

# TRUEPOINTE

## MIXED USE DEVELOPMENT

TRUEMAN BOULEVARD, HILLIARD, OHIO



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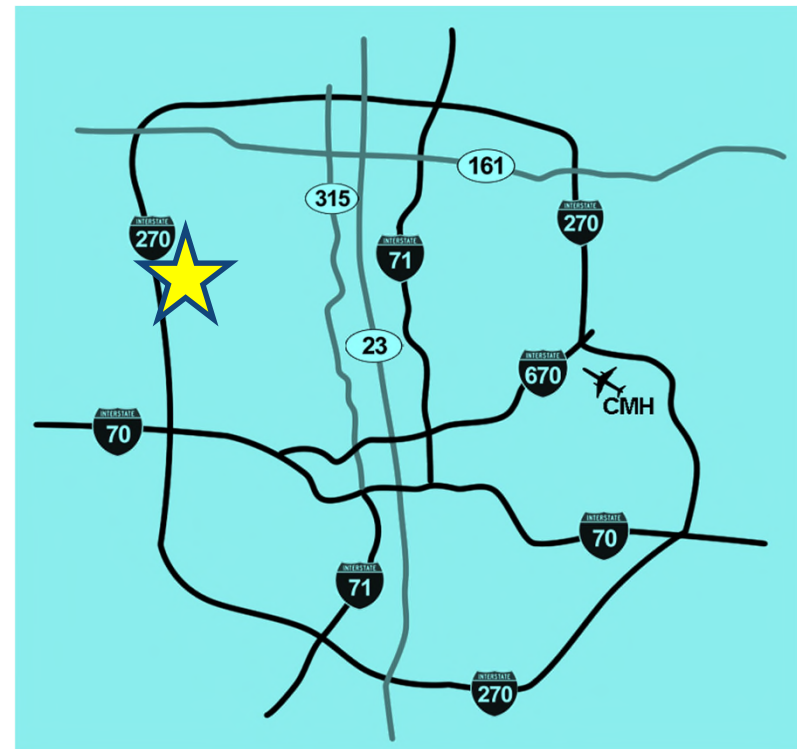
# TRUEPOINTE

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

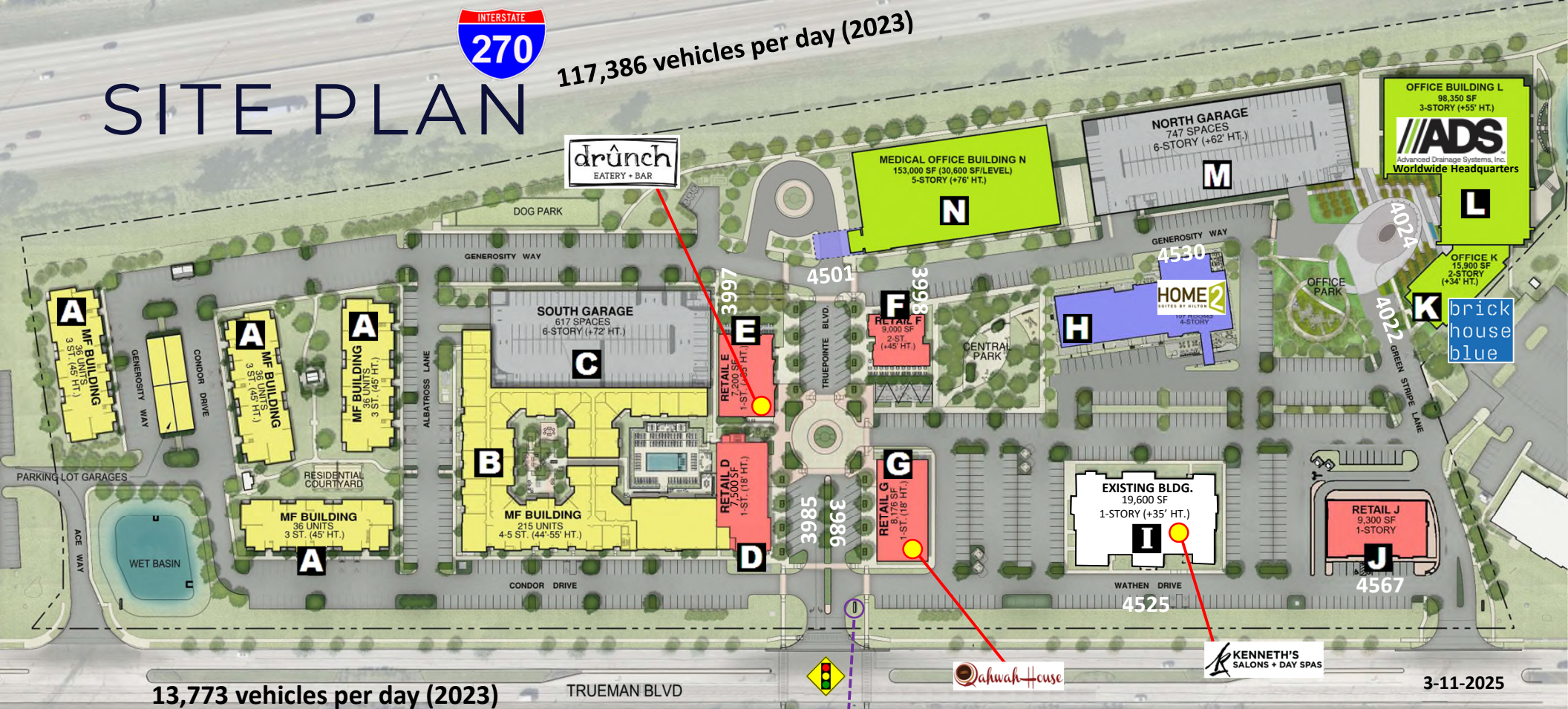




# SITE PLAN



117,386 vehicles per day (2023)



13,773 vehicles per day (2023)

