



RATH EQUITY, LTD.

**HILLS CORPORATE
CENTRE SUITE
FOR LEASE**

4901 HUNT ROAD
CINCINNATI, OH 45241

**SUITE 103
1,347 SF AVAILABLE**

PROPERTY OVERVIEW

Located in the heart of Blue Ash, this first floor office suite offers a highly functional layout within the headquarters building of HILLS Properties. The building features a beautiful lobby with a large marble slab accent wall, private underground parking, access to restrooms from suites, two private offices, a dedicated conference room, and an open bullpen area suitable for workstations or collaboration. Additionally, the building offers access to a wellness room and a large conference room capable of accommodating 20 plus people.

LEASE PRICE

\$14.75 NNN

CLASS A

Office in Blue Ash

AVAILABLE SF

1,347

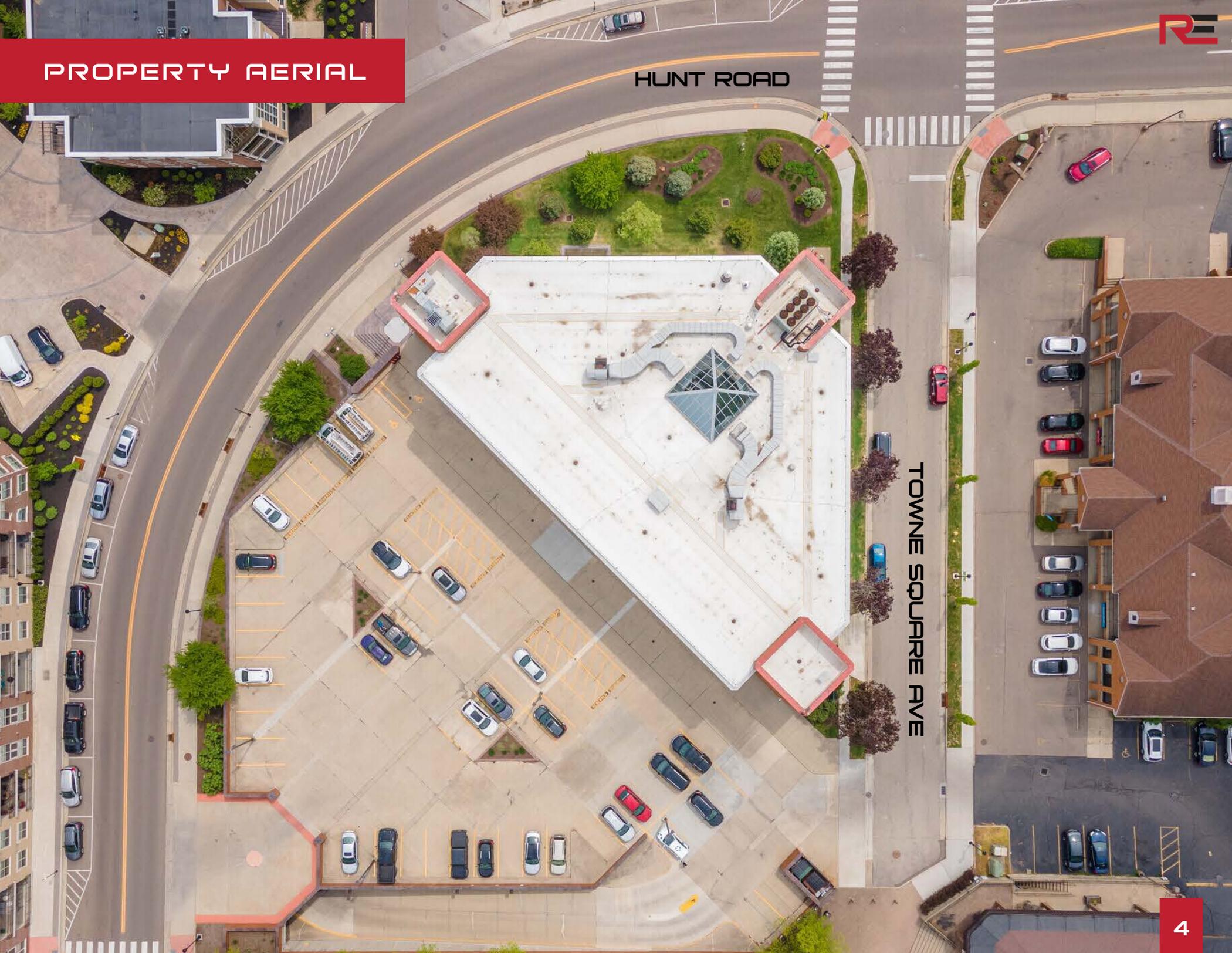
PROPERTY HIGHLIGHTS

- Large breakroom
- Private and exclusive office environment designed to support productivity and confidentiality
- Unmatched location in the heart of Blue Ash; strategically positioned in the center of its thriving business district
- On-site underground parking garage providing secure, weather-protected parking for tenants
- Well-appointed common areas, professional management, and established corporate tenancy deliver a strong first impression
- Quick connectivity to I-71, I-275, and other major corridors

