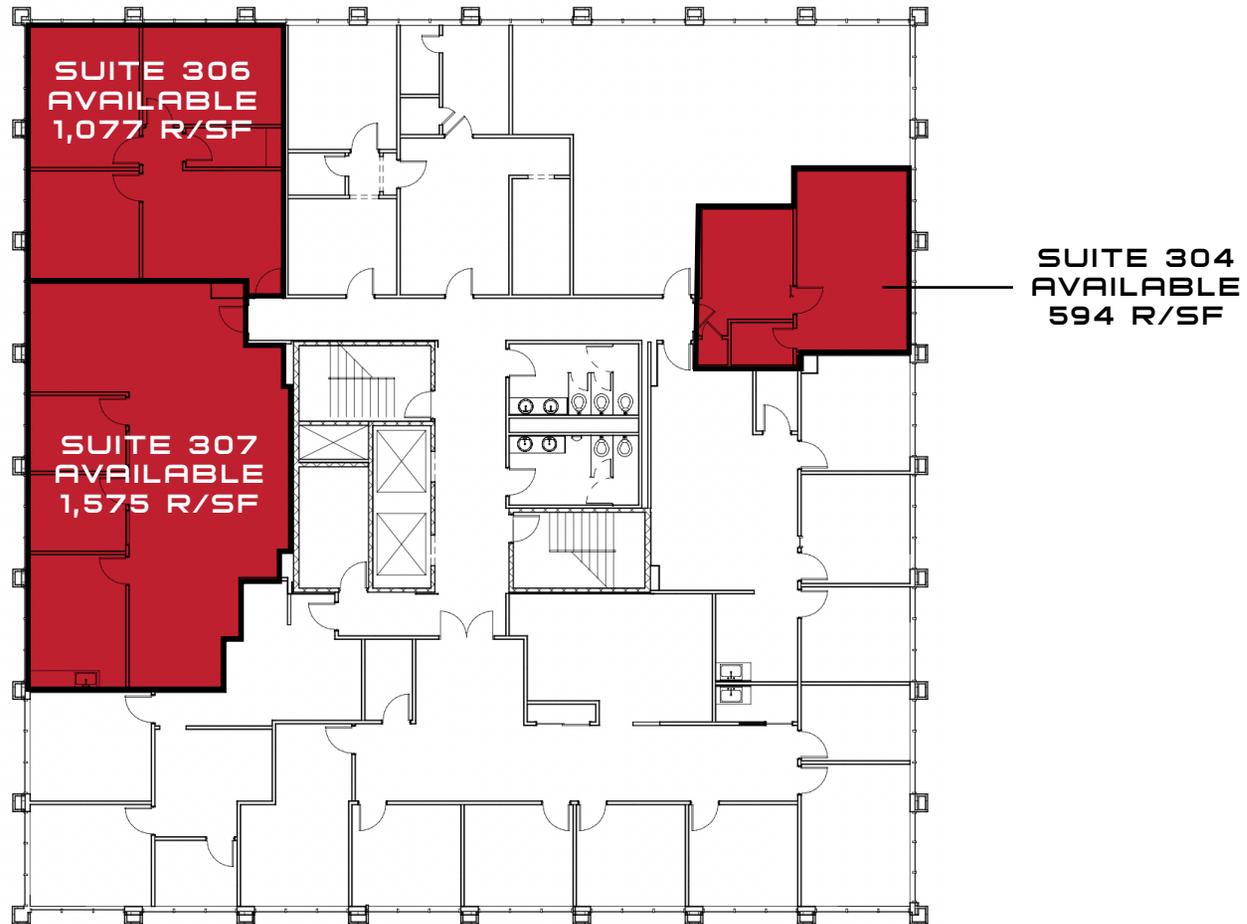


**FIRST FLOOR**

## SECOND FLOOR



# FLOOR PLANS



**THIRD FLOOR**



# PROPERTY AERIAL



123,695 VPD

COMING SOON






SPRINGFIELD PIKE | 22,605 VPD



GLENSPRINGS DR



# NEARBY AMENITIES



**HOBBY LOBBY**



**PETSMART**

**Office DEPOT**

**Burlington**

**VCF VALUE CITY FURNITURE**



**FIVE GUYS**

**GOLF GALAXY**



**SKY ZONE**



**ASHLEY**



**SPRINGDALE COMMUNITY CENTER**

**KEMPER RD**

**PRINCETON PIKE**

**SPRINGFIELD PIKE**



**LOWE'S**



**Chick-fil&**

**Culver's**

**DSW**

**five BELOW**

**T.J. maxx**

**ROSS DRESS FOR LESS**

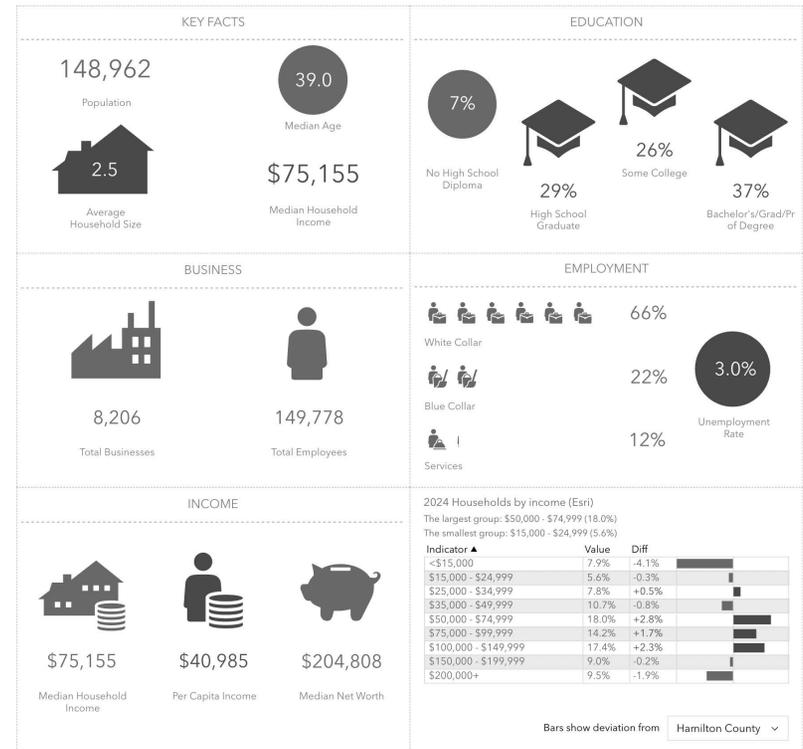
**HAVERTYS MAKES IT HOME**

# 5 MILE KEY FACTS

## DEMOGRAPHICS

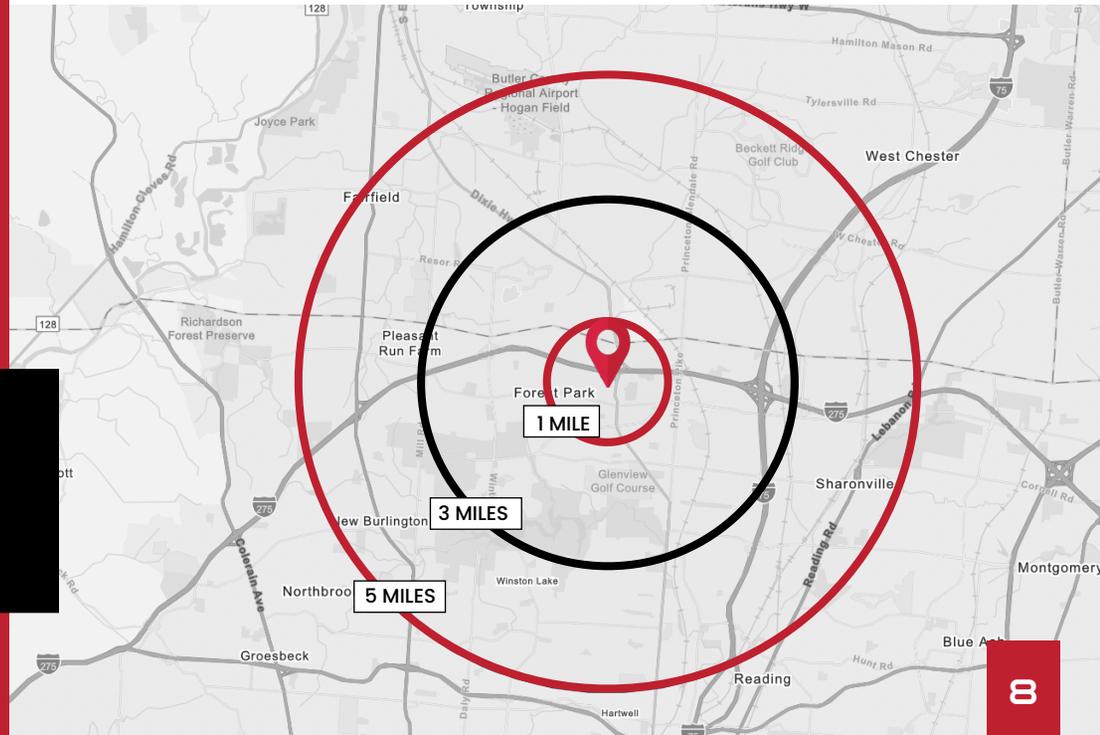
2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	8,277	58,008	148,962
Households	3,331	23,568	59,062
Families	1,943	13,852	37,302
Average Household Size	2.42	2.43	2.49
Owner Occupied Housing Units	1,927	13,104	37,487
Renter Occupied Housing Units	1,404	10,464	21,575
Median Age	42.2	37.8	39.0
Median Household Income	\$67,138	\$65,540	\$75,155
Average Household Income	\$85,353	\$87,393	\$103,200

2029 SUMMARY	1 MILE	3 MILE	5 MILE
Population	8,684	58,759	149,631
Households	3,501	23,869	59,407
Families	2,018	13,857	37,063
Average Household Size	2.42	2.43	2.49
Owner Occupied Housing Units	1,992	13,402	38,151
Renter Occupied Housing Units	1,509	10,467	21,256
Median Age	43.7	39.2	40.2
Median Household Income	\$80,248	\$76,728	\$85,534
Average Household Income	\$103,368	\$103,414	\$120,349



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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**148,962**  
5-Mile Population



**\$75,155**  
5-Mile Median Household Income



**59,062**  
5-Mile Households

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