**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  
7,500 SQ. FT.

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

**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

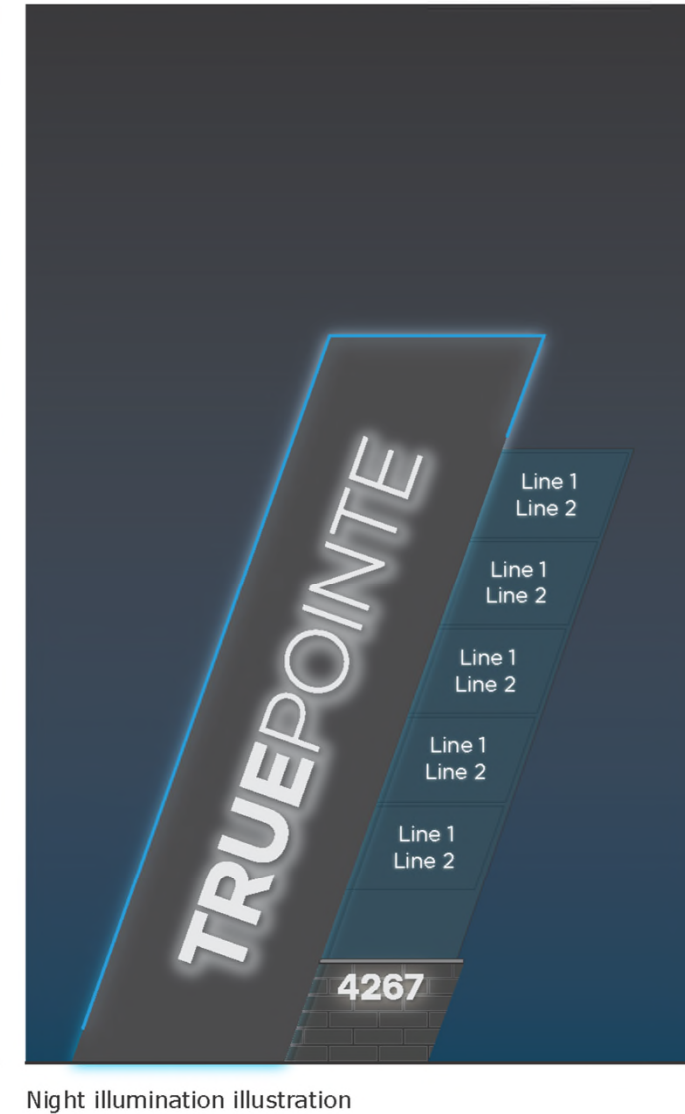
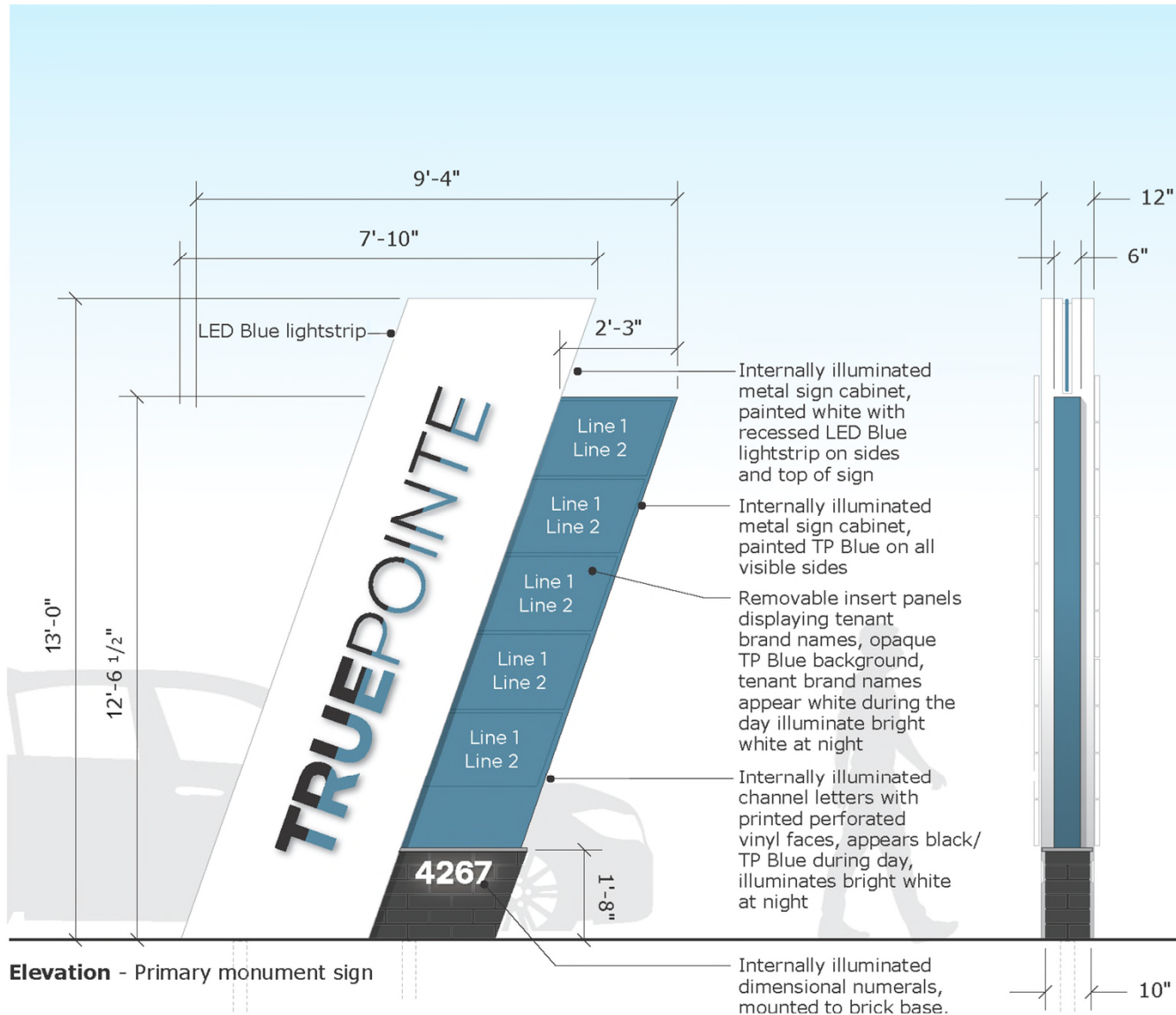
- OFFICE
- RESIDENTIAL
- HOTEL
- RETAIL
- EXISTING

**equity** | brokerage  
[www.equity.net](http://www.equity.net)

**TRUEPOINTE**

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# MONUMENT SIGNAGE





# 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.



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



# COMMUNITY ENTERTAINMENT DISTRICT



117,386 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.

