

# TRUEPOINTE

## MIXED USE DEVELOPMENT

TRUEMAN BOULEVARD, HILLIARD, OHIO



**AARON HEATH** SENIOR VICE PRESIDENT

MOBILE 614.804.9836 | DIRECT 614.334.7786  
AHEATH@EQUITY.NET



**NOAH HEATH** ADVISOR

MOBILE 614.949.9876 | DIRECT 614.334.7783  
NHEATH@EQUITY.NET





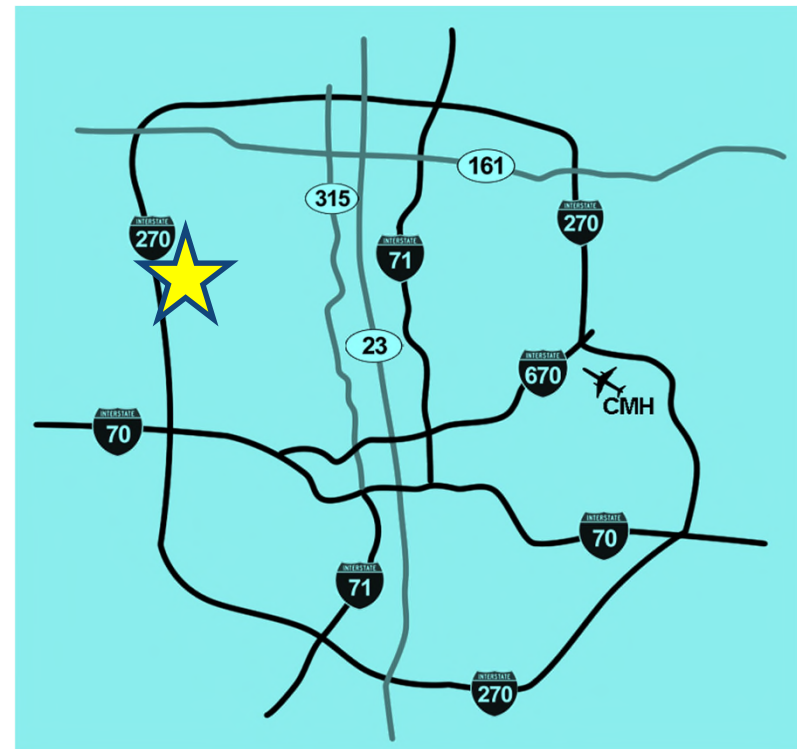
# TRUEPOINTE

MIXED USE DEVELOPMENT  
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:

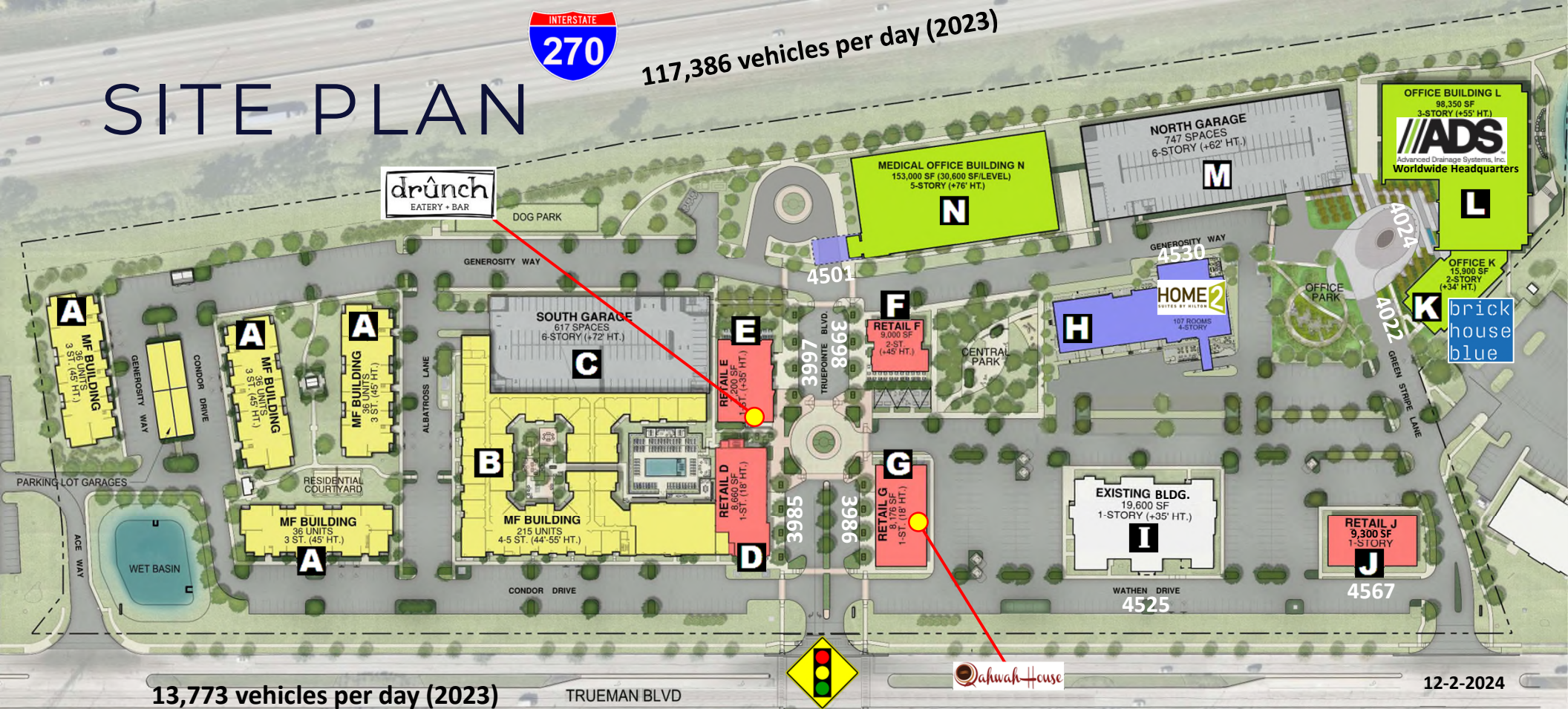
I-270:	117,386 VPD (ODOT 2023)
Trueman Blvd.:	13,773 VPD (ODOT 2023)
- Easy vehicular access to I-270 with high visibility
- Strong demographic profile--\$103,167 median household income (1-mile radius)
- Close proximity to both The Mall at Tuttle Crossing and Mill Run restaurants, shopping, entertainment, 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





