

TRUEPOINTE

MIXED USE DEVELOPMENT

TRUAMAN BOULEVARD, HILLIARD, OHIO



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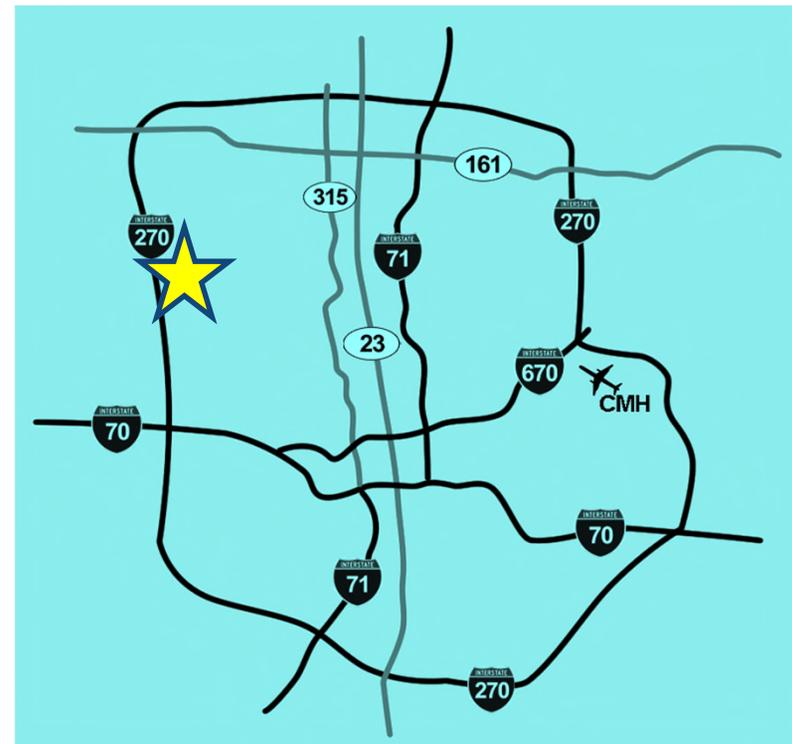
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TRUAMAN BOULEVARD, HILLIARD, OHIO

PROPERTY HIGHLIGHTS

- New mixed-use development with offices, on-site restaurants, retail, and apartments
- 359 new apartment units
- TruePointe's anticipated on-site +/- 2,000 daytime employees
- Traffic counts:

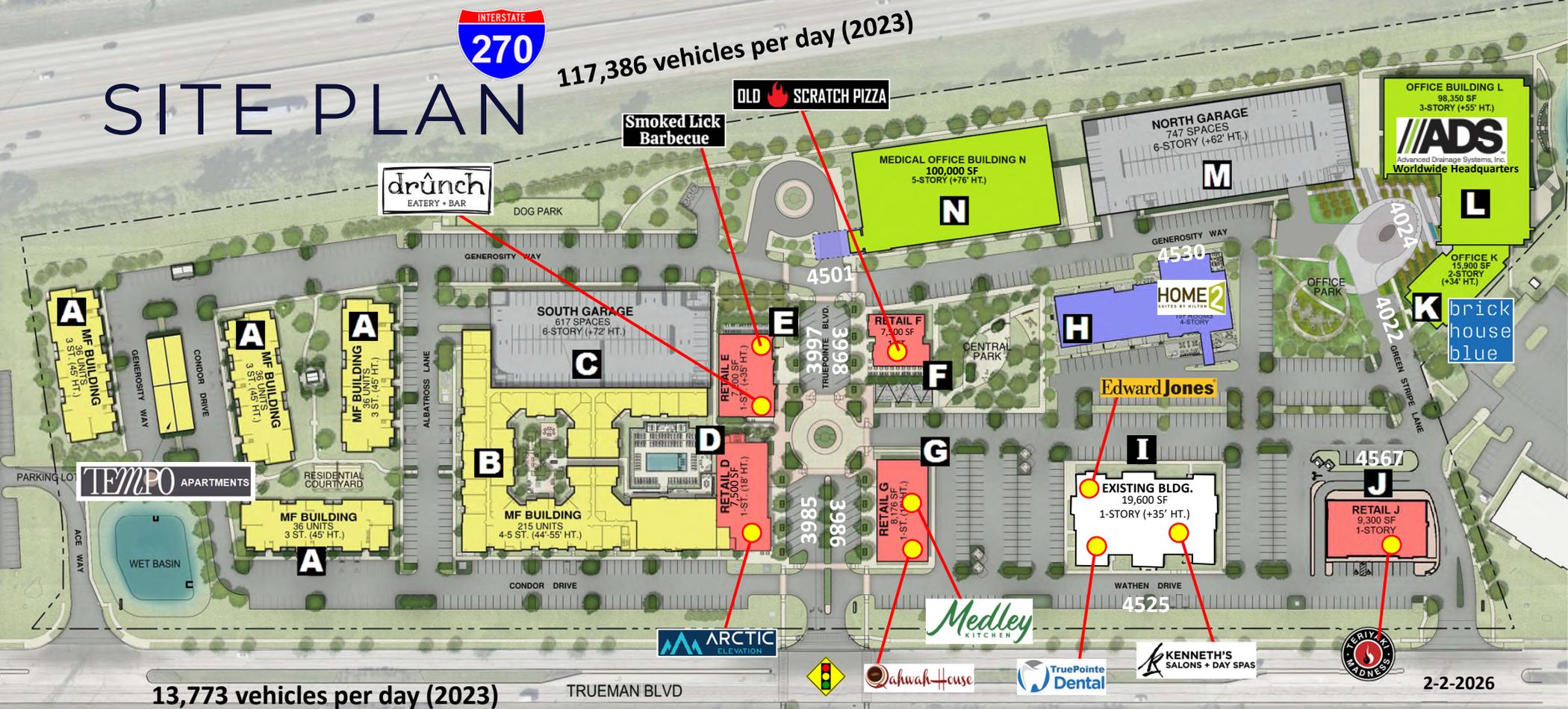
I-270:	117,386 VPD (ODOT 2023)
Trueman Blvd.:	13,773 VPD (ODOT 2023)
- Easy vehicular access to I-270 with high visibility
- Strong demographic profile--\$103,167 median household income (1-mile radius)
- Close proximity to both The Mall at Tuttle Crossing and Mill Run restaurants, shopping, entertainment, and services including Target and Home Depot
- Multiple on-site parking garages and surface parking with over 2,000 spaces
- On-site Hilton Home2 Suites with 125 rooms
- Estimated operating expenses: \$11.48 psf (\$5.88 CAM, \$5.00 real estate taxes, \$0.60 insurance)



SITE PLAN



117,386 vehicles per day (2023)



13,773 vehicles per day (2023)

NOW LEASING	UNDER CONSTRUCTION	UNDER CONSTRUCTION	CONSTRUCTION COMPLETE
A WALK UP RESIDENTIAL 3 STORY, 36 UNITS PER BLDG.	D RETAIL 7,500 SQ. FT.	G RETAIL 8,176 SQ. FT.	M NORTH PARKING GARAGE 6 LEVELS, 747 SPACES
B HIGH DENSITY RESIDENTIAL 4-5 STORY, 215 UNITS TOTAL	E RETAIL 7,200 SQ. FT.	H HOTEL 125 ROOMS HOME 2 SUITES BY HILTON	N MEDICAL OFFICE 100,000 SF
C SOUTH PARKING GARAGE 5 LEVELS, 617 SPACES	F RETAIL 7,500 SQ. FT.	I EXISTING BUILDING 19,377 SQ. FT.	L OFFICE 98,350 SQ. FT. ADS