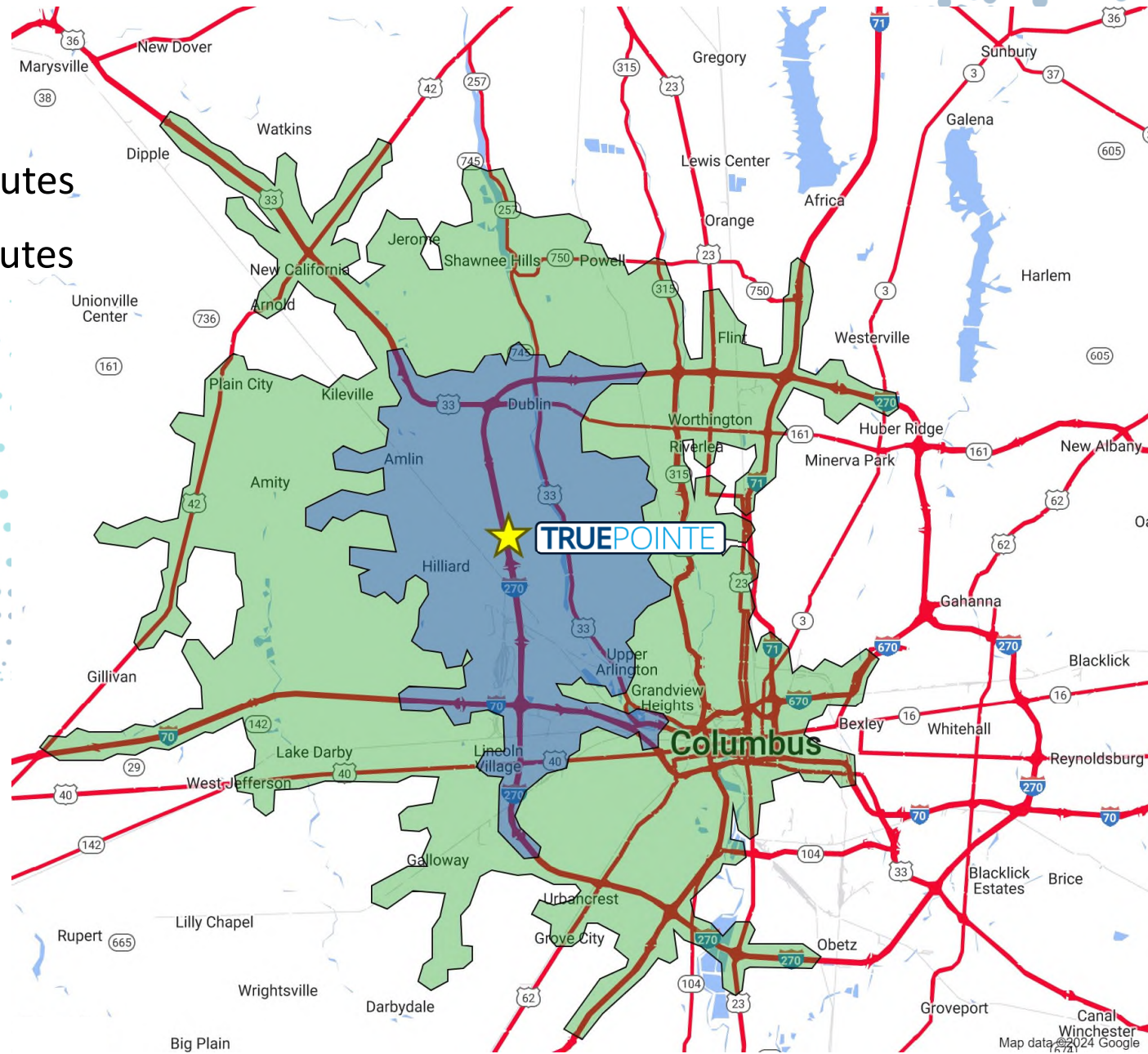


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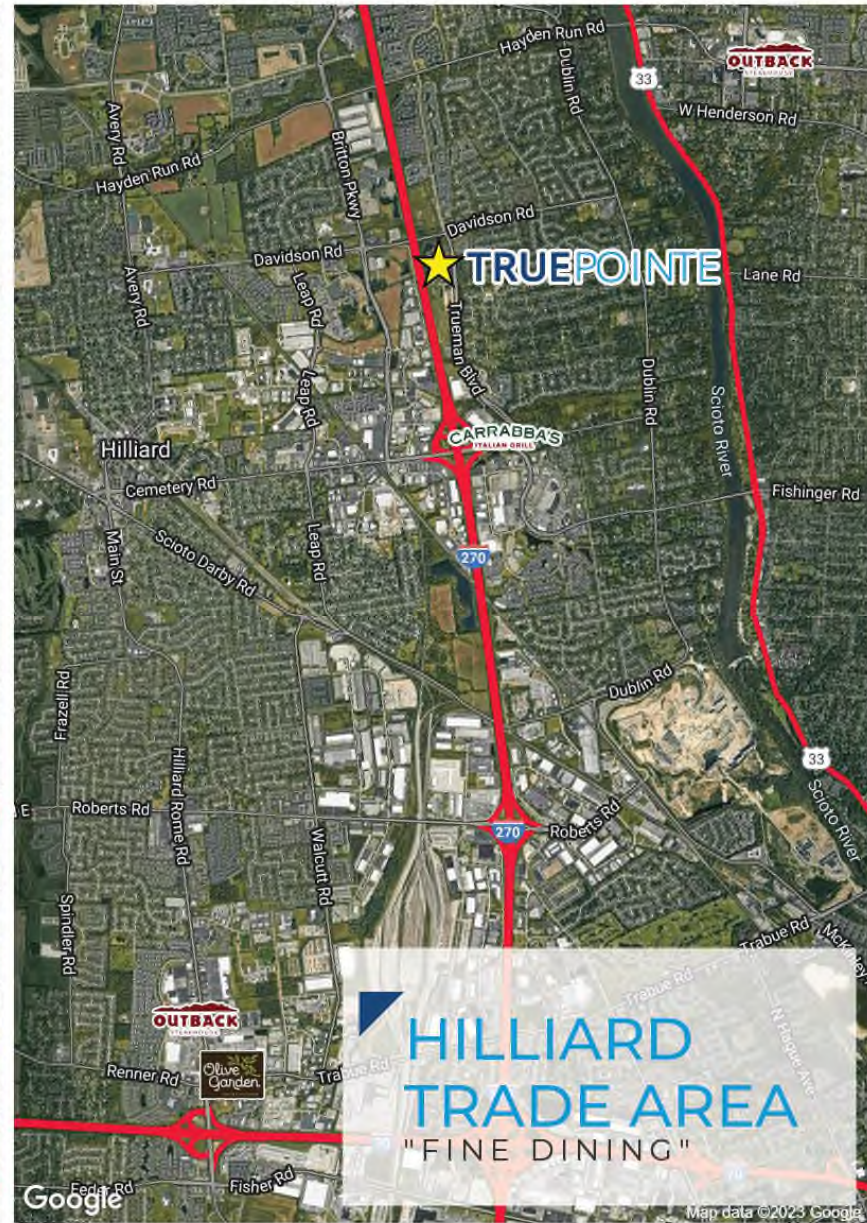
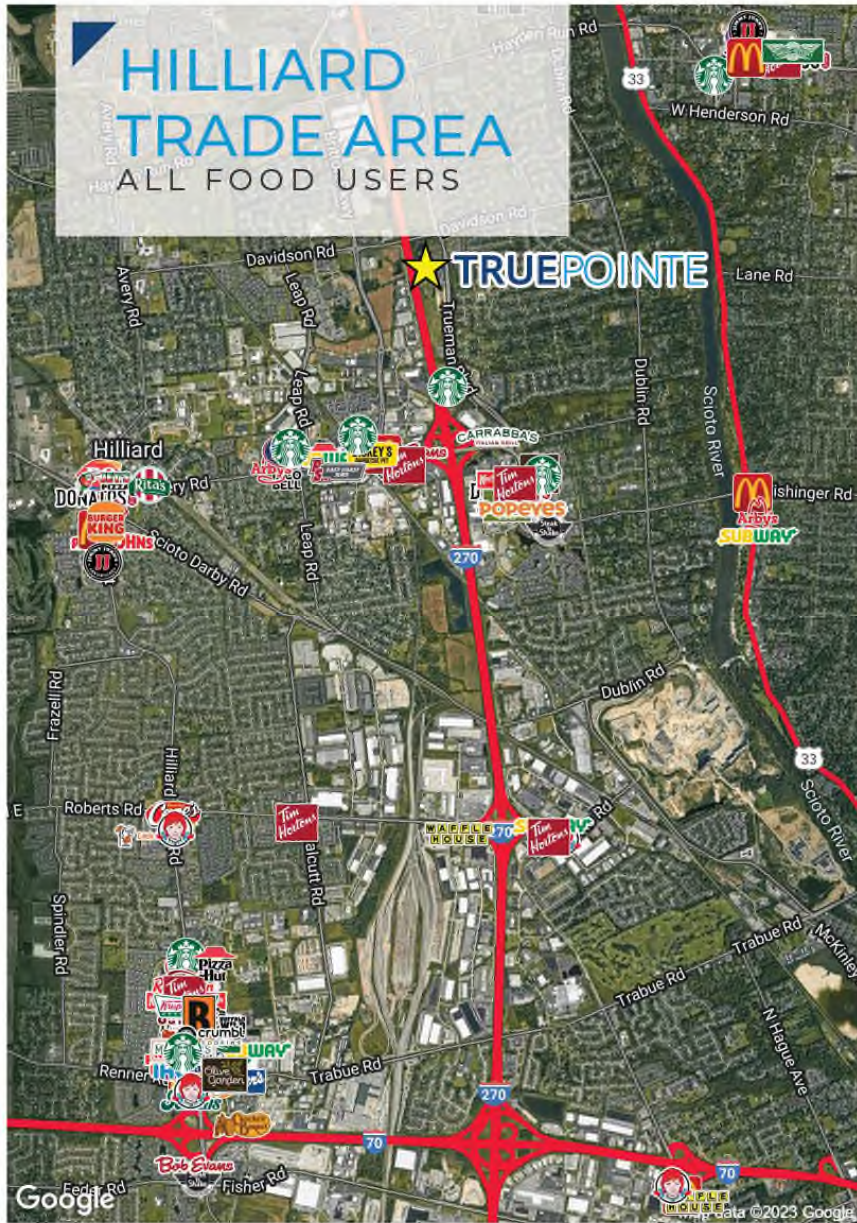
# DRIVE TIME FROM TRUEPOINTE

