

OFFICES AT TRUEPOINTE

OFFICE FOR LEASE

4525 TRUEMAN BOULEVARD, HILLIARD, OHIO 43026



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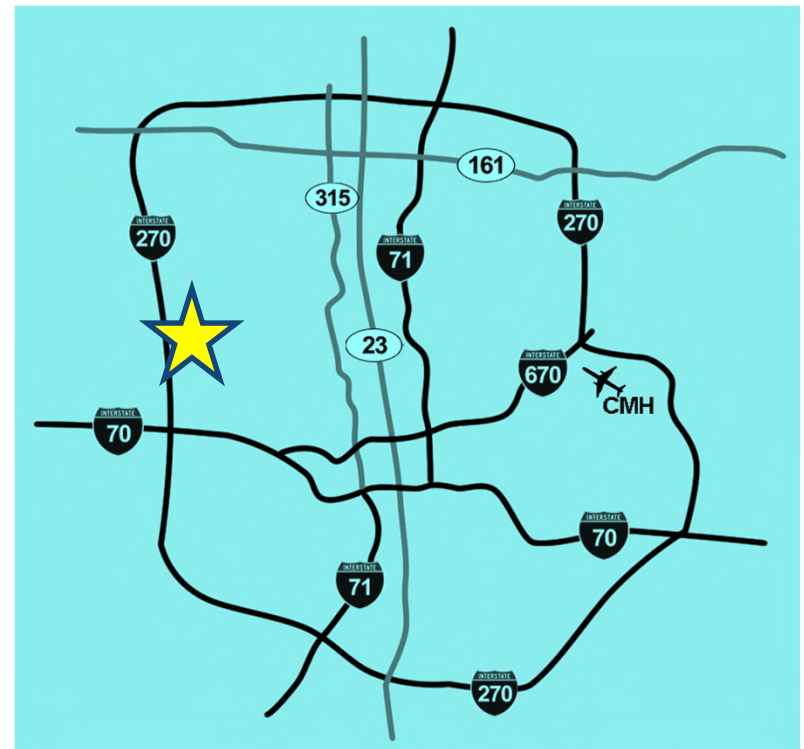
PROPERTY HIGHLIGHTS

- +/- 19,046 square foot office building
- Located within the new \$250 million TruePointe Mixed Use Development
- TruePointe contains 267,250 SF of new Class-A office space, 46,660 SF of new retail, 359 new multi-family units, and a new 108-room hotel
- Excellent area private-payer medical mix
- Ample parking
- Monument signage

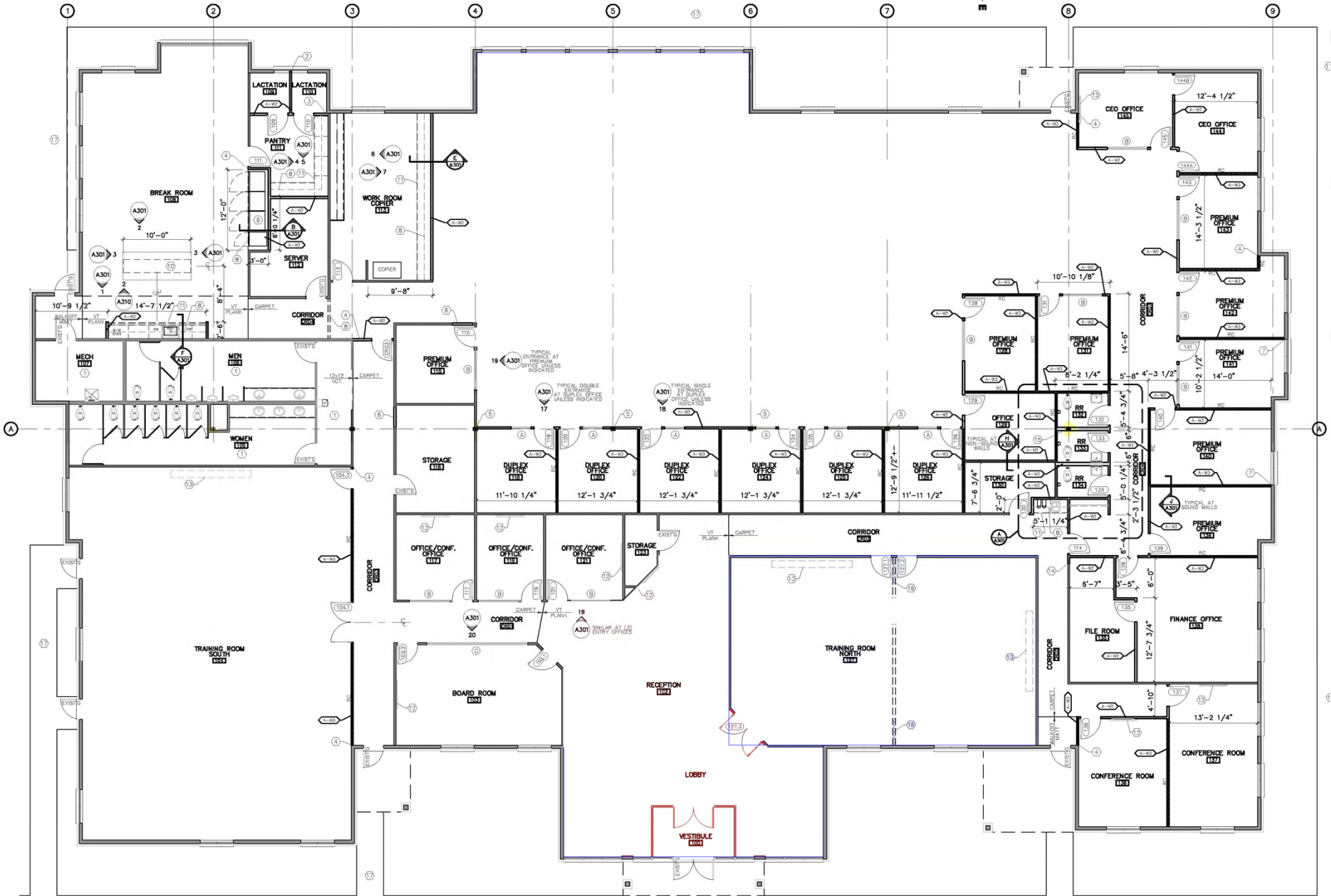
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SPACE PLAN