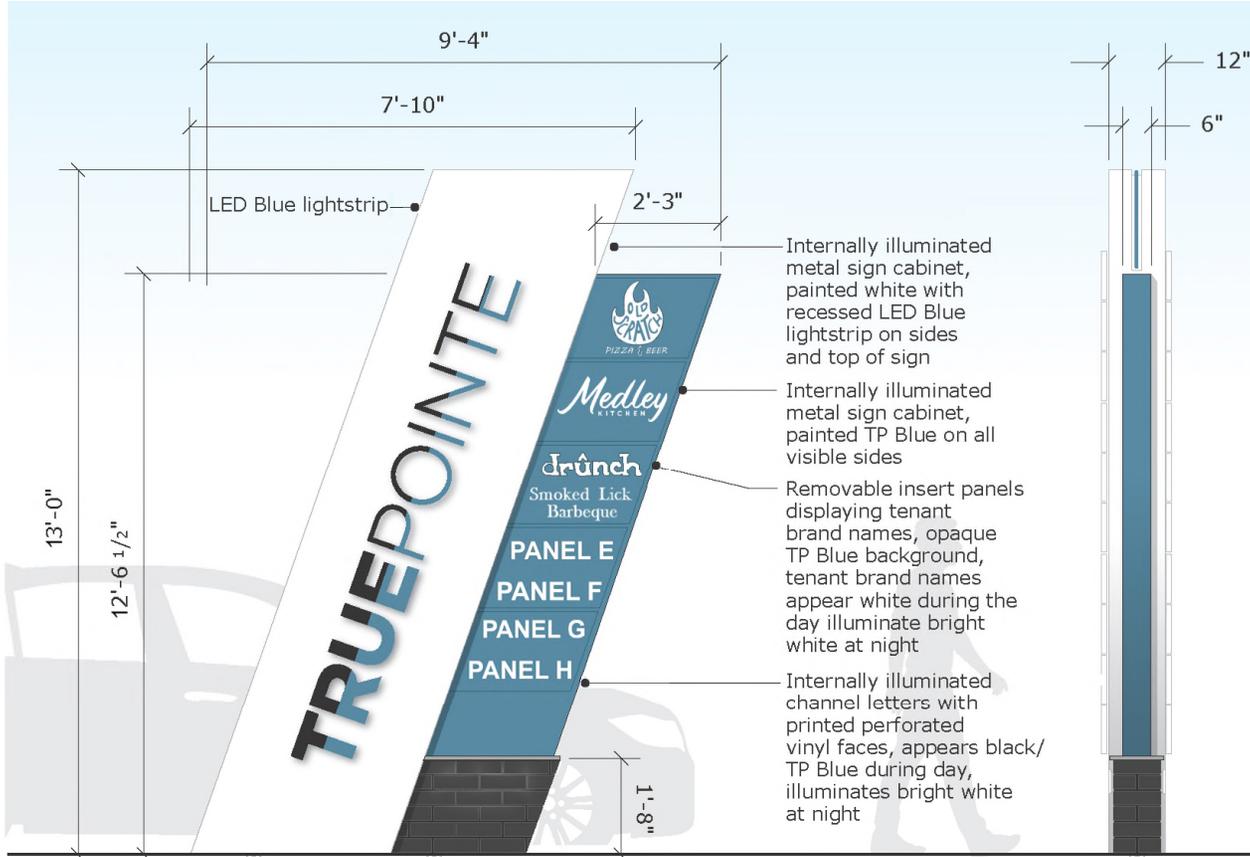
- OFFICE
- RESIDENTIAL
- HOTEL
- RETAIL
- EXISTING

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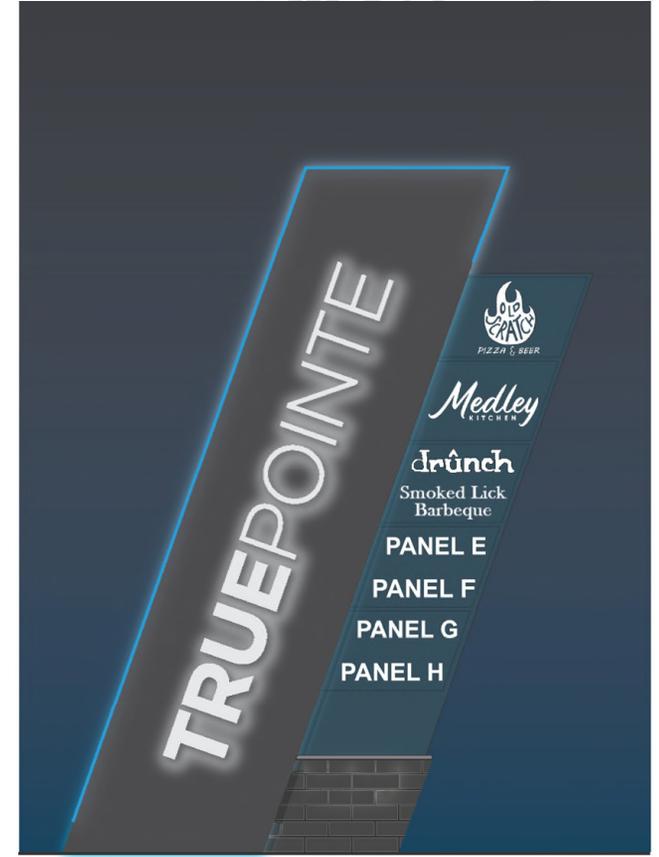
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MONUMENT SIGNAGE



Elevation - Primary monument sign



Night illumination illustration



Monument Sign on Trueman Boulevard

TRUEPOINTE RETAIL TENANT PROFILES



Drunch Eatery + Bar is an all-day, brunch-focused gastropub concept that serves creative, locally-sourced dishes and specialty cocktails—committed to delivering a unique and unparalleled culinary experience. **Drunch's** first location opened in Columbus's trendy Italian Village area in 2017.



Qahwah House is a family business established for the sole purpose of providing the best quality coffee with no added preservatives, artificial additives, or flavors. Their expertise originates from Yemen, where they were born and raised among coffee plants. From this inherited practice, they know what it means to love coffee. Fresh-baked pastries include sabaya—a flaky, layered bread cake and honeycomb pastry that is filled with cheese and drizzled with honey.



Since 1977, **Kenneth's Salons + Day Spas** has offered a comprehensive beauty and relaxation experience--meticulously curating hair, nail, facial, and massage services in one convenient setting. Their skilled professionals blend technical expertise with innovative techniques to deliver personalized and exceptional care.



Smoked Lick Barbeque ensures that, if you're a true BBQ enthusiast eager to experience the finest flavors from Memphis to Texas, look no further than their menu. Explore their featured BBQ items including top recommendations like ribs, brisket, pulled pork, sausage, the Smoked Daddy sandwich, or the San Miguel's deviled eggs.



Established in 2016 in southwest Ohio, **Old Scratch Pizza & Beer** is anything but ordinary. Baked in their on-site, wood-fired ovens, their "midwesternly Neopolitan" pies and rotating seasonal cocktails offer something different for everyone. Appetizers include hummus, roasted cauliflower, and oven roasted olives. **Old Scratch Pizza & Beer** was named "2024 Midwest Pizza Company of the Year" by The Pizza Industry Excellence Awards.