- 15 minutes
- 20 minutes



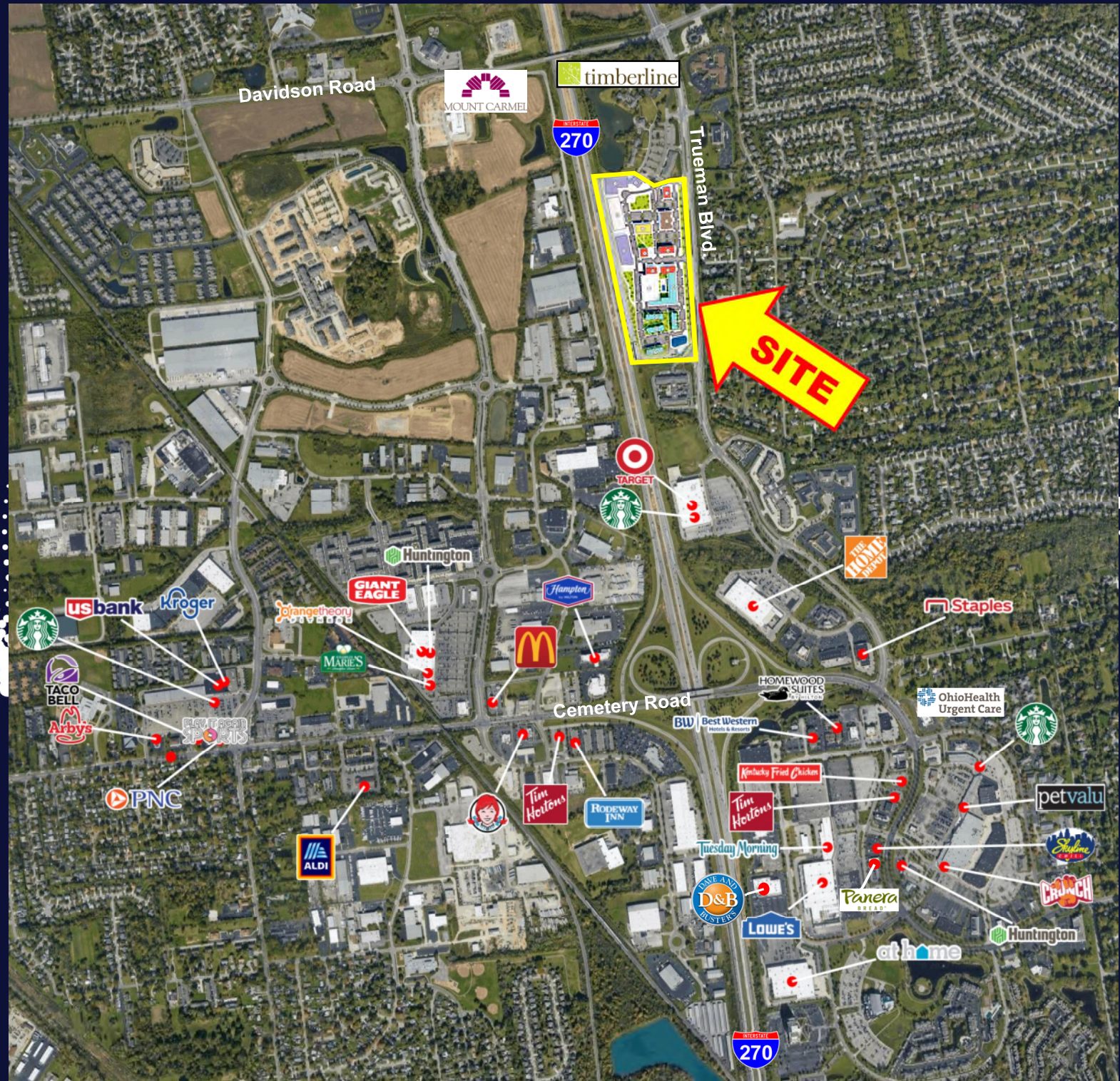


# HILLIARD FOOD USERS



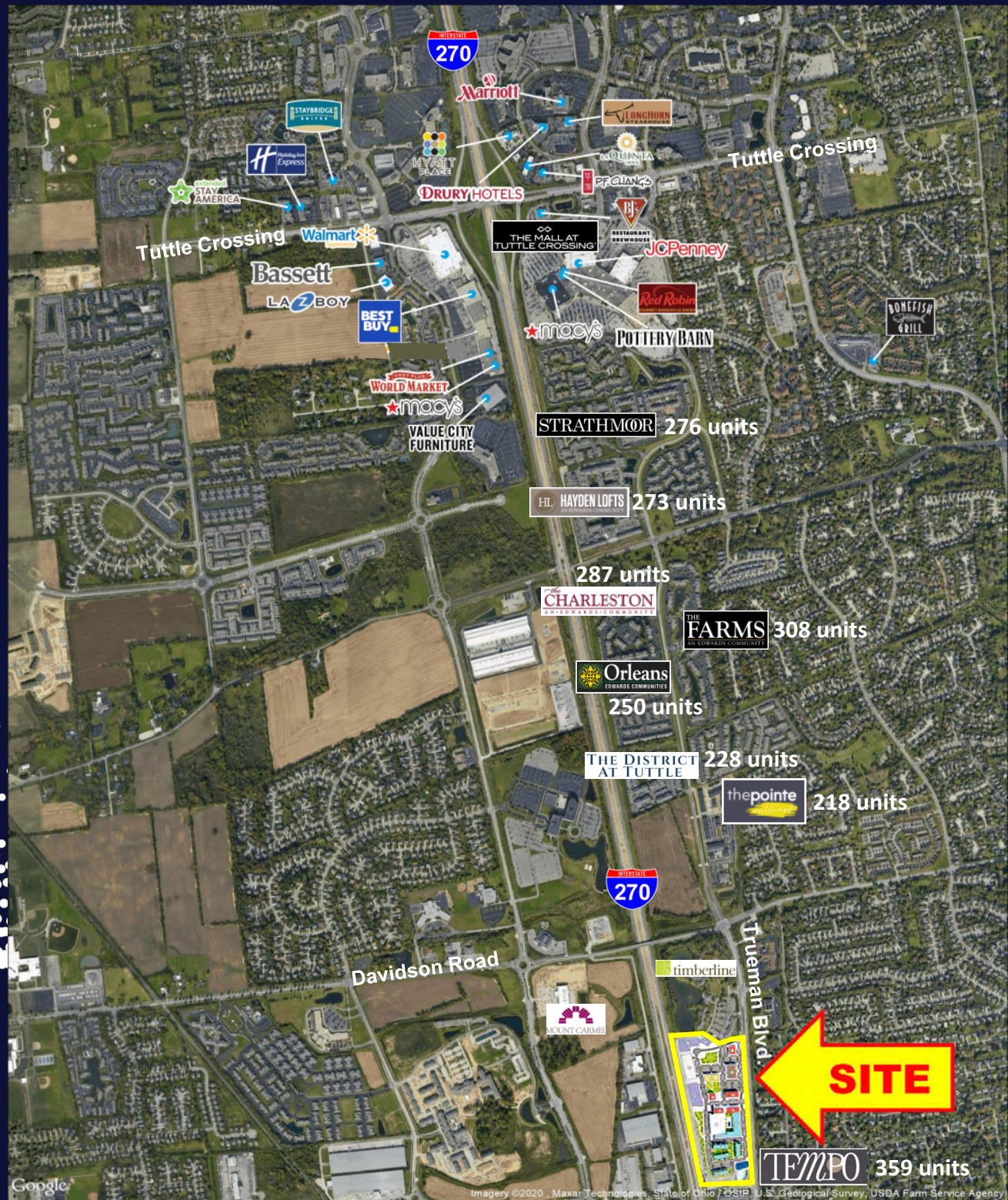
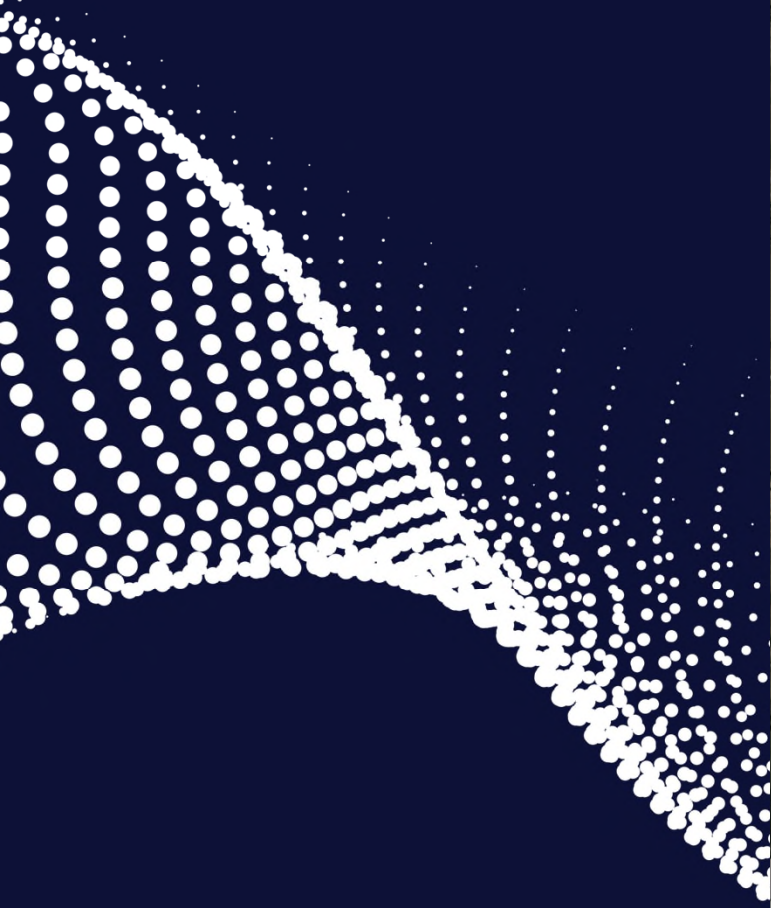