117,386 vehicles per day (2023)

# SITE PLAN



**UNDER CONSTRUCTION**  
**A** WALK UP RESIDENTIAL  
3 STORY, 36 UNITS PER BLDG.

**UNDER CONSTRUCTION**  
**B** HIGH DENSITY RESIDENTIAL  
4-5 STORY, 215 UNITS TOTAL

**UNDER CONSTRUCTION**  
**C** SOUTH PARKING GARAGE  
5 LEVELS, 617 SPACES

**UNDER CONSTRUCTION**  
**D** RETAIL  
8,660 SQ. FT.

**UNDER CONSTRUCTION**  
**E** RETAIL  
7,200 SQ. FT.

**UNDER CONSTRUCTION**  
**F** RETAIL  
9,000 SQ. FT.

**G** RETAIL  
8,176 SQ. FT.

**H** HOTEL  
125 ROOMS  
**HOME2**  
SUITES BY HILTON

**I** EXISTING BUILDING  
19,377 SQ. FT.

**J** RETAIL  
9,300 SQ. FT.

**UNDER CONSTRUCTION**  
**K** OFFICE  
15,900 SQ. FT.  
brick house blue

**UNDER CONSTRUCTION**  
**L** OFFICE  
98,350 SQ. FT.  
**ADS**

**UNDER CONSTRUCTION**  
**M** NORTH PARKING GARAGE  
6 LEVELS, 747 SPACES

**N** OFFICE  
153,000 SF

- OFFICE
- RESIDENTIAL
- HOTEL
- RETAIL
- EXISTING

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.



# 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.

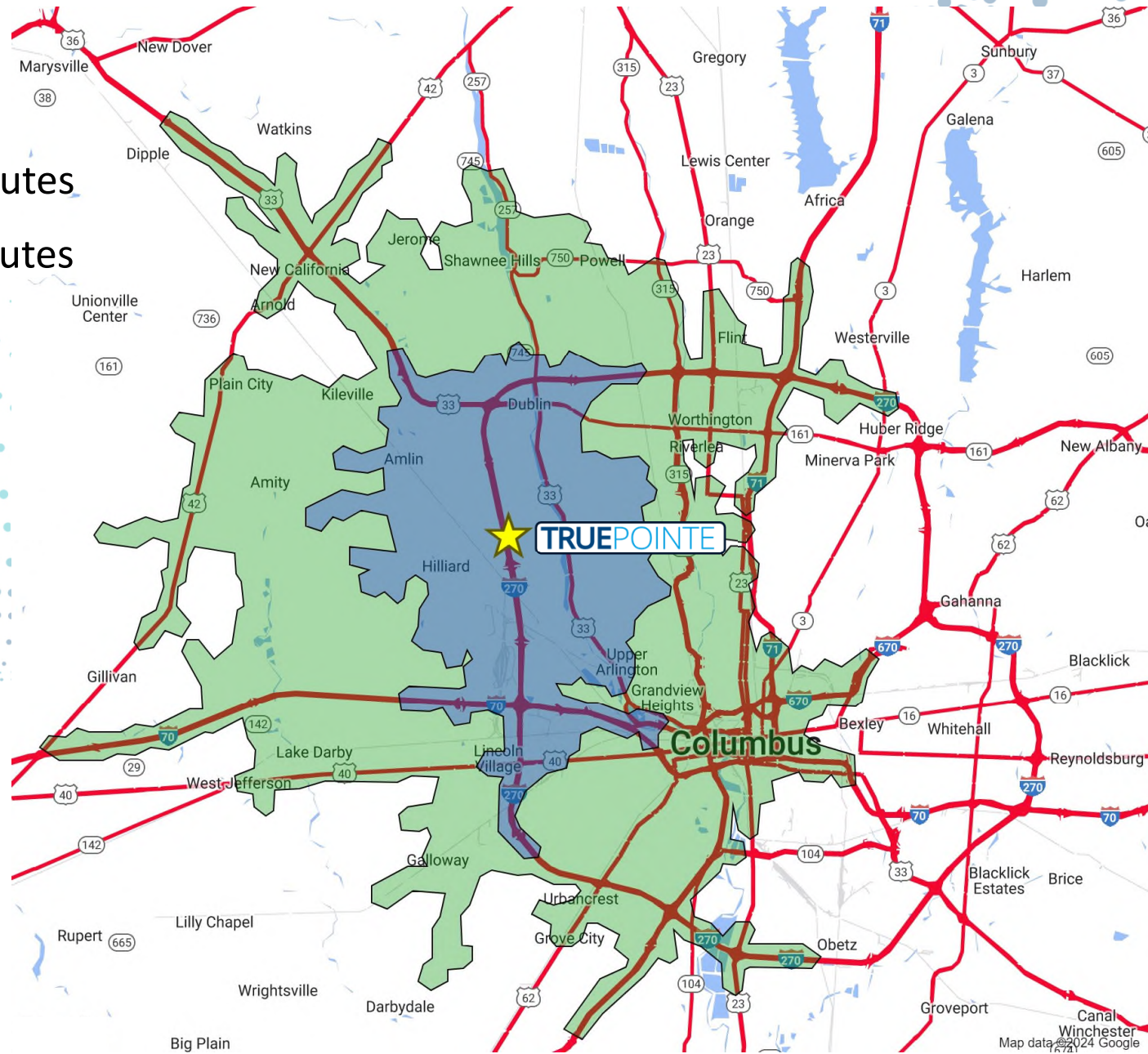


**Qahwah House** is a family business established for the sole purpose of providing the best quality coffee with no added preservatives, artificial additives, or flavors. Their expertise originates from Yemen, where they were born and raised among coffee plants. From this inherited practice, they know 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.