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TRUEPOINTE RETAIL TENANT PROFILES



Medley Kitchen will feature a rotating menu that blends comfort food influences with refined techniques. Dishes will be built around versatile ingredients, allowing for variety while maintaining consistent quality and streamlined prep. The goal is to create a welcoming space where locals can grab a casual meal or celebrate a night out. The concept is the latest from Culinary Collectives, a team led by experienced local chef and Cameron Mitchell veteran Derek Bush.



Arctic Elevation offers the most advanced and effective treatments for all body ailments. All of their Wellness Treatments are tailored to fit each individual's needs. They're here to enhance your longevity and promote your pursuit of a pain-free life through cryotherapy, IV therapy, infrared sauna, red light therapy, and NAD+ therapy.



Edward Jones Investments primarily serves individual investor and small businesses with over 15,000 North American locations. The company was founded in 1922 and currently has relationships with nearly 9 million clients and \$2.2 trillion in assets under management worldwide.



Teriyaki Madness, a fast-casual Asian restaurant concept featuring a Seattle Teriyaki menu. It is committed to unconditionally satisfying guests by offering delicious, made-to-order Teriyaki dishes prepared with all natural, fresh ingredients that are served quickly, at a reasonable price in a fun and relaxed atmosphere.



TruePointe Dental is a state-of-the-art practice combining the latest treatments with a warm, personalized approach that puts you at ease. Beyond caring for your smile, they prioritize whole-person health, recognizing how oral care contributes to your overall wellness.



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COMMUNITY ENTERTAINMENT DISTRICT



117,386 vehicles per day (ODOT 2023)



13,773 vehicles per day (ODOT 2023)

TRUEPOINTE is a State of Ohio and City of Hilliard-designated **Community Entertainment District** (revised code 4301.80) which blends the elements of Retail Sales Establishments, Restaurants, Hotels, and Convention Facilities.

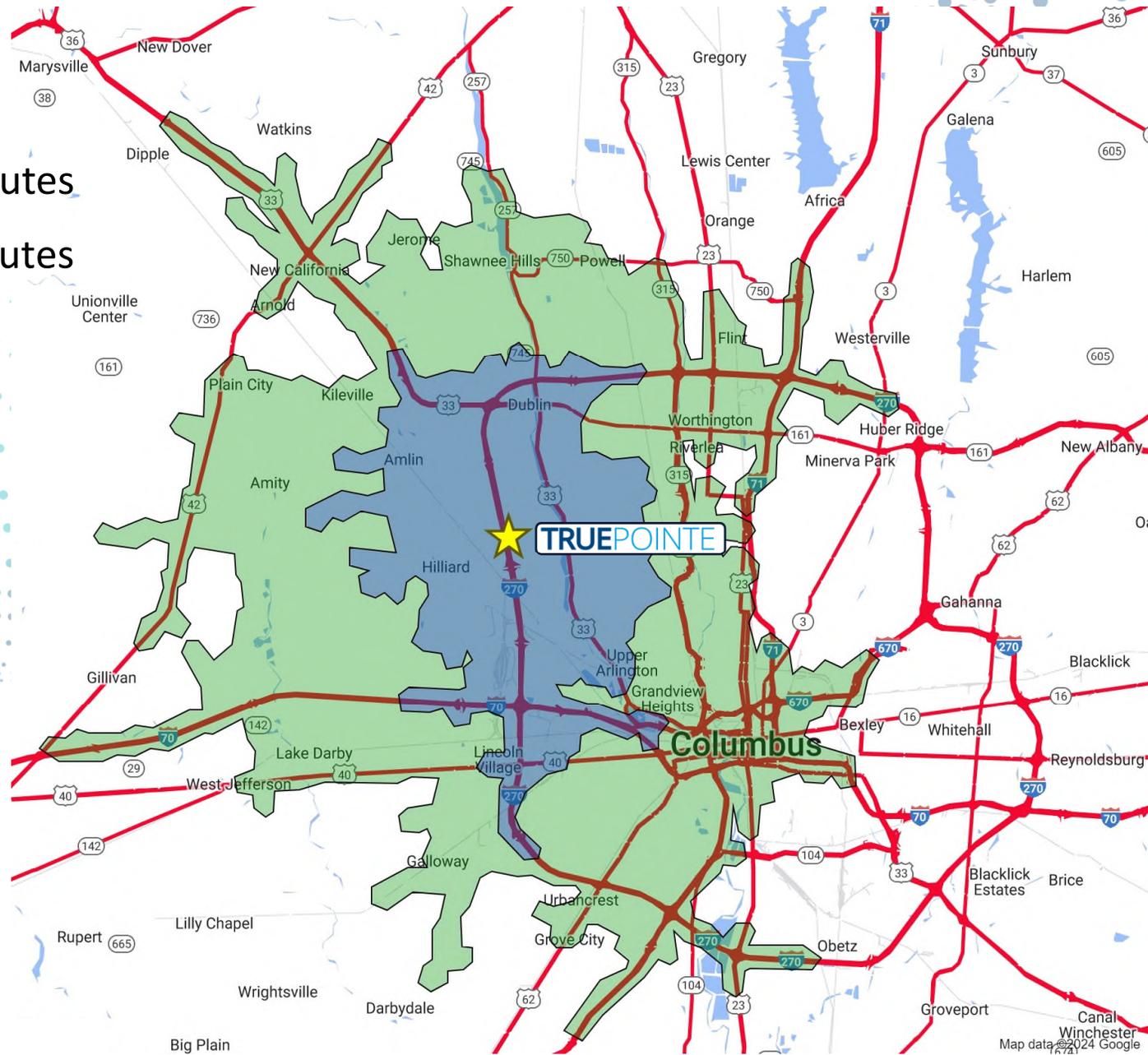
The **Community Entertainment District** designation provides the TruePointe development with the unique opportunity to have **14 allocated liquor licenses** to be made available to retail tenants—without these tenants having to separately seek a license directly through the State of Ohio.