PROPERTY AERIAL

HUNT ROAD

TOWNE SQUARE AVE

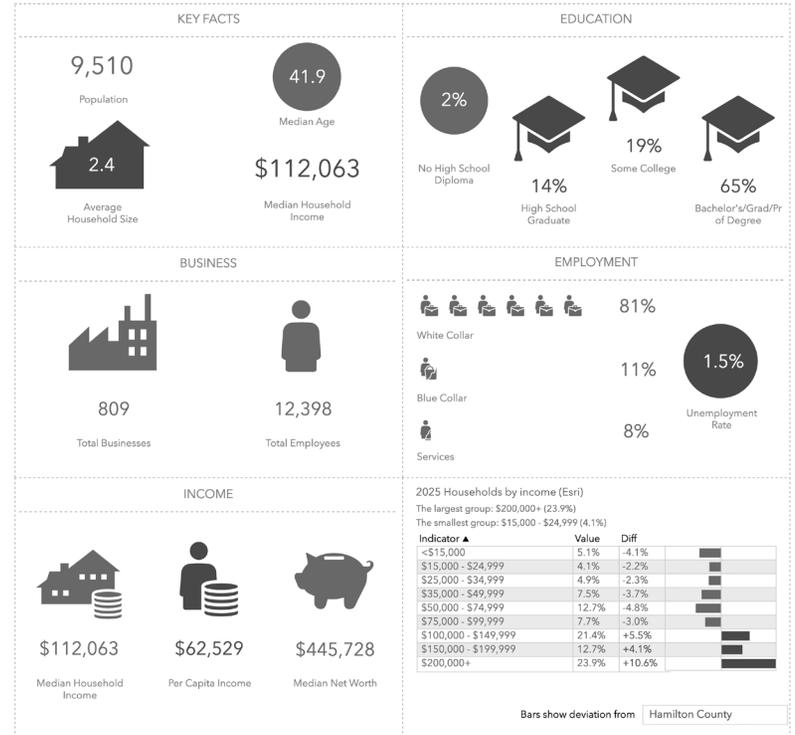


1 MILE KEY FACTS

DEMOGRAPHICS

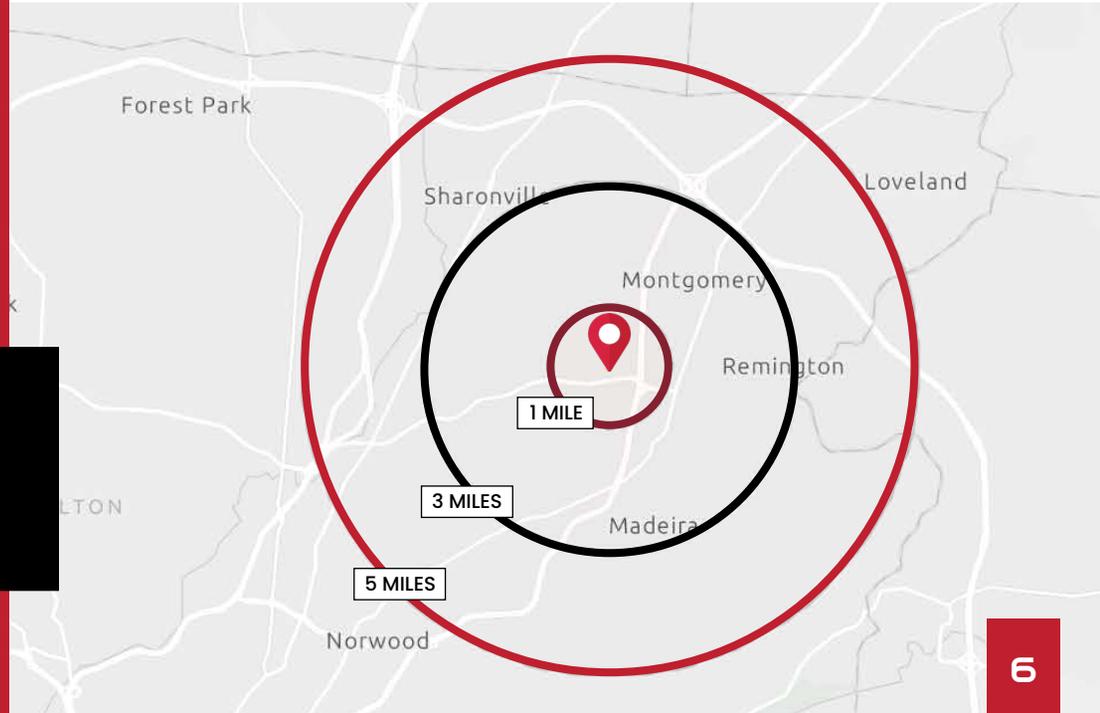
2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	9,510	67,390	151,207
Households	3,801	27,394	62,996
Families	2,439	17,294	37,758
Average Household Size	2.44	2.42	2.36
Owner Occupied Housing Units	2,693	19,931	41,384
Renter Occupied Housing Units	1,108	7,463	21,612
Median Age	41.9	42.4	42.6
Median Household Income	\$112,063	\$107,476	\$90,025
Average Household Income	\$154,263	\$156,712	\$142,675

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	9,591	68,137	152,011
Households	3,817	27,556	63,064
Families	2,424	17,258	37,437
Average Household Size	2.45	2.43	2.37
Owner Occupied Housing Units	2,745	20,339	42,114
Renter Occupied Housing Units	1,072	7,217	20,950
Median Age	43.1	43.6	42.8
Median Household Income	\$129,818	\$123,438	\$105,221
Average Household Income	\$177,625	\$179,540	\$161,871



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

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151,207
5-Mile Population



\$90,025
5-Mile Median Household Income



62,996
5-Mile Households

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