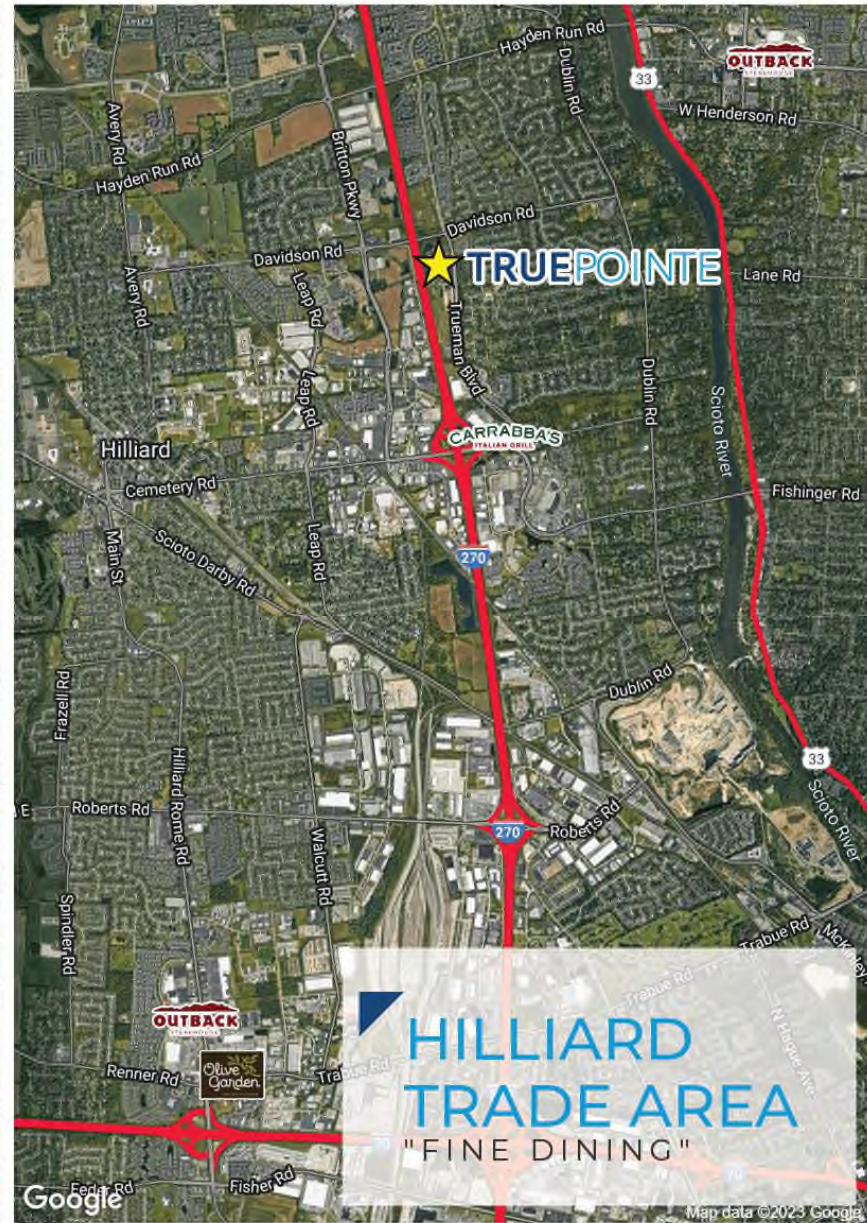
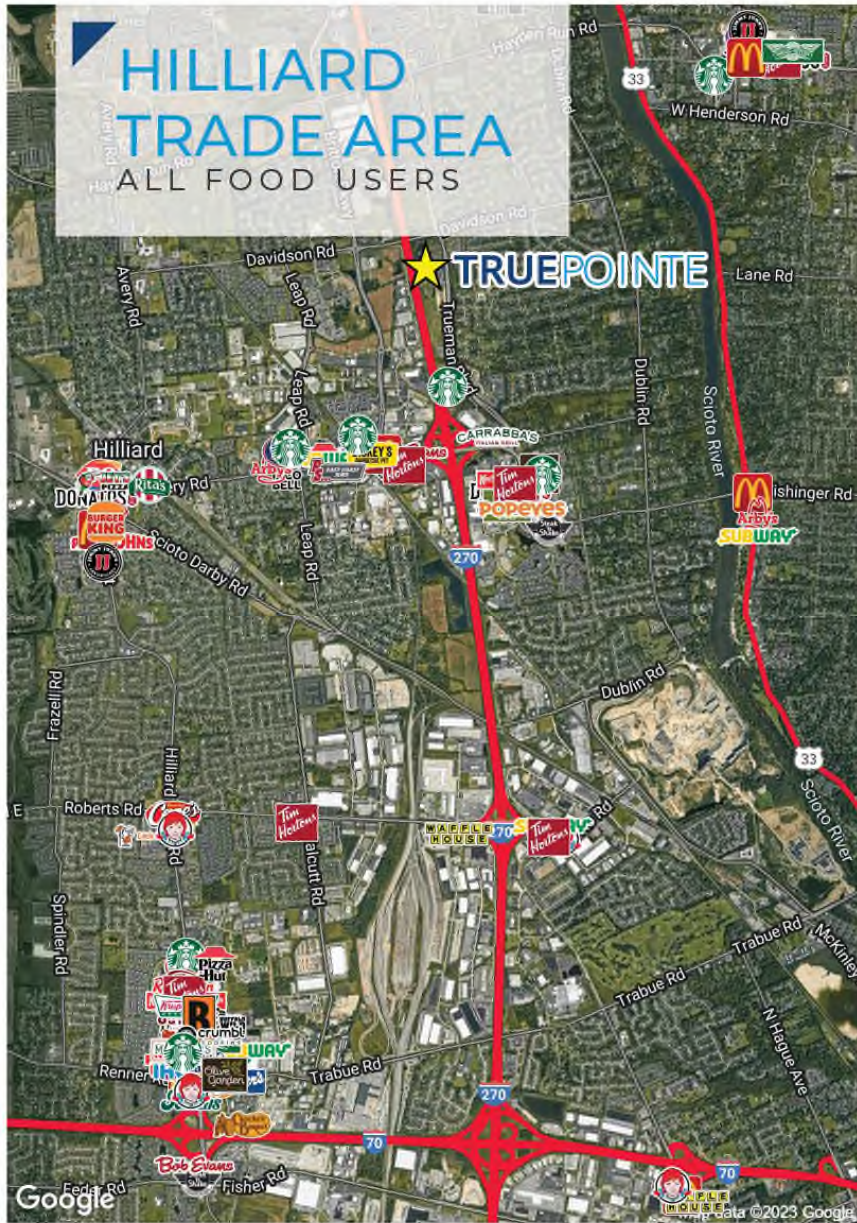
# DRIVE TIME FROM TRUEPOINTE