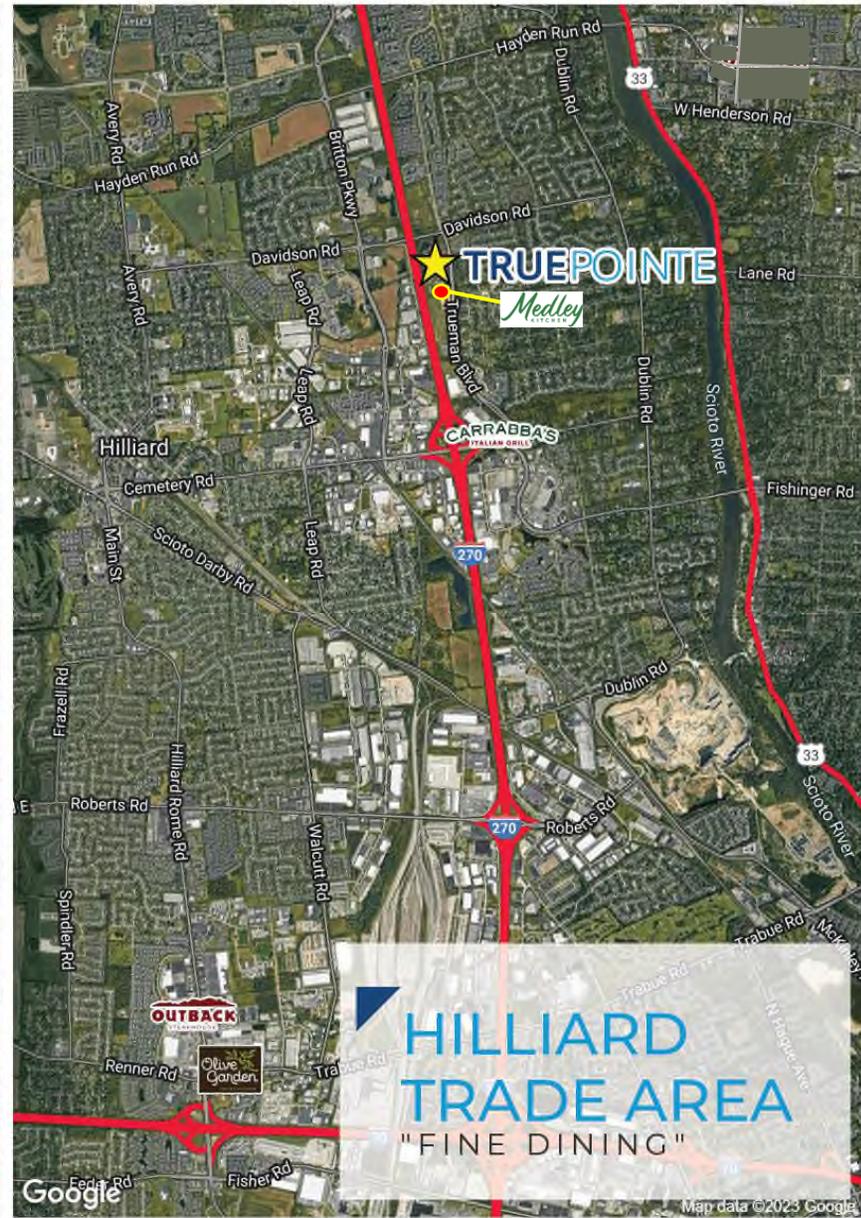
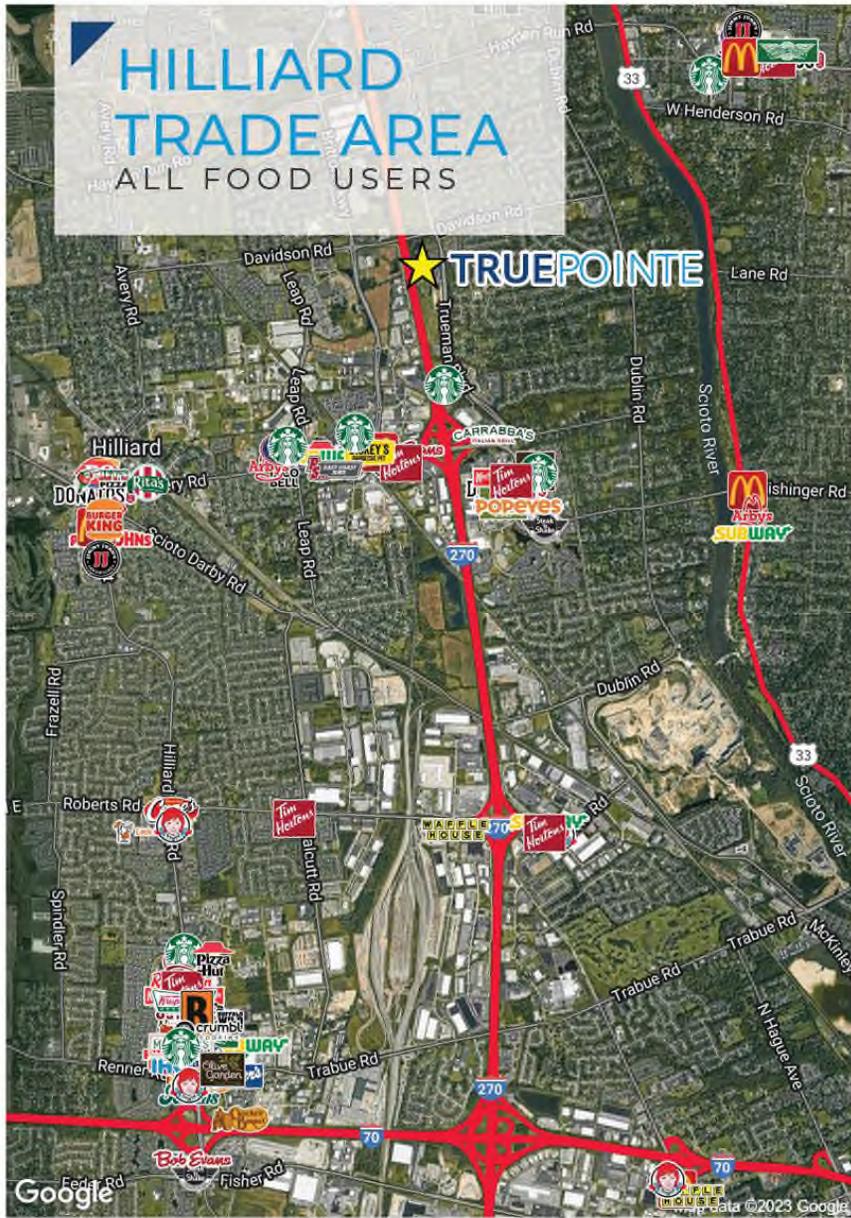
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DRIVE TIME FROM TRUEPOINTE

