



RATH EQUITY, LTD.

**± 868-2,603 SF
OF FLEXIBLE
OFFICE SPACE
FOR LEASE**

PRIME LOCATION & ACCESSIBILITY

VERSATILE OFFICE SPACE

HIGH VISIBILITY

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

\$15.95 MG

SQ FT

± 868-2,603 SF

LOT SIZE

2.65 acres

USE

Office

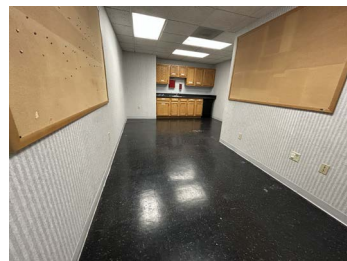
AVAILABLE SUITES

>> **Suite 202:** 2,603 sf

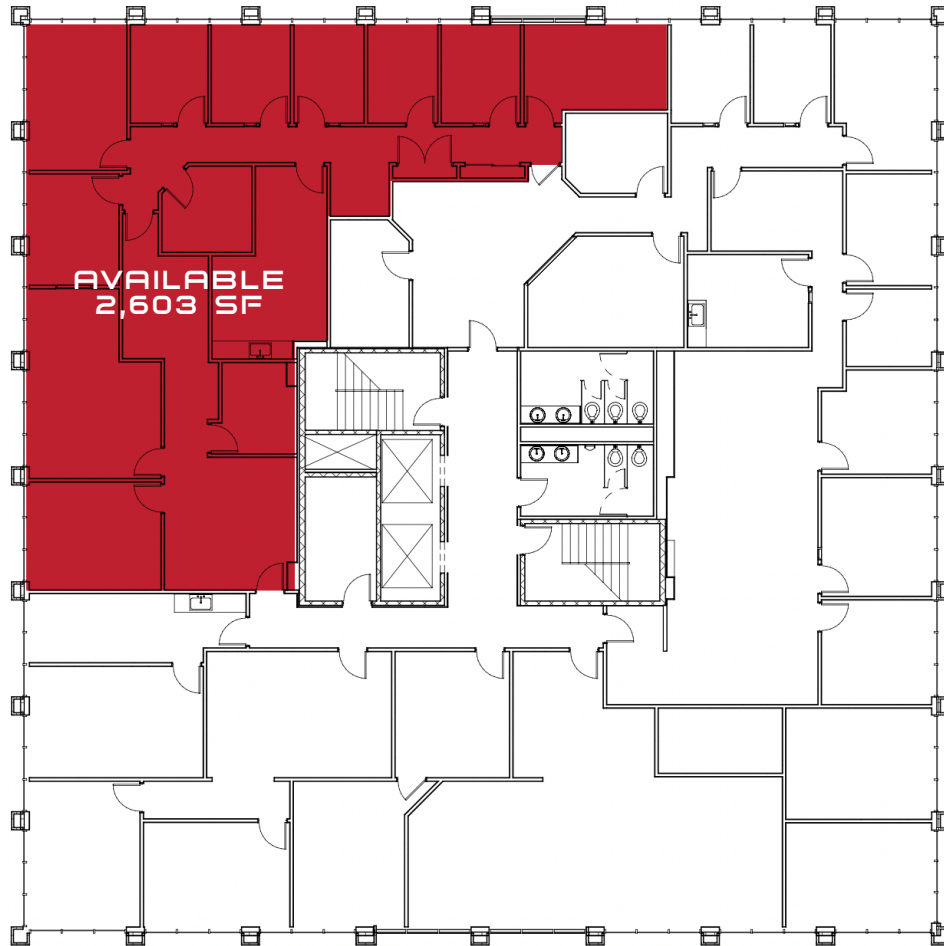
>> **Suite 306:** 868 sf

PROPERTY HIGHLIGHTS

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



FLOOR PLAN



SECOND FLOOR



PROPERTY AERIAL



123,695 VPD

COMING SOON

Wawa



SPRINGFIELD PIKE | 22,605 VPD



GLENSPRINGS DR



NEARBY AMENITIES

HOBBY LOBBY

HARBOR FREIGHT
QUALITY TOOLS
LOWEST PRICES