- 15 minutes
- 20 minutes



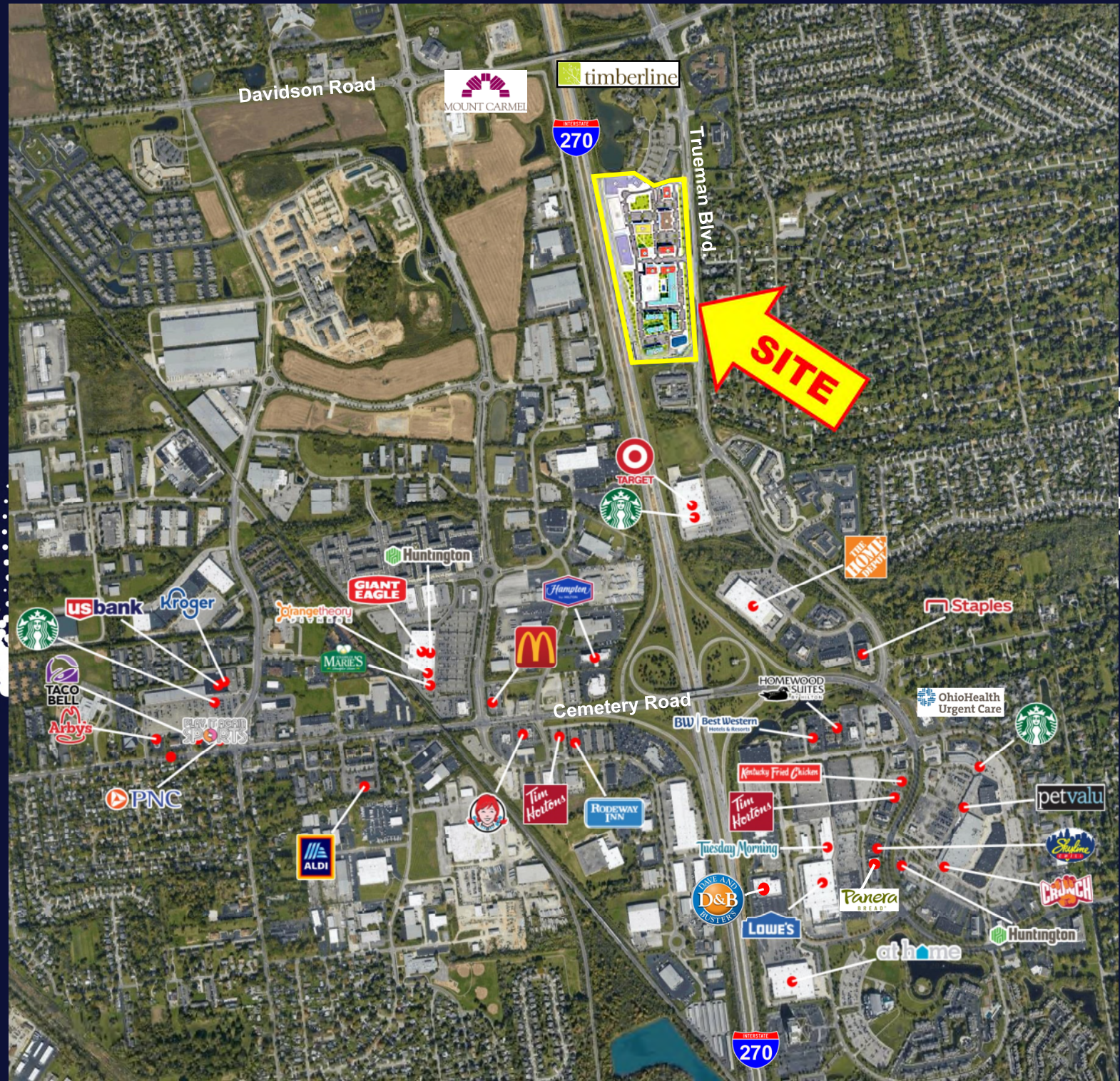


# HILLIARD FOOD USERS



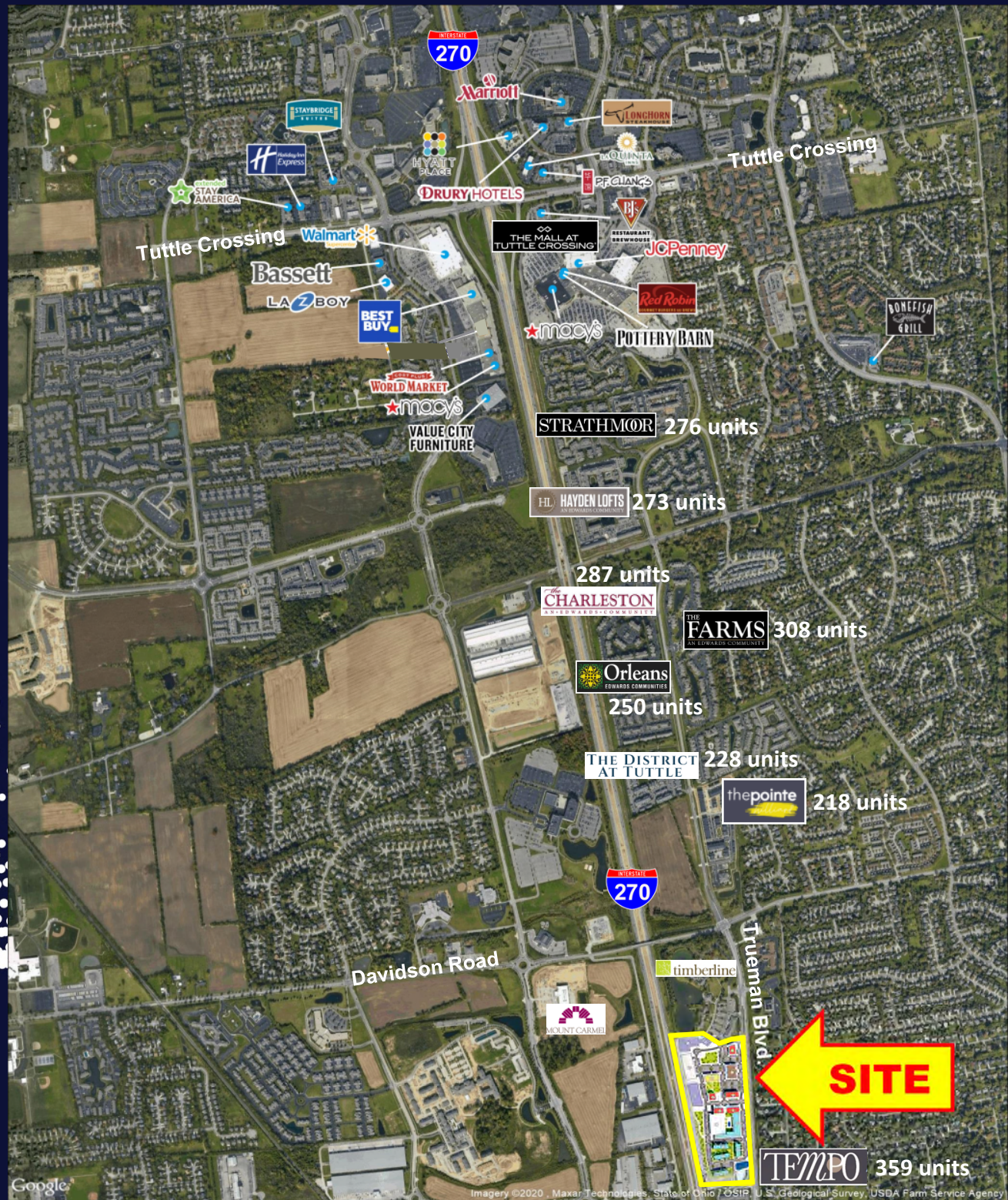