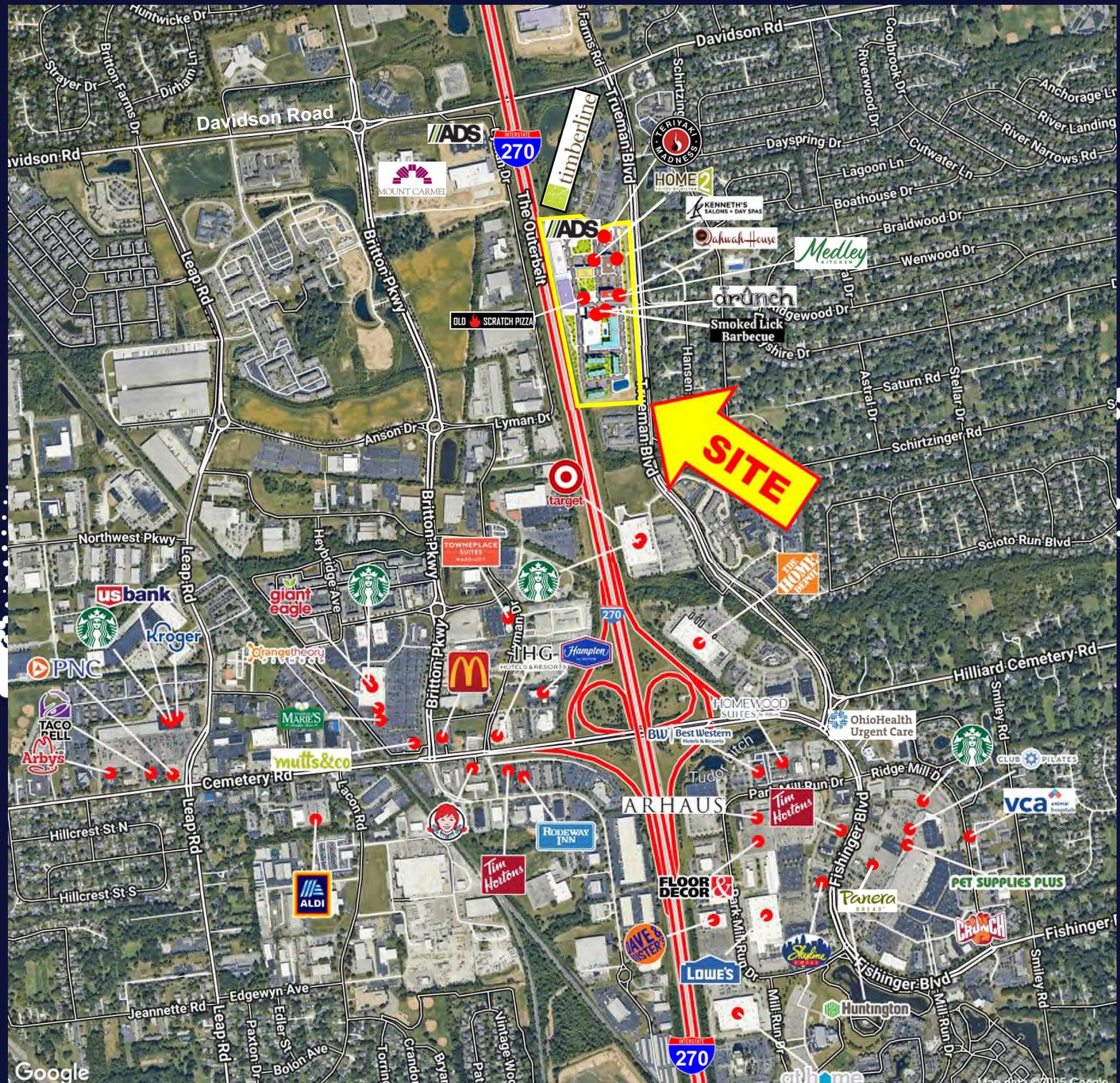
- 15 minutes
- 20 minutes



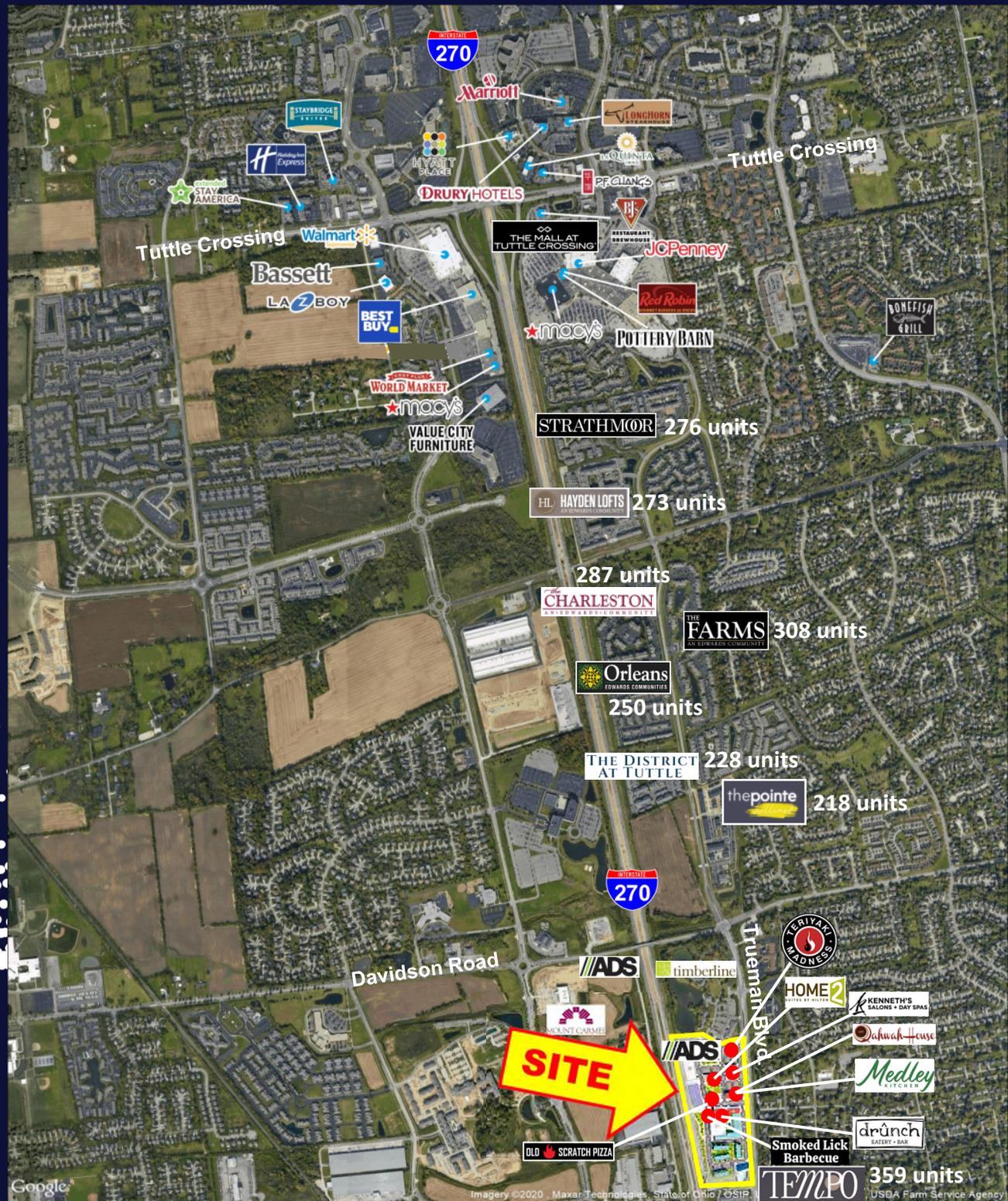
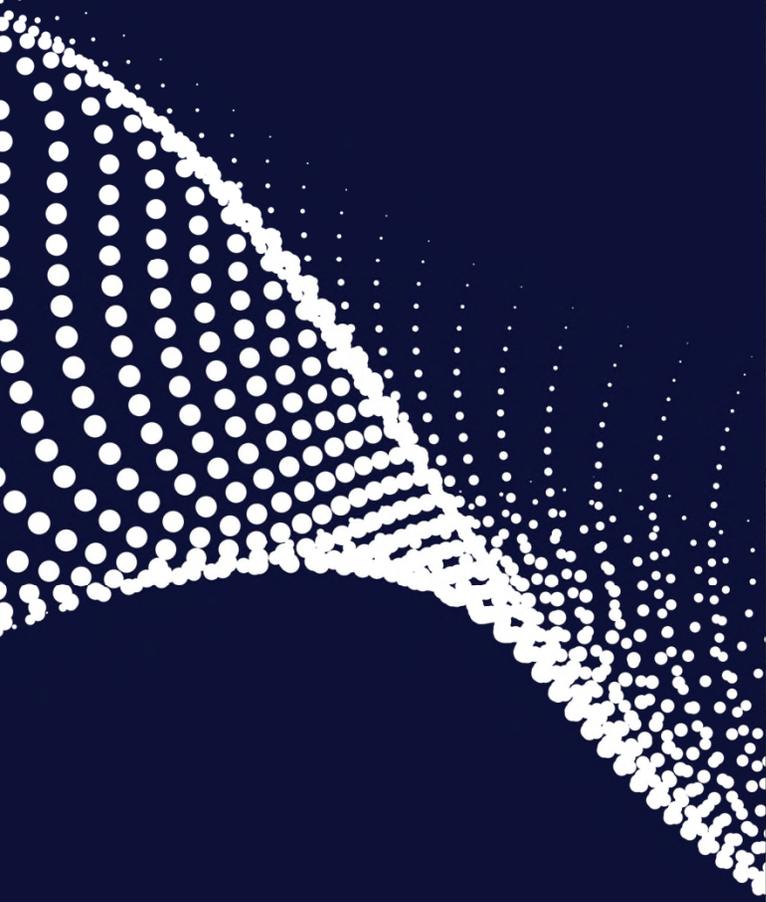
HILLIARD FOOD USERS