PARCEL AERIAL



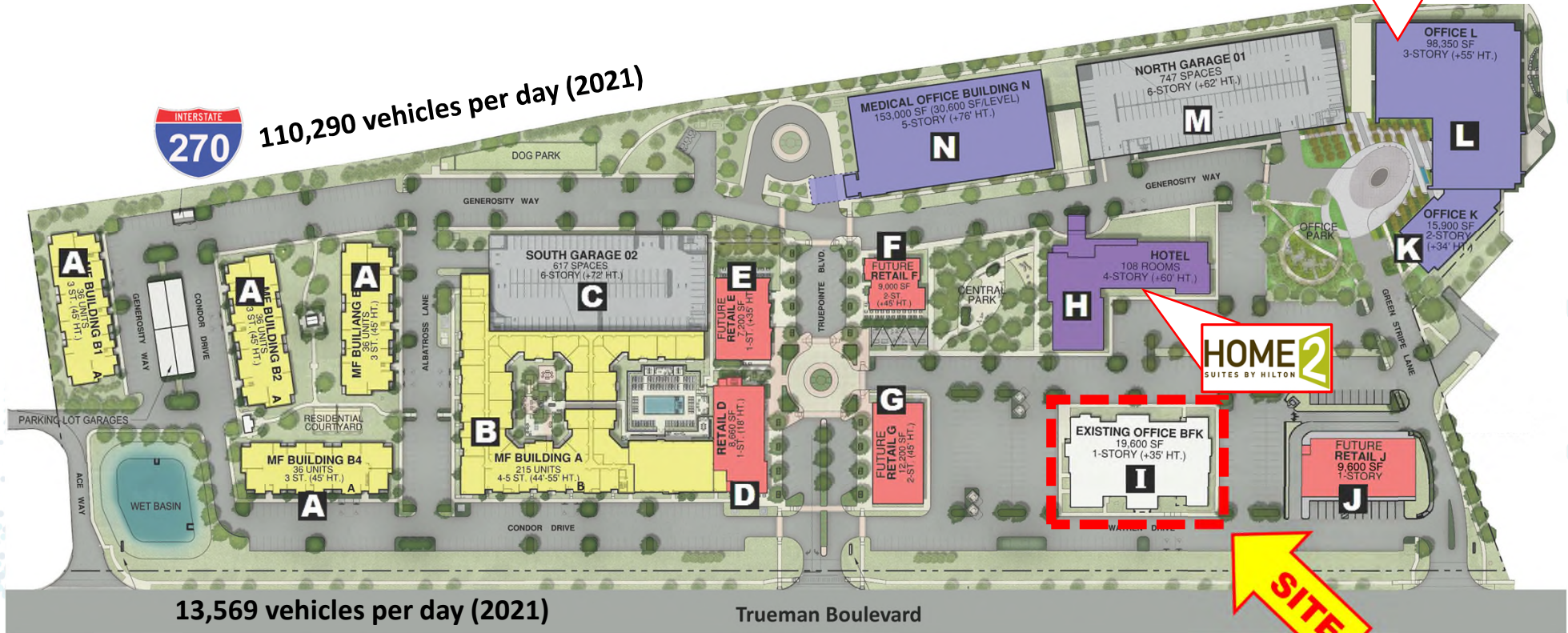
equity | brokerage

www.equity.net

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TRUEPOINTE

INTERSTATE 270
110,290 vehicles per day (2021)



13,569 vehicles per day (2021)

Trueman Boulevard

UNDER CONSTRUCTION

TEMPO APARTMENTS **A** WALK UP RESIDENTIAL
 3 STORY, 36 UNITS PER BLDG.