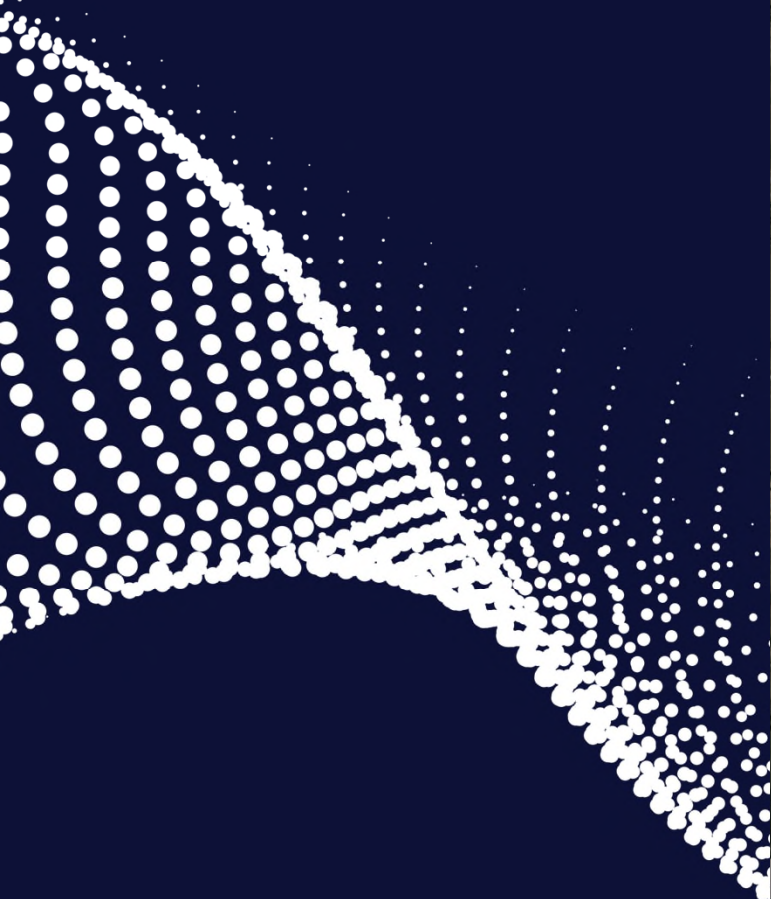


TRADE AREA  
LOCAL  
AERIAL  
SOUTH



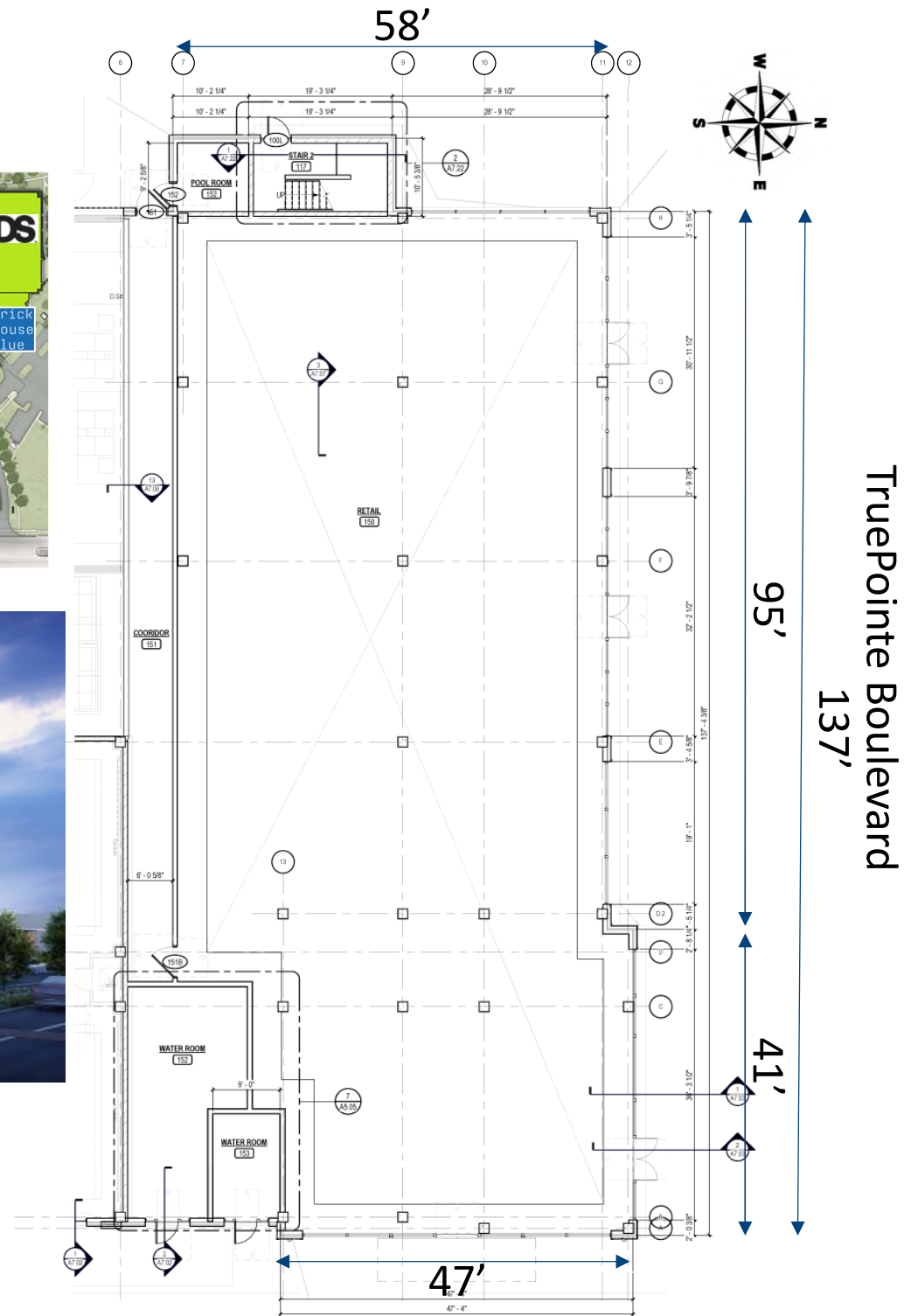
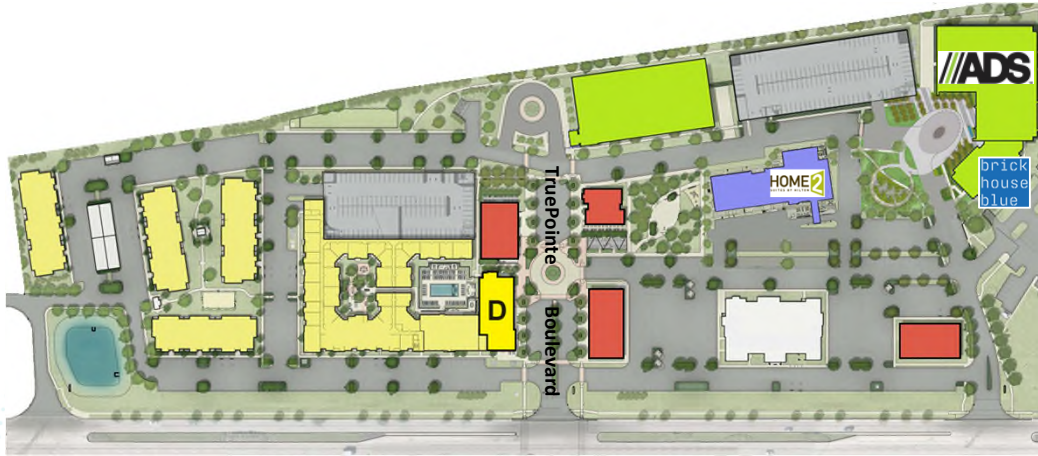