TRADE AREA
LOCAL
AERIAL
SOUTH

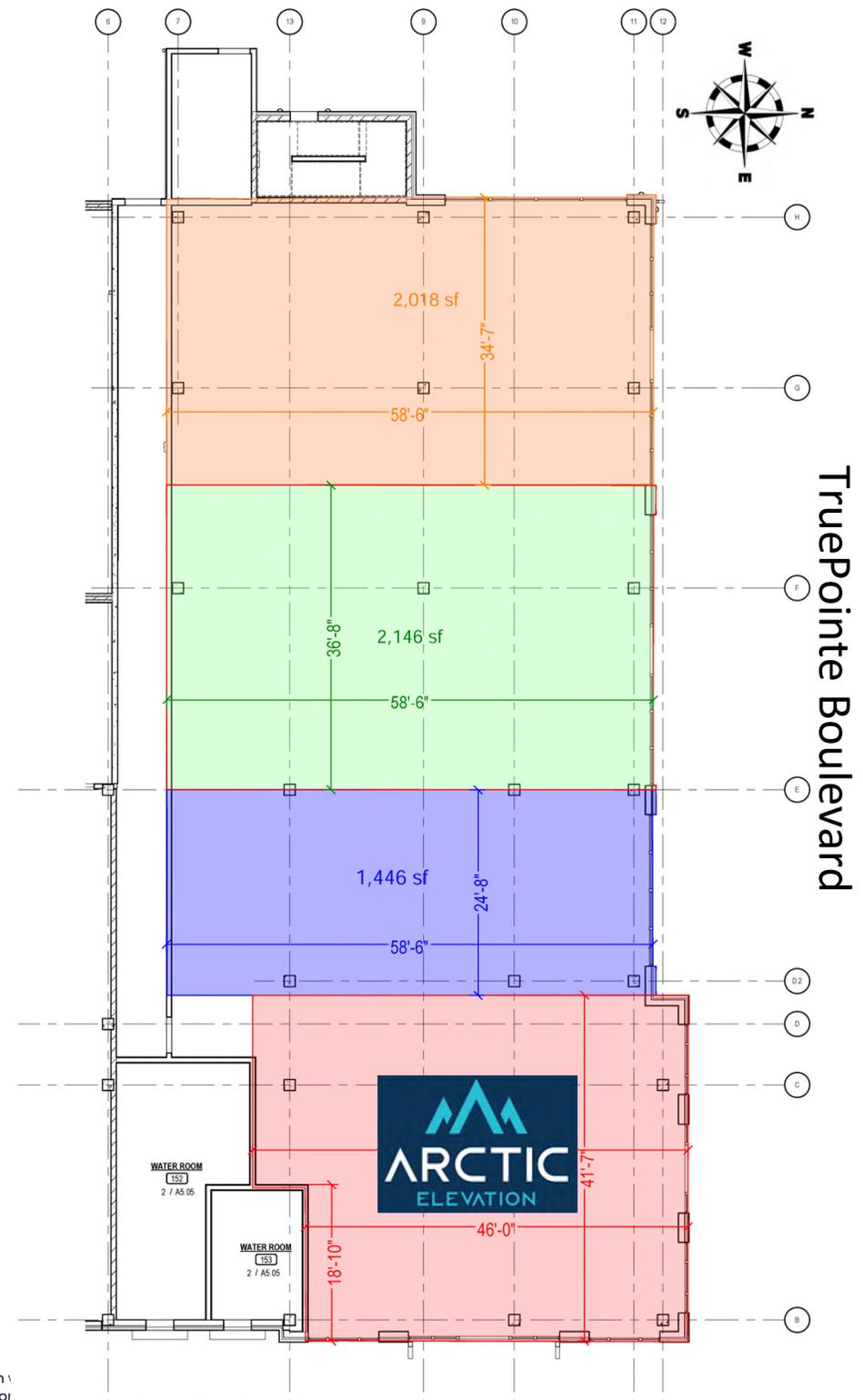
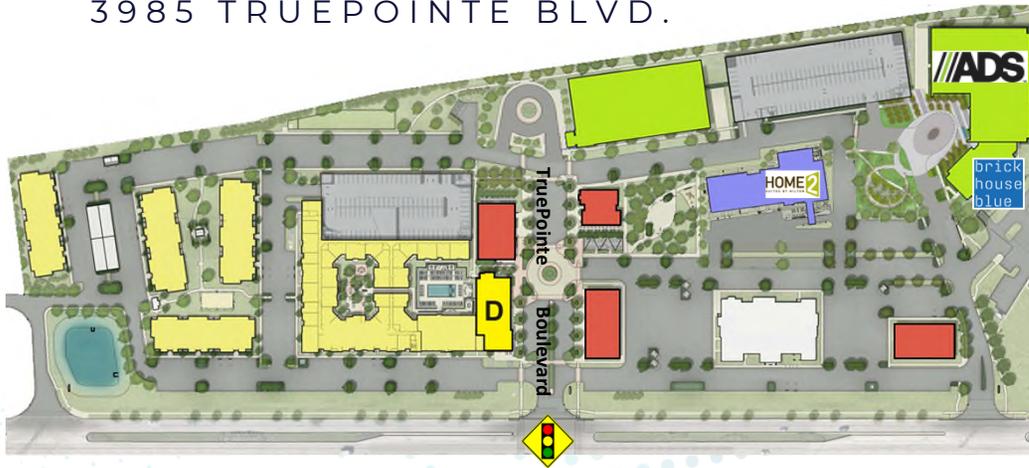


TRADE AREA
**LOCAL
 AERIAL
 NORTH**



BUILDING "D"

3985 TRUEPOINTE BLVD.



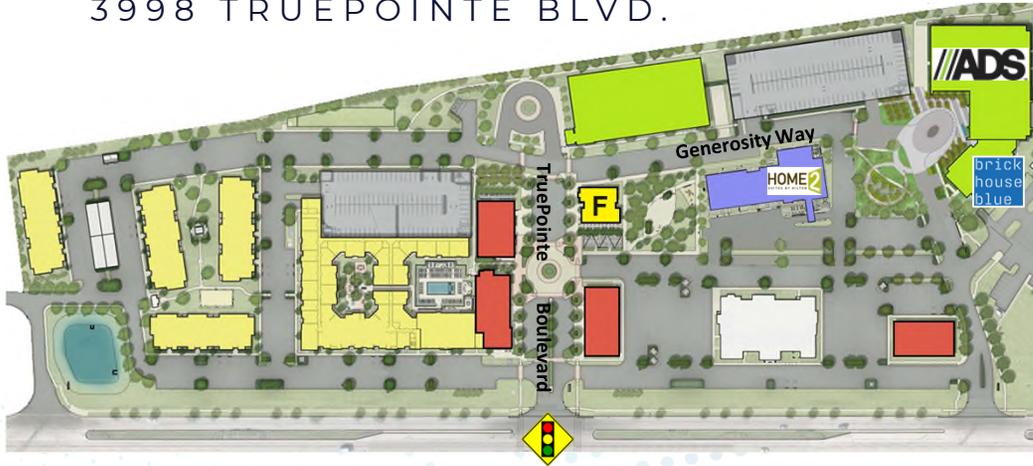
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BUILDING "F"

