



RATH EQUITY, LTD.

**1,077 - 3,171 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

\$13.95 P/SF

SQ FT

1,077 – 3,171 SF

LOT SIZE

2.65 acres

USE

Office

AVAILABLE SUITES

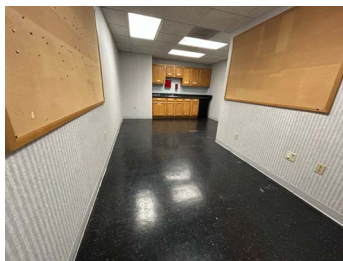
>> **Suite 103:** 2,101 SF

>> **Suite 202:** 3,171 SF

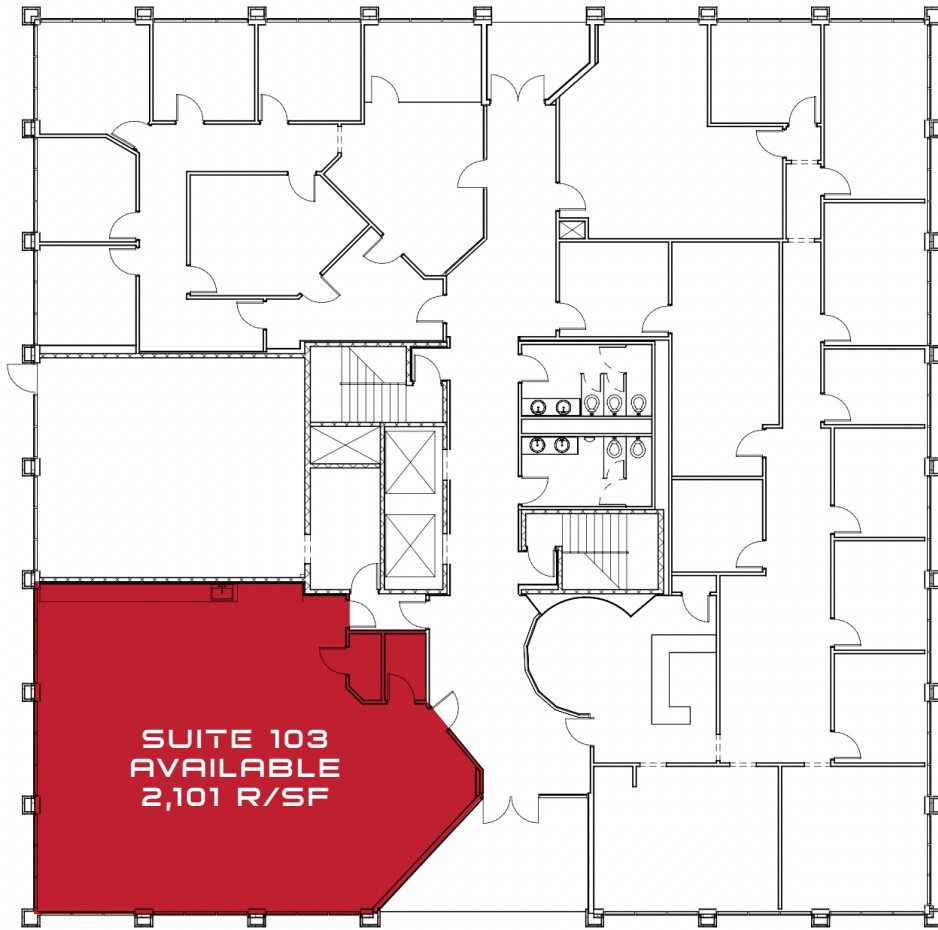
>> **Suite 306:** 1,077 SF

PROPERTY HIGHLIGHTS

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

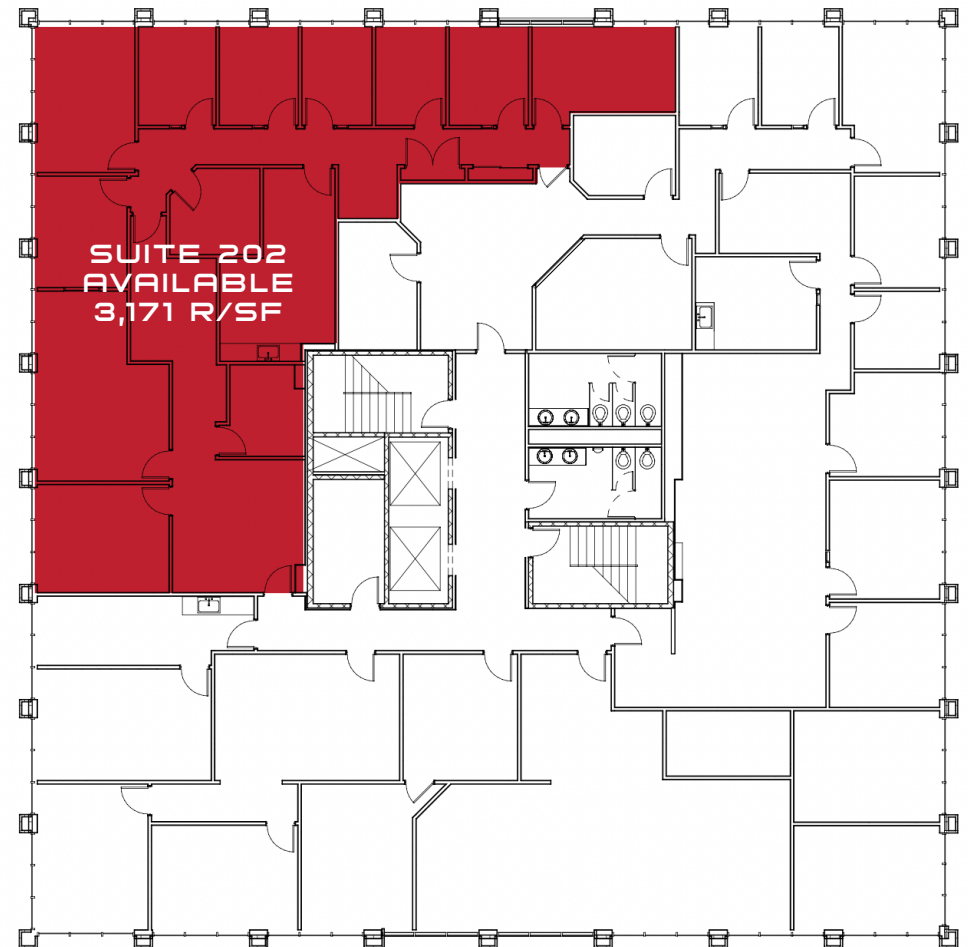


FLOOR PLANS

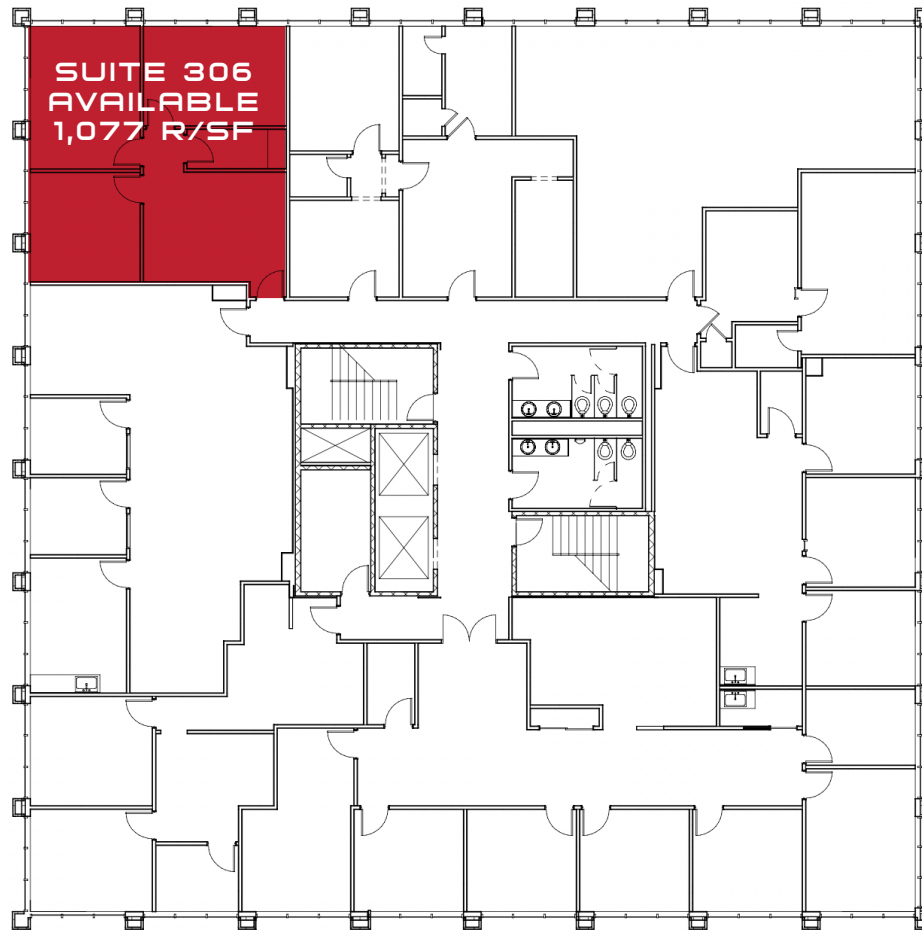