TRADE AREA  
LOCAL  
AERIAL  
NORTH





# BUILDING "D"





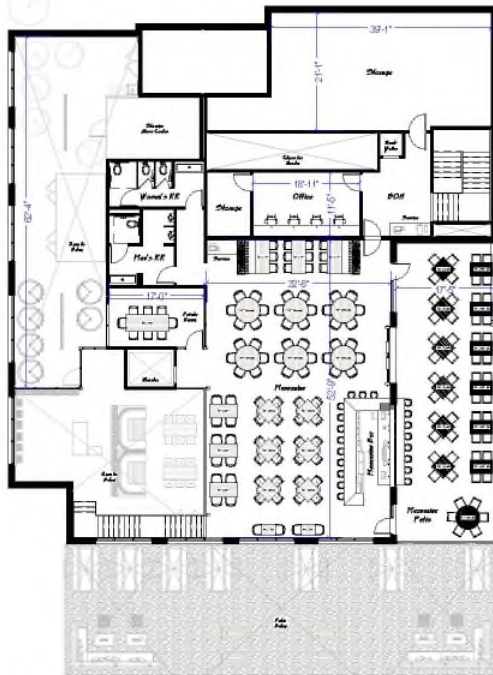


# BUILDING "F"

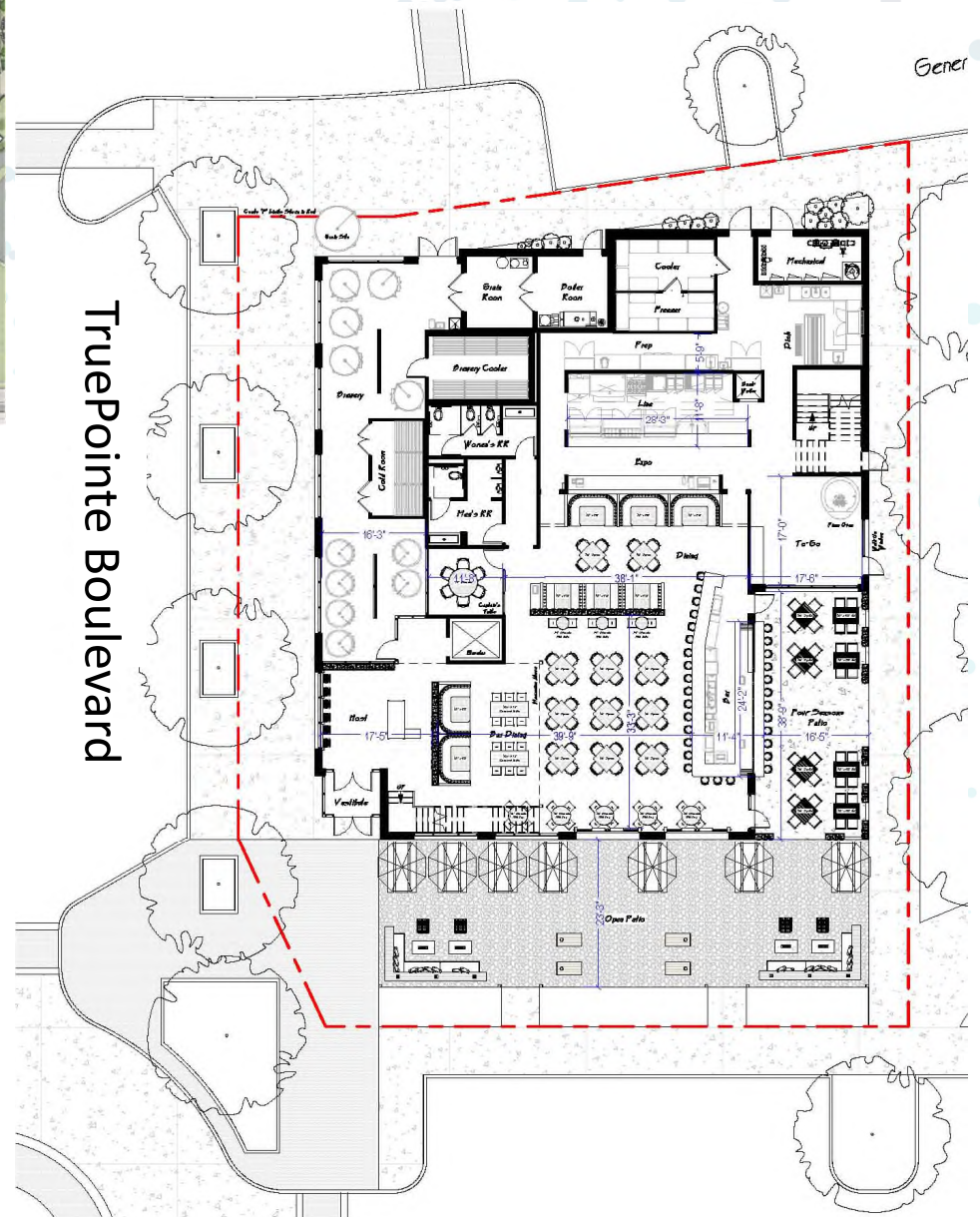
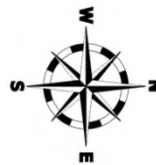