3998 TRUEPOINTE BLVD.



Conceptual rendering

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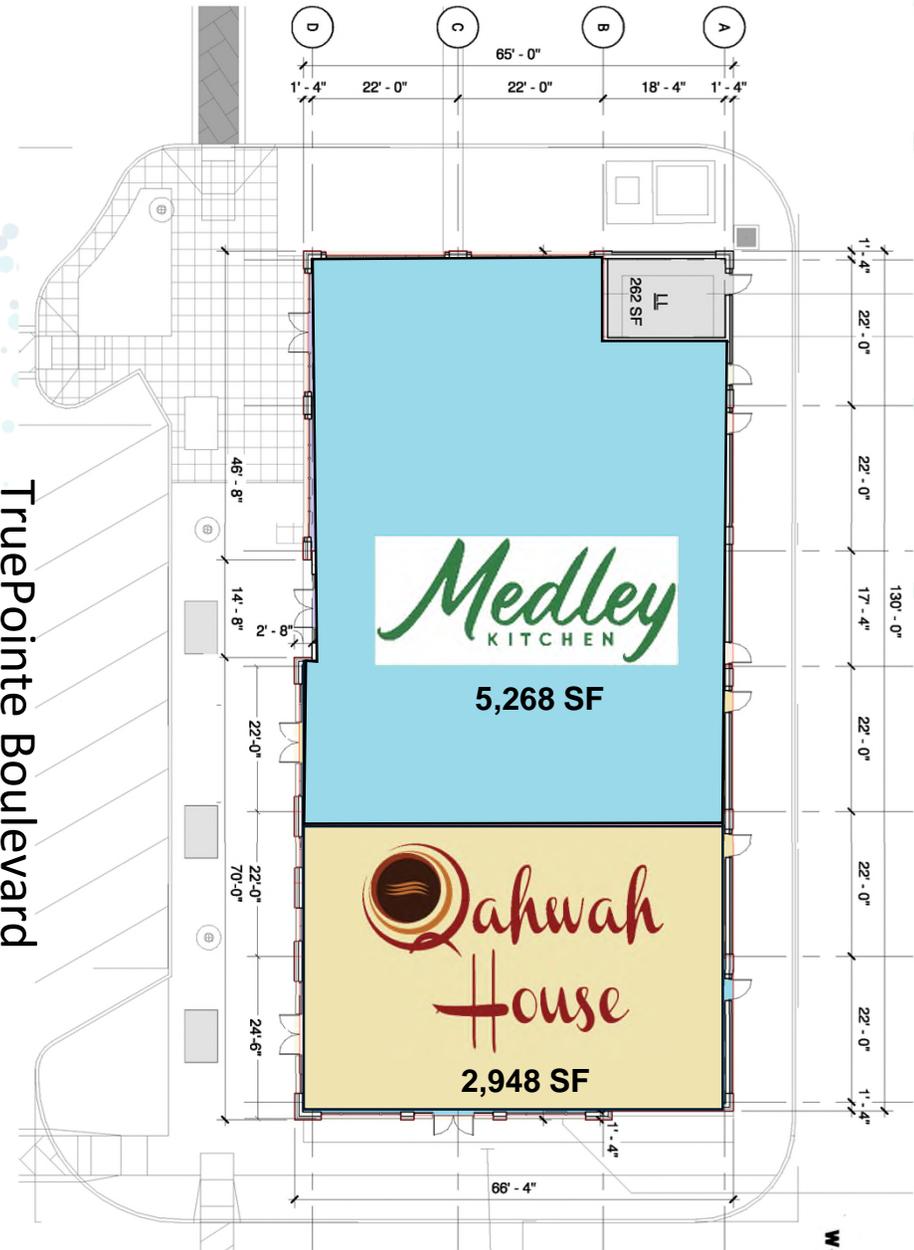
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BUILDING "G"

3986 TRUEPOINTE BLVD.

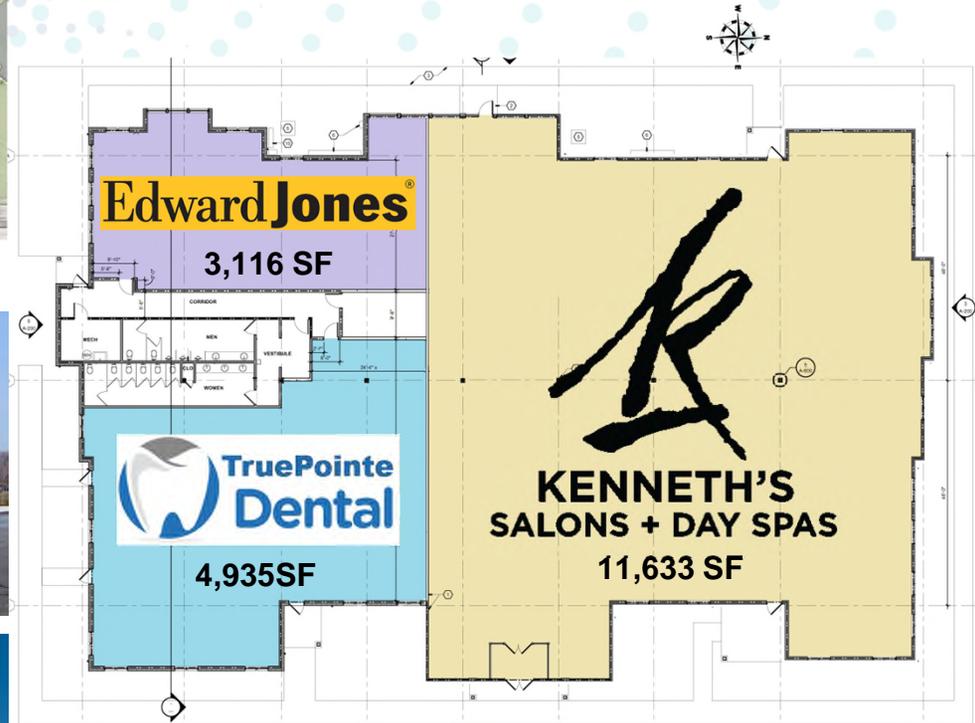


Truepointe Boulevard



BUILDING "I"