PETSMART

Office DEPOT

Burlington

VCF VALUE CITY FURNITURE

planet fitness

TARGET

Sam's CLUB

FIVE GUYS

GOLF GALAXY

SZ

SKY ZONE

ASHLEY

SPRINGDALE COMMUNITY CENTER

KEMPER RD

PRINCETON PIKE

SPRINGFIELD PIKE



LOWE'S

ALDI

Chick-fil-A

Culver's

DSW
DESIGNER SHOE WAREHOUSE

TJ-maxx

five BELOW
ROSS
DRESS FOR LESS

HAVERTY'S
MAKES IT HOME

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



148,962

5-Mile
Population



\$75,155

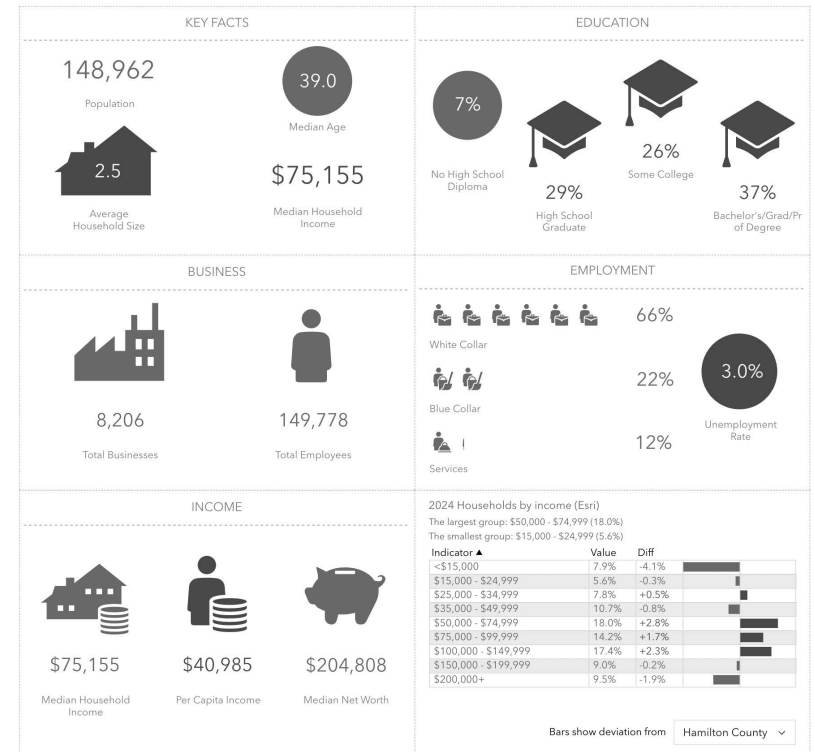
5-Mile Median
Household Income



59,062

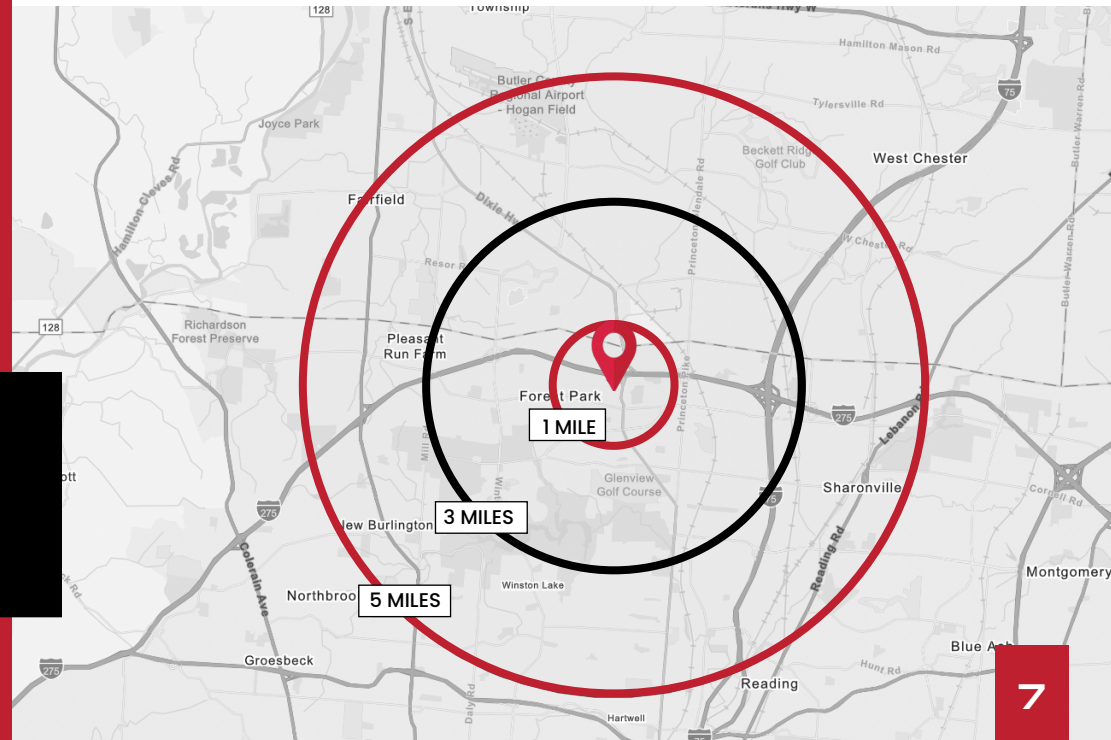
5-Mile
Households

5 MILE KEY FACTS



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

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