# BUILDING "F"



MEZZANINE



FIRST FLOOR

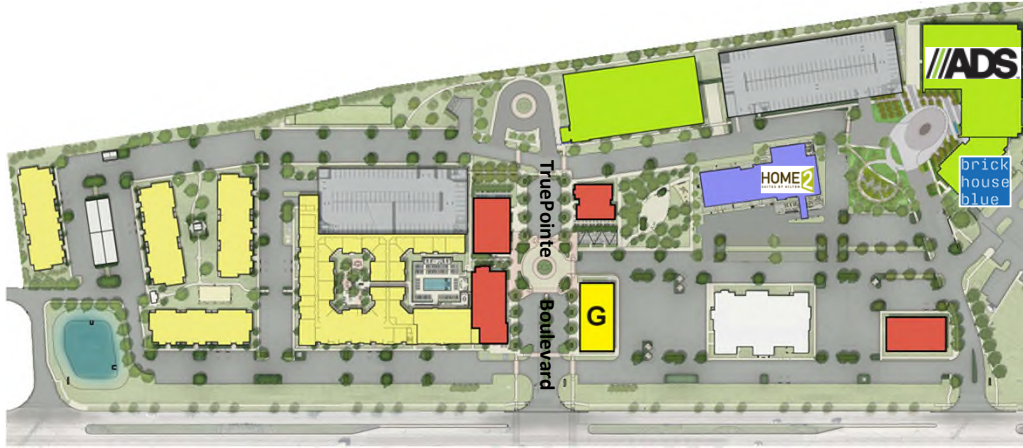
**equity** | brokerage

[www.equity.net](http://www.equity.net)

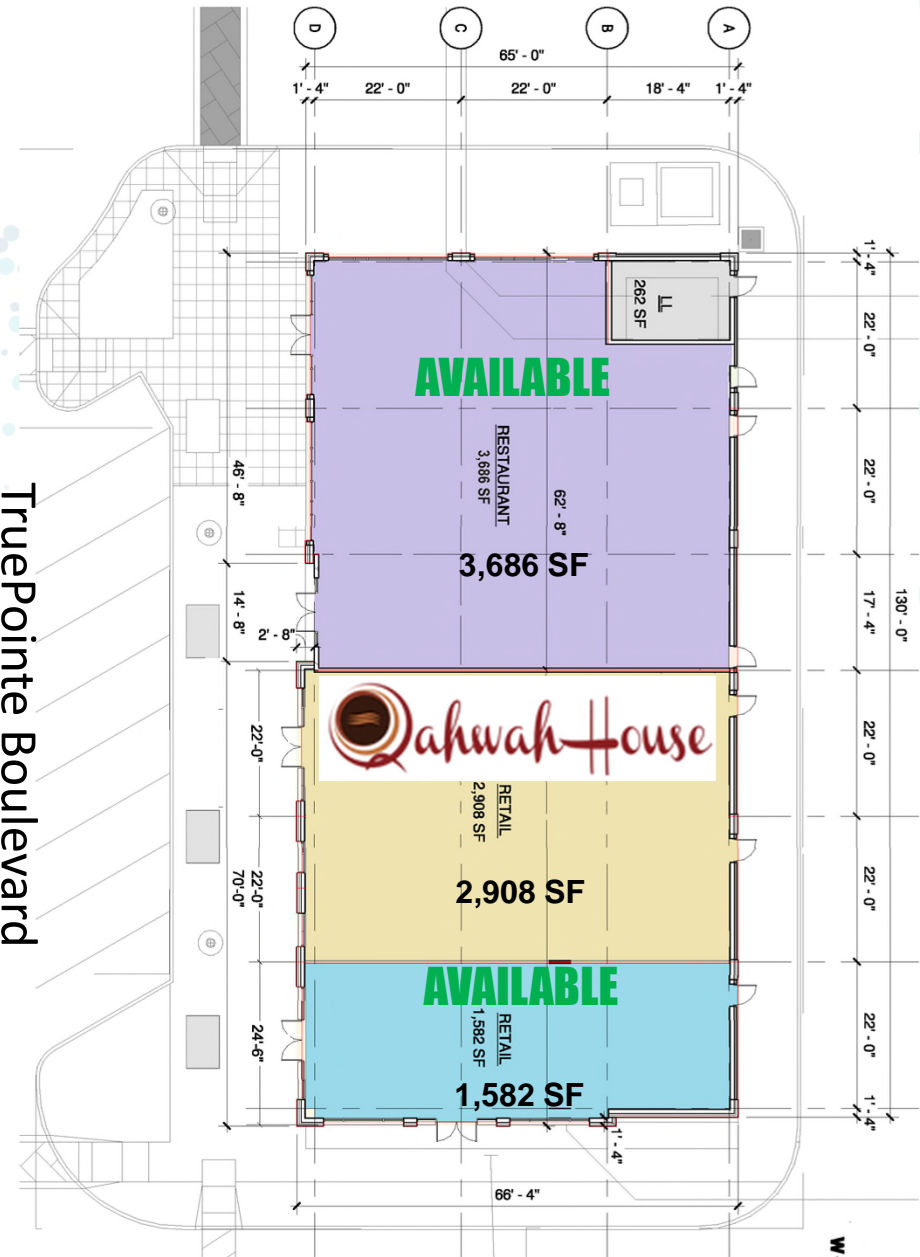
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.