4525 WATHEN DRIVE



Wathen Drive

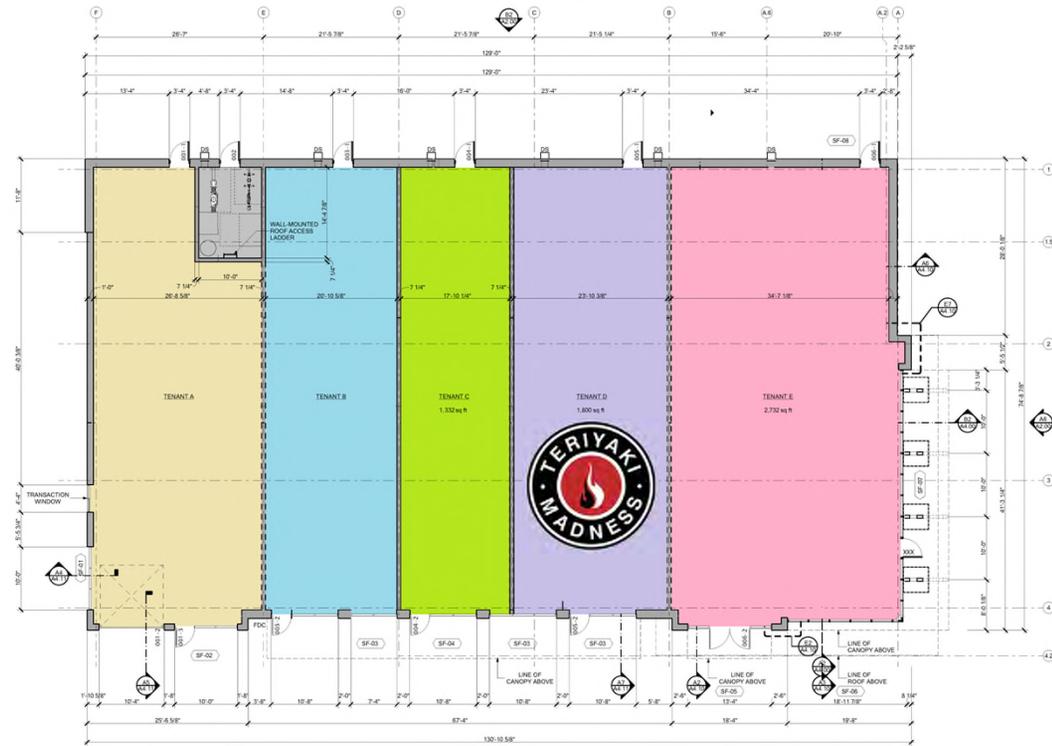
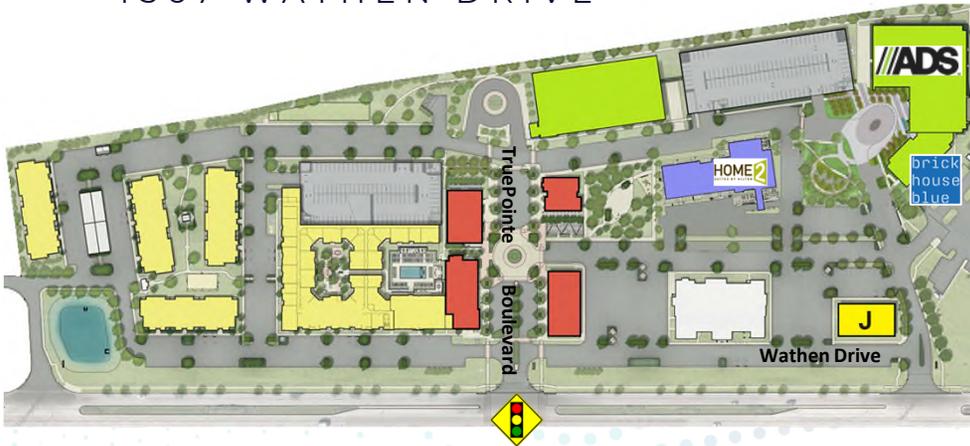
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BUILDING "J"

4567 WATHEN DRIVE



Wathen Drive



OFFICE BUILDING "K"

ADS

Advanced Drainage Systems, Inc.
WORLD HEADQUARTERS

98,350 SF



CONSTRUCTION COMPLETE

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ON-SITE HOTEL



UNDER CONSTRUCTION

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MEDICAL BUILDING "N"



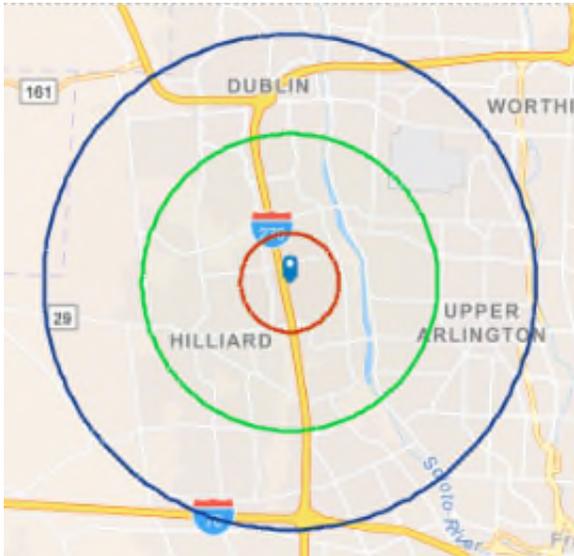
PROPOSED

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1-MILE RADIUS DEMOS



KEY FACTS

10,669
Population

2.3
Average
Household Size

38.6
Median Age

\$103,167
Median Household Income

BUSINESS

281

Total Businesses

4,852

Total Employees

EDUCATION

2%
No High School
Diploma

11%
High School
Graduate

16%
Some
College

71%
Bachelor's/Grad/Prof
Degree

INCOME

\$60,477
Per Capita
Income

\$103,167
Median
Household
Income

\$138,562
Average
Household
Income

EMPLOYMENT

81.0
White
Collar %

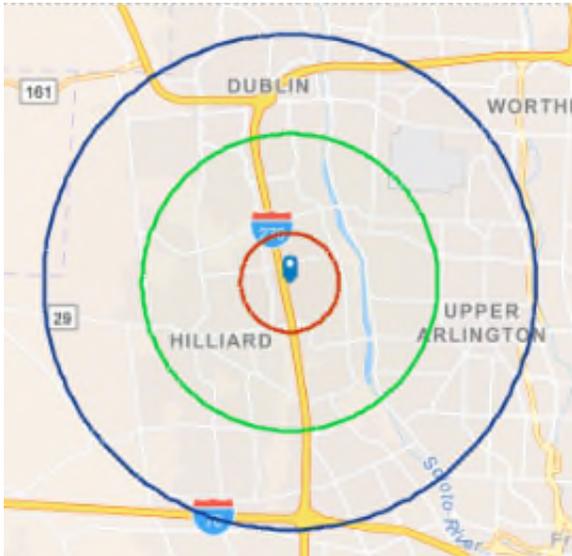
10.3
Blue
Collar %

8.6
Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

94,195
Population

2.3
Average
Household Size

38.0
Median Age

\$88,339
Median Household Income

BUSINESS

3,051

Total Businesses

43,872

Total Employees

EDUCATION

3%
No High School
Diploma

15%
High School
Graduate

20%
Some
College

61%
Bachelor's/Grad/Prof
Degree

INCOME

\$51,391
Per Capita
Income

\$88,339
Median
Household
Income

\$119,609
Average
Household
Income

EMPLOYMENT

77.2
White
Collar %

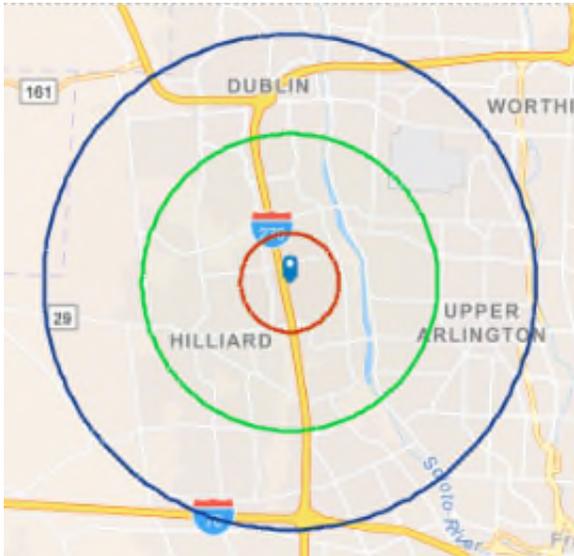
12.5
Blue
Collar %

10.3
Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

221,953
Population

2.3
Average
Household Size

37.4
Median Age

\$91,068
Median Household Income

BUSINESS

8,811

Total Businesses

139,489

Total Employees

EDUCATION

3%
No High School
Diploma

14%
High School
Graduate

20%
Some
College

63%
Bachelor's/Grad/Prof
Degree

INCOME

\$53,503
Per Capita
Income

\$91,068
Median
Household
Income

\$125,127
Average
Household
Income

EMPLOYMENT

77.8
White
Collar %

11.6
Blue
Collar %

10.6
Services
%

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