D RETAIL
 8,660 SQ. FT.

G RETAIL
 12,200 SQ. FT.

J RETAIL
 9,600 SQ. FT.

UNDER CONSTRUCTION

M NORTH PARKING GARAGE
 6 LEVELS, 747 SPACES

OFFICE

UNDER CONSTRUCTION

TEMPO APARTMENTS **B** HIGH DENSITY RESIDENTIAL
 4-5 STORY, 215 UNITS TOTAL

E RETAIL
 7,200 SQ. FT.

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

K OFFICE
 15,900 SQ. FT.

RESIDENTIAL

C SOUTH PARKING GARAGE
 5 LEVELS, 617 SPACES

F RETAIL
 9,000 SQ. FT.

I EXISTING BUILDING
 19,377 SQ. FT.

L OFFICE **ADS**
Advanced Drainage Systems, Inc.
UNDER CONSTRUCTION

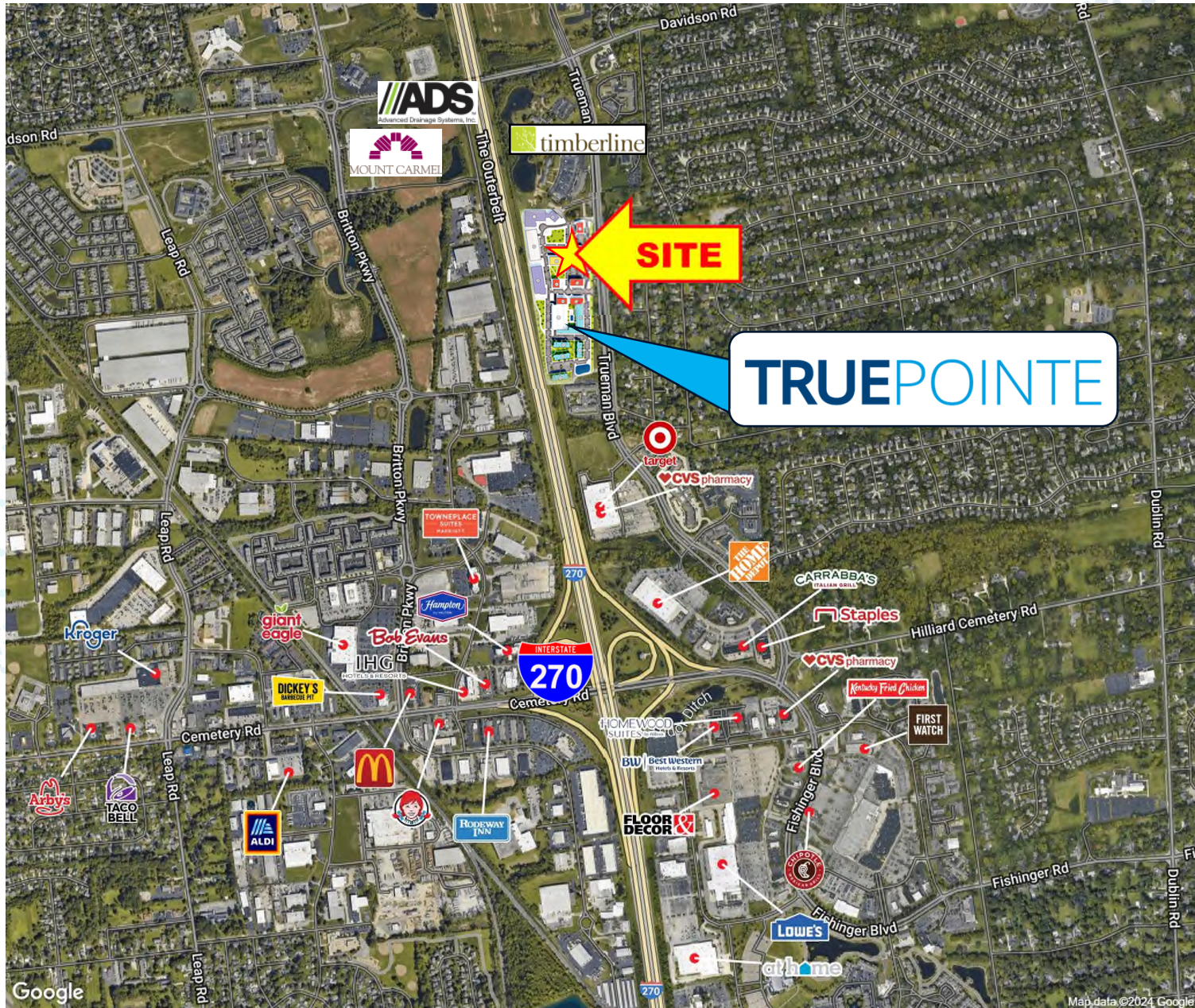
HOTEL

RETAIL

EXISTING

Q2 2024: BEGINS CONSTRUCTION

AREA HIGHLIGHTS



MONUMENT SIGNAGE

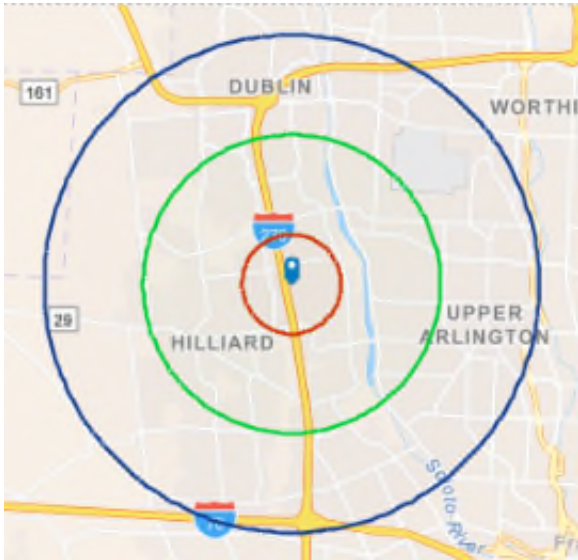


PRIVATE-PAY DEMOS

ONE MILE RADIUS	Total Insured	Private %	No Health Insurance Coverage %	Population	Median Household Income	Average Household Income