TRADE AREA  
LOCAL  
AERIAL  
SOUTH



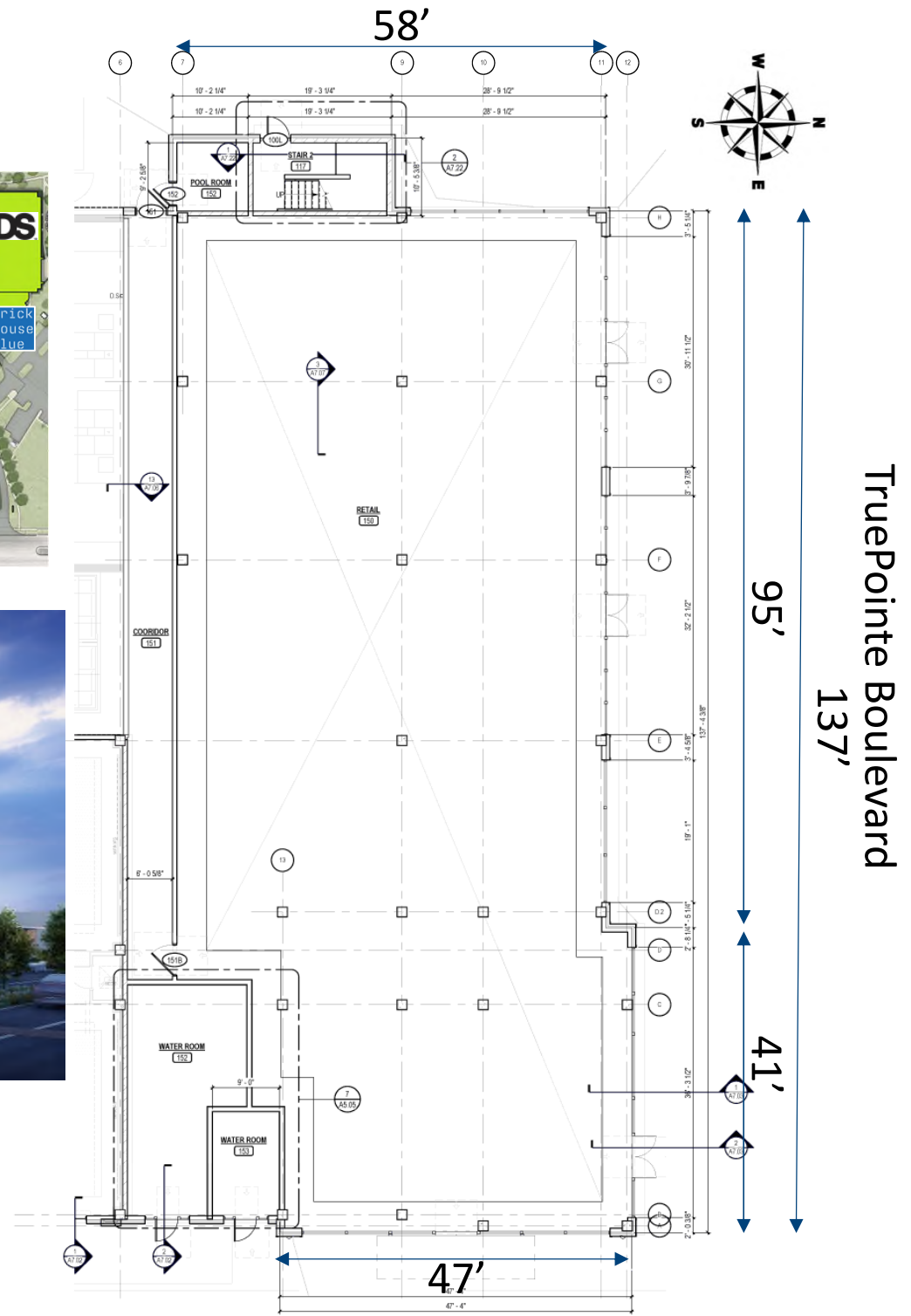
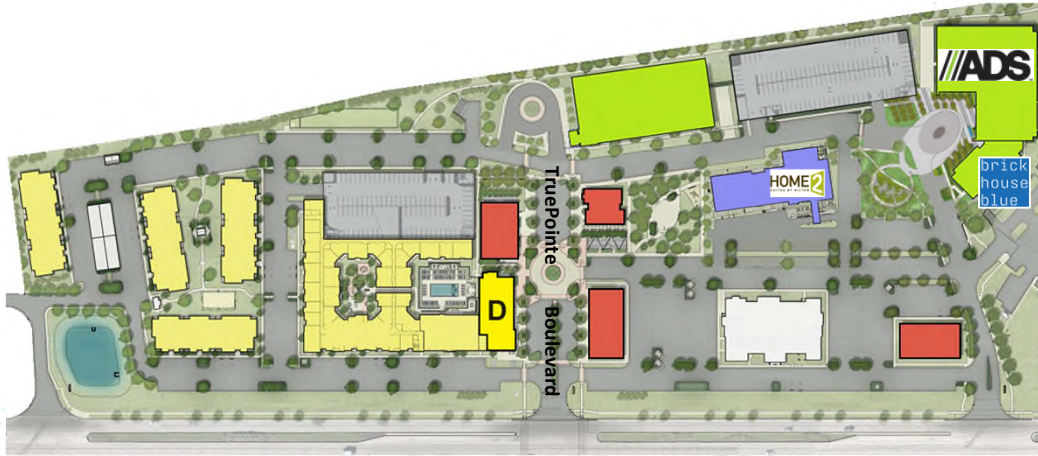