FIRST FLOOR

SECOND FLOOR



FLOOR PLANS



THIRD FLOOR

PROPERTY AERIAL



123,695 VPD

COMING SOON

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

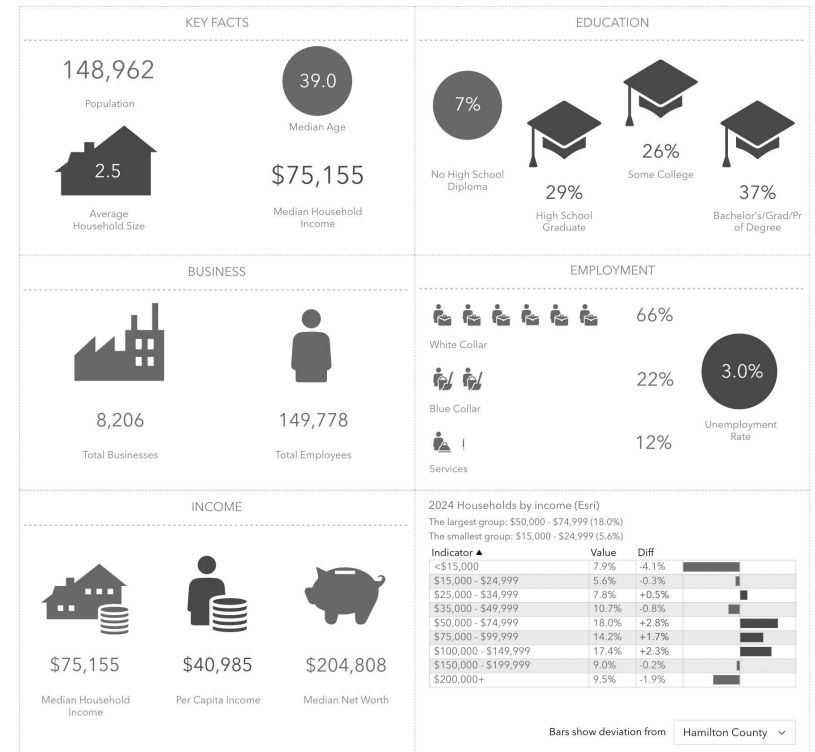
5-Mile Median
Household Income



59,062

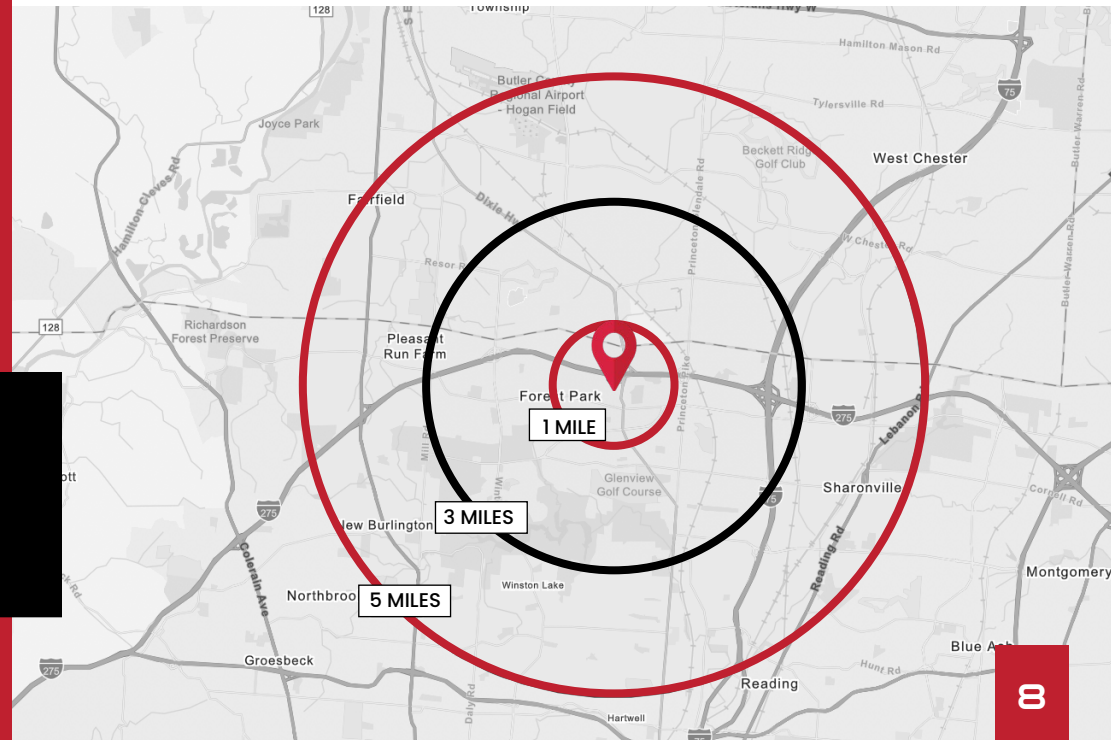
5-Mile
Households

5 MILE KEY FACTS



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

© 2025 Esri



CONFIDENTIALITY DISCLAIMER

PRESENTED
EXCLUSIVELY BY:



DAVID ARNOW | ASSOCIATE
david@rathequity.com
513.814.0595
rathequity.com



ADAM RATH | BROKER
adam@rathequity.com
513.888.8669
rathequity.com

All materials and information received or derived from Rath Equity, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Rath Equity, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Rath Equity will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Rath Equity makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Rath Equity does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Rath Equity in compliance with all applicable fair housing and equal opportunity laws.