# BUILDING "G"

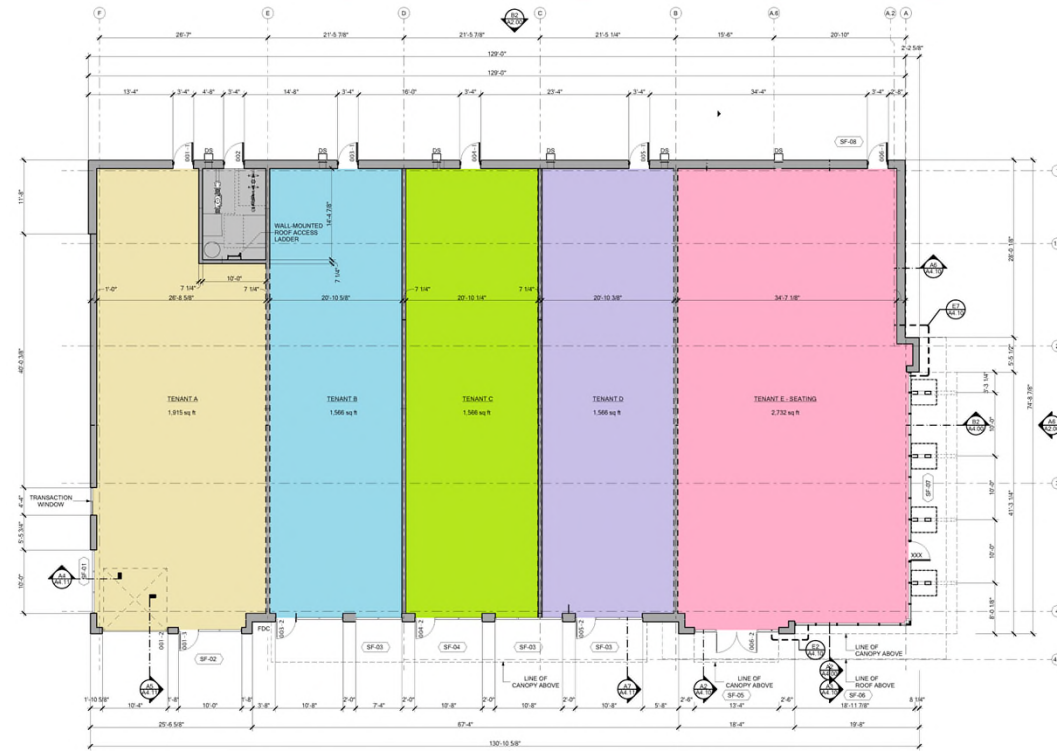


TruePointe Boulevard





# BUILDING "J"



Wathen Drive



# OFFICE BUILDING "K"

**ADS**

Advanced Drainage Systems, Inc.  
WORLD HEADQUARTERS

98,350 SF



**equity** | brokerage

[www.equity.net](http://www.equity.net)

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.



# ON-SITE HOTEL



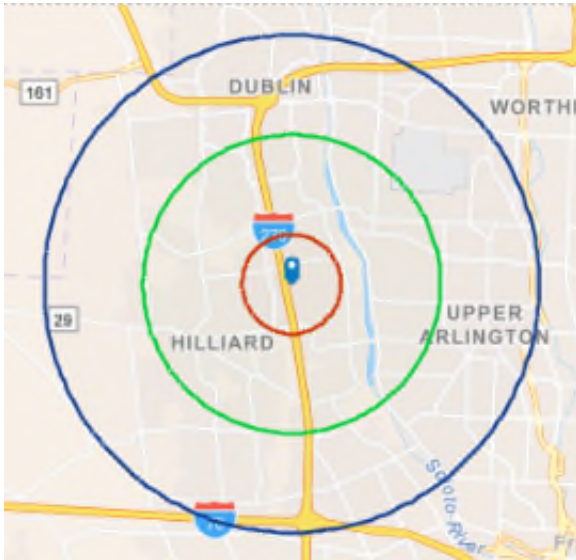
**equity** | brokerage

[www.equity.net](http://www.equity.net)

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.



# 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 %

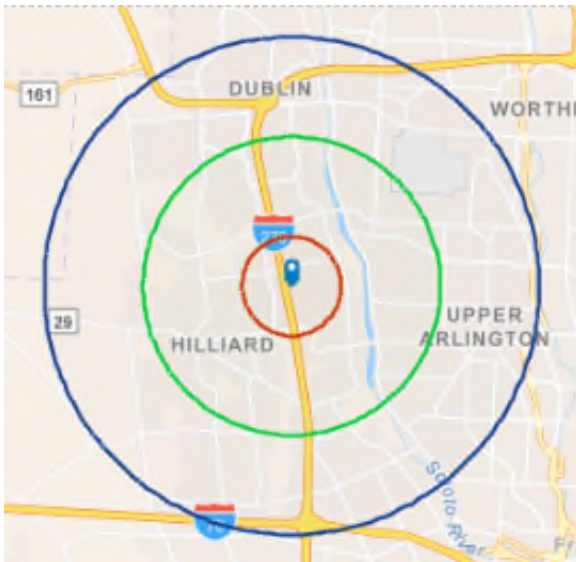
**8.6**  
Services  
%

**equity** | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.



# 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 %

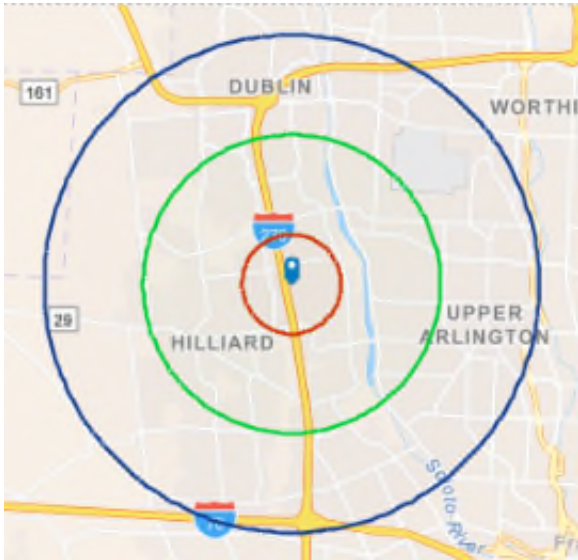
**10.3**  
Services  
%

**equity** | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.



# 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  
%

**equity** | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.