TRADE AREA  
**LOCAL  
 AERIAL  
 NORTH**





# BUILDING "D"





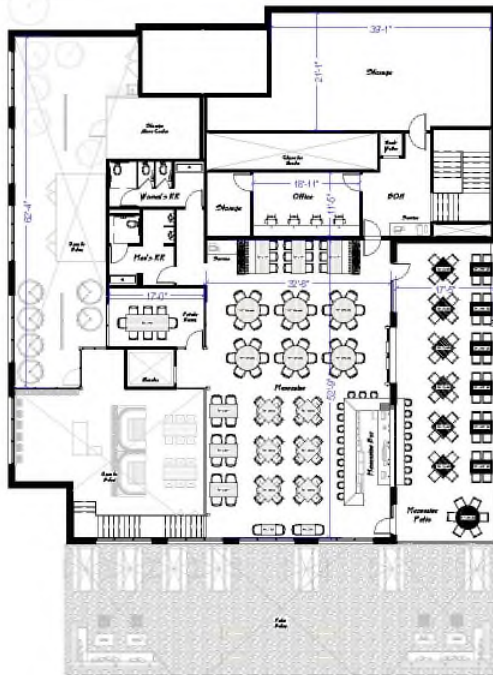
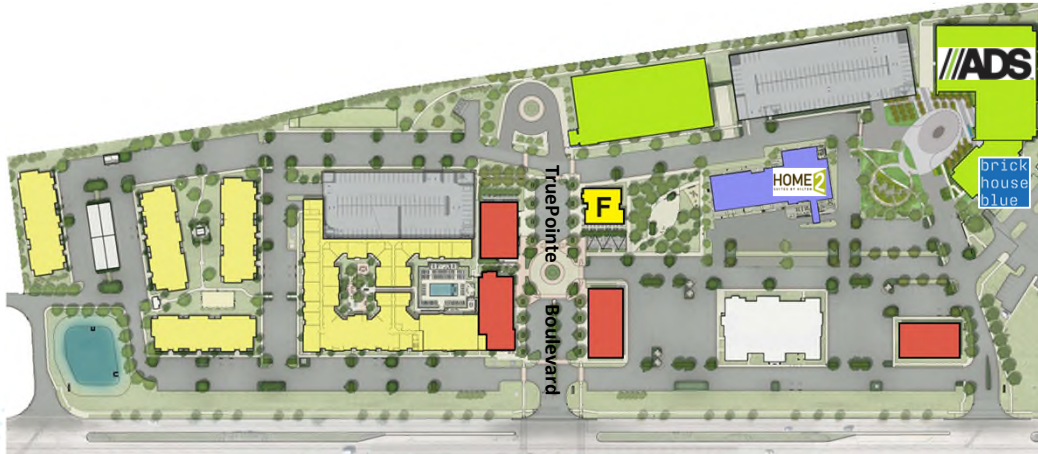


# BUILDING "F"

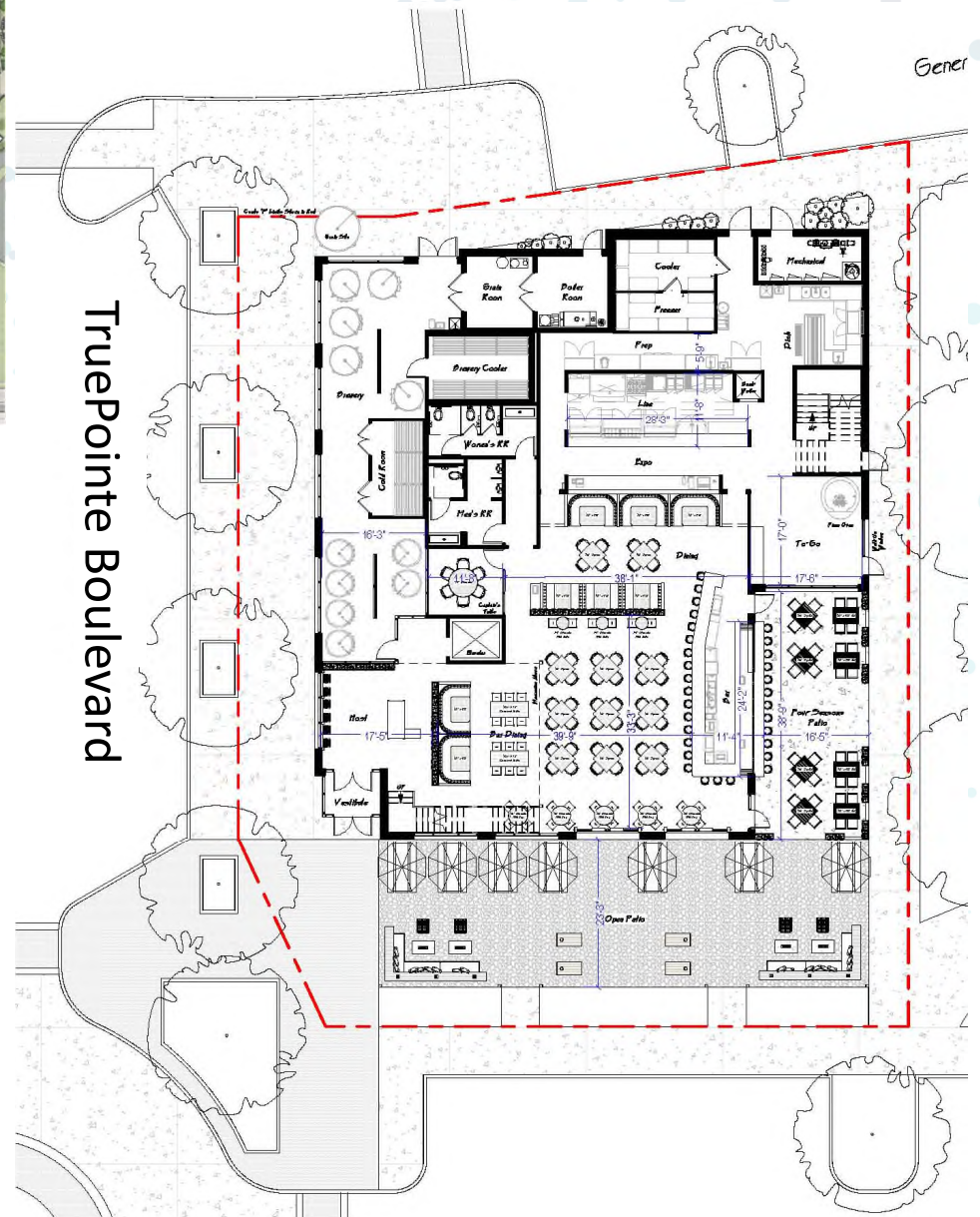
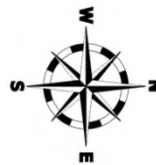




# BUILDING "F"



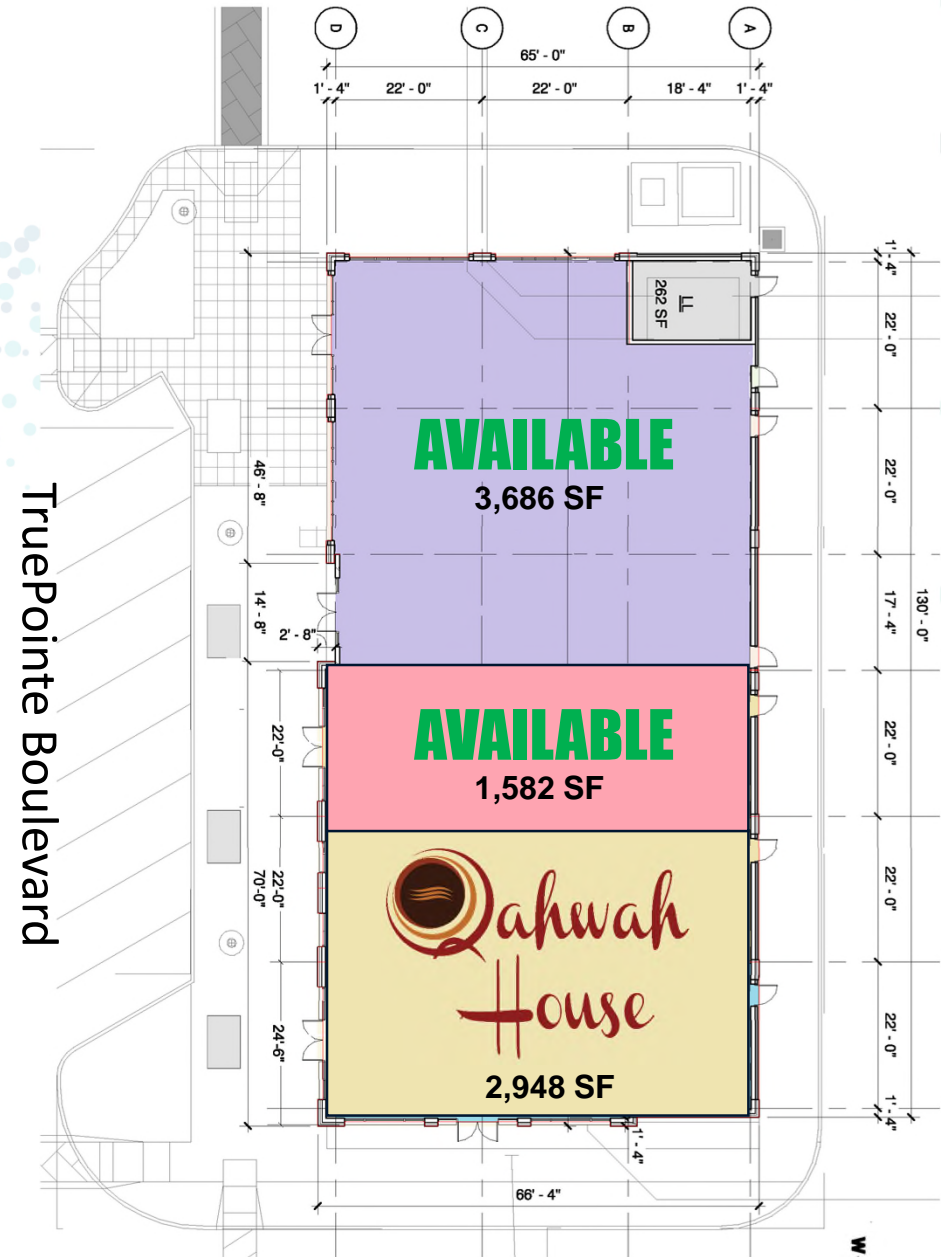
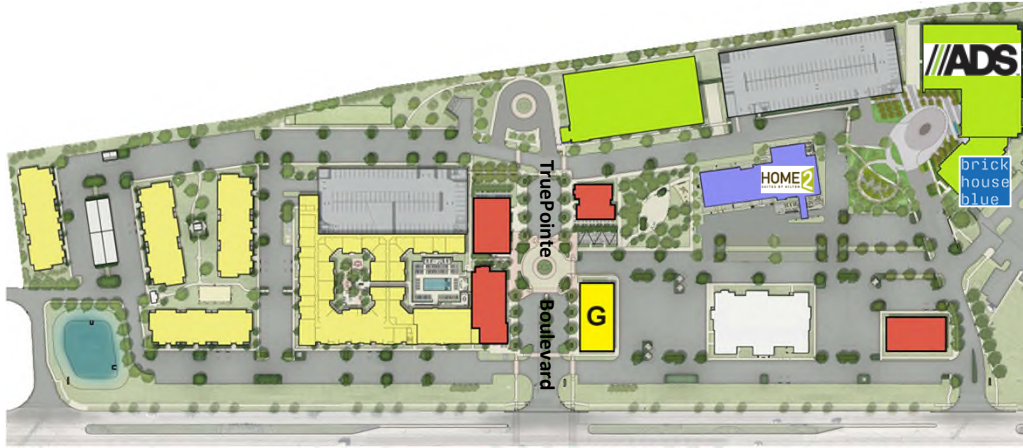
MEZZANINE



FIRST FLOOR

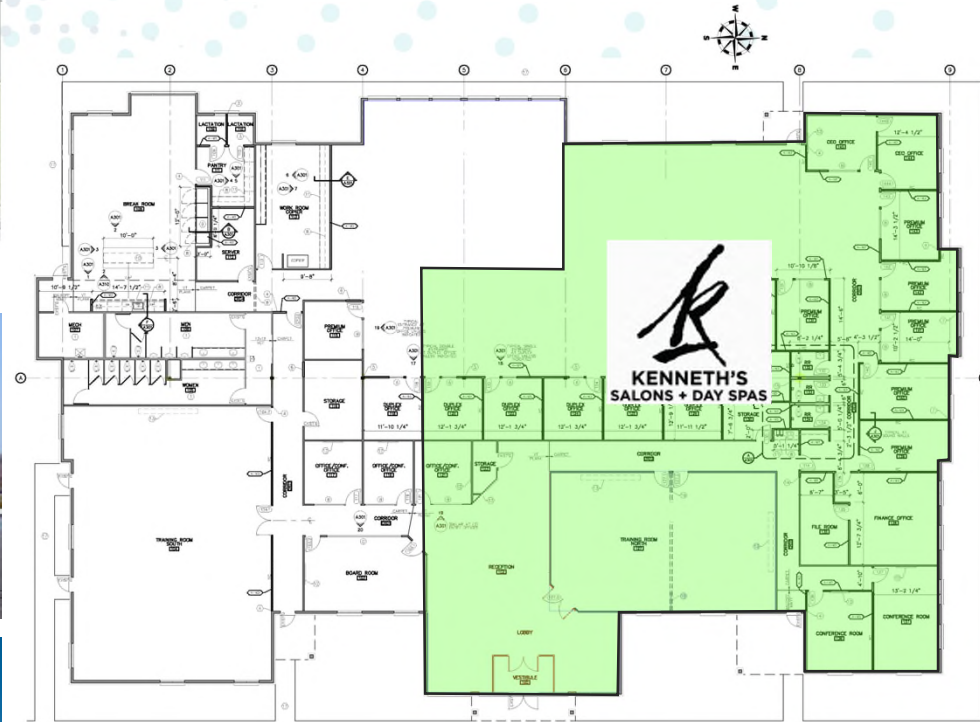
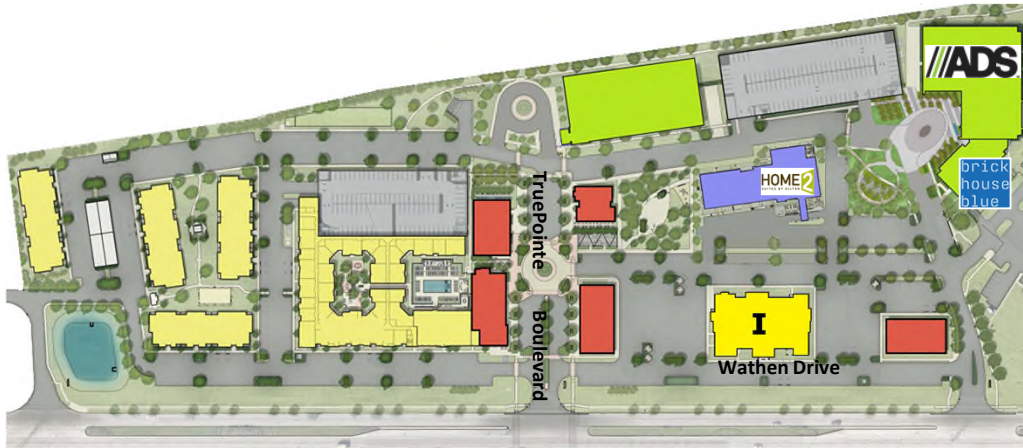


# BUILDING "G"





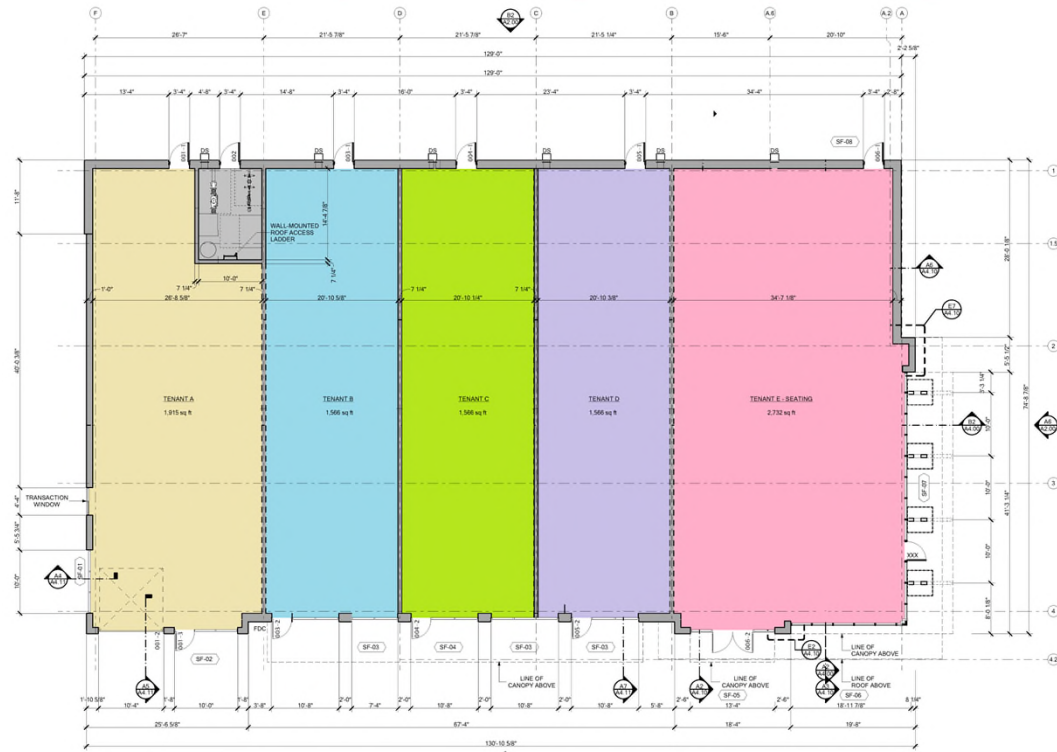
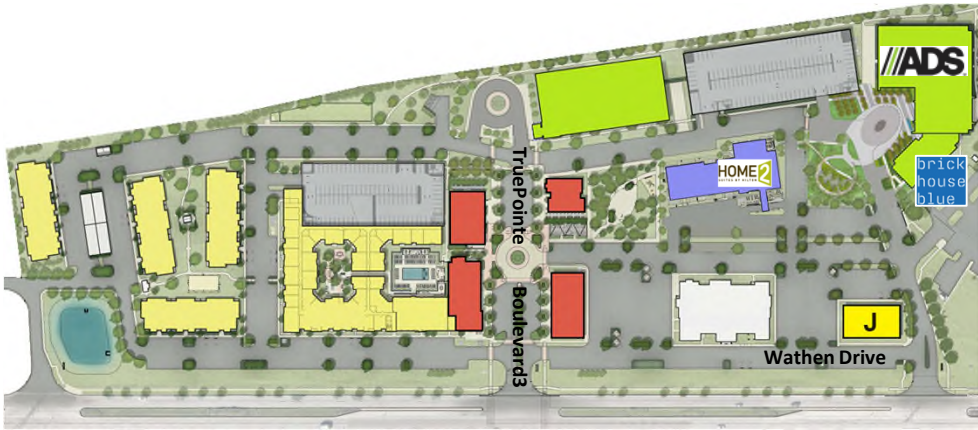
# BUILDING "I"



Wathen Drive



# 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)

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# ON-SITE HOTEL



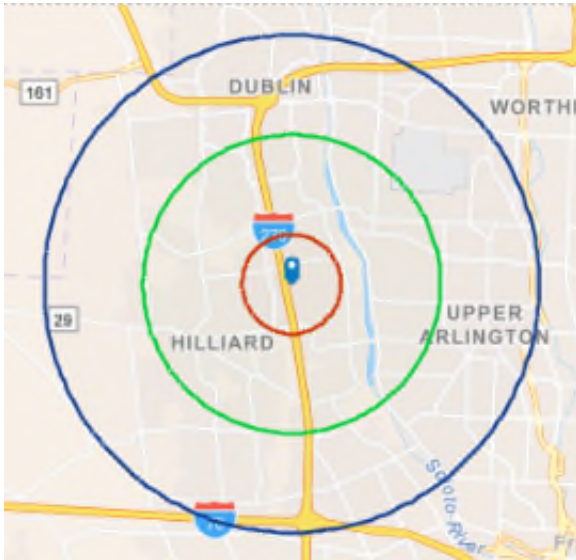
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# 1-MILE RADIUS DEMOS



## 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 %

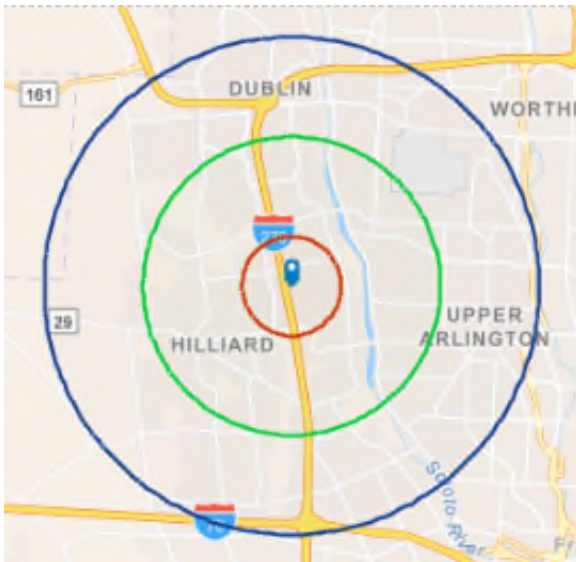
**8.6**  
Services  
%

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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 %

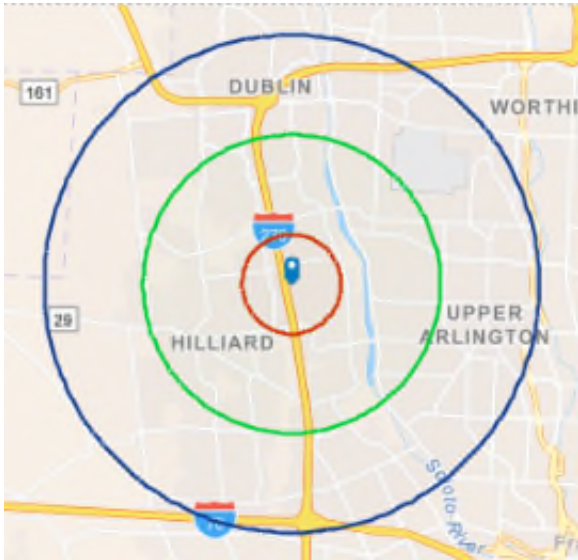
**10.3**  
Services  
%

**equity** | brokerage

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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  
%

**equity** | brokerage

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