4525 Trueman Boulevard, Hilliard, Ohio	10,478	73.00%	2.00%	10,639	\$103,167	\$138,562

THREE MILE RADIUS	Total Insured	Private %	No Health Insurance Coverage %	Population	Median Household Income	Average Household Income
4525 Trueman Boulevard, Hilliard, Ohio	88,454	71.00%	5.00%	92,636	\$88,339	\$119,609

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 %

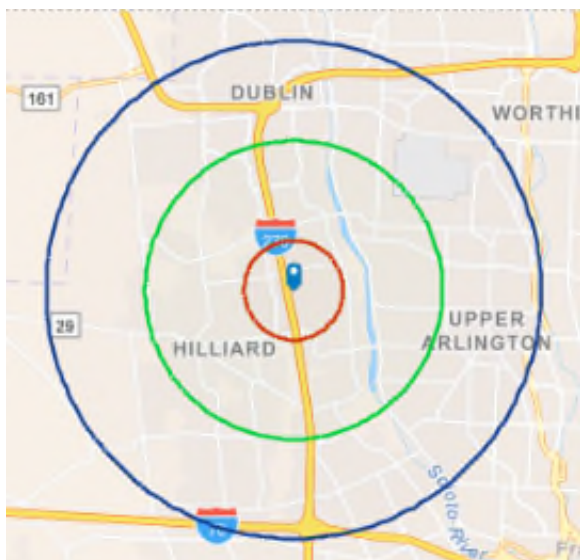
10.3
Blue
Collar %

8.6
Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

94,195

Population



Average
Household Size



Median Age

\$88,339

Median Household Income

BUSINESS



Total Businesses

3,051



Total Employees

43,872

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 %



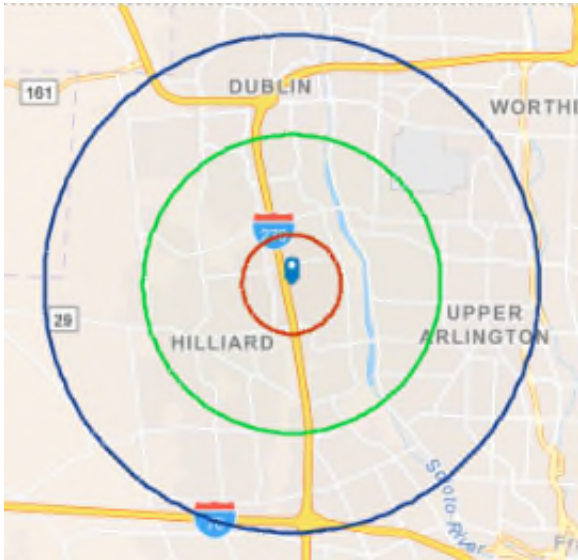
10.3

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
%

equity